

CITY OF PORTLAND, MAINE

PLANNING BOARD



Brandon Mazer, Chair
Maggie Stanley, Vice Chair
Sean Dundon
Bob Dunfey
David Eaton
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, February 11, 2020, Council Chambers, 2nd Floor of City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Consideration of Potential Munjoy Hill Historic District and Individual Landmark Designations.
(estimated time 4:30 p.m.) The Planning Board will hold a workshop to consider the Historic Preservation Board's recommendation to designate an area within the Munjoy Hill neighborhood as a local historic district under the provisions of Portland's historic preservation ordinance. The Historic Preservation Board is also recommending that the following structures outside the proposed district boundary be individually designated as local landmarks: 101-107 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street.

PUBLIC HEARING - 7:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 28, 2020**

Workshop

175 Fore River Parkway: Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

879 Congress Street: Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

126-128 North Street: Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

Public Hearing

Election of Officers: Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

1884 Forest Avenue: Dundon, Dunfey, Silk, Smith and Stanley present; Eaton absent and Mazer recused.

58 Fore Street: Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 28, 2020**

- i. Level III Site Plan; 1884 Forest Avenue; John Chau, Applicant. Dundon moved and Stanley seconded a motion to table the site plan application for 1884 Forest Avenue to the next regular meeting of the Planning Board. Vote 5-0, Mazer recused and Eaton absent.
- ii. Election of Officers Dundon moved and Stanley seconded a motion to nominate Brandon Mazer as Chair, effective at the next regular meeting of the Planning Board. Vote 5-0, Mazer recused and Eaton absent. Mazer moved and Dundon seconded a motion to nominate Maggie Stanley as Vice Chair, effective at the next regular meeting of the Planning Board. Vote 5-0, Stanley recused and Eaton absent.
- iii. Level III Site Plan and Subdivision; 58 Fore Street; Portland Foreside Development Company, Applicant. Mazer moved and Stanley seconded a motion to waive the Technical Manual standard requiring light trespass at the property line to not exceed 0.1 foot candles, or 1.0 foot candles when a commercial use abuts a public right of way, to allow trespass in accordance with the project's submitted photometric plans. Vote 6-0, Eaton absent. Mazer moved and Stanley seconded a motion to waive the Technical Manual standard allowing parking lots with greater than 10 spaces to be comprised of 20% compact parking spaces in order to allow 70% of the proposed spaces to be compact, with no more than 20% of the proposed spaces to be less than 8'6" by 18'0". Vote 6-0, Eaton absent. Mazer moved and Stanley seconded a motion to waive the subdivision standard requiring all utility lines to be placed underground unless otherwise approved by the Planning Board in order to allow maintenance of existing above-ground utility distribution on Fore Street. Vote 6-0, Eaton absent. Mazer moved and Stanley seconded a motion to find the plan in conformance with the subdivision standards of the Land Use Code. Vote 6-0, Eaton absent. Mazer moved and Stanley seconded a motion to find the plan in conformance with the site plan standards of the Land Use Code and the Site Location of Development Act standards with ten conditions of approval. Vote 6-0, Eaton absent. Mazer moved and Stanley seconded a motion to find the plan in conformance with the conditional use standards for Workforce Housing with two conditions of approval. Vote 6-0, Eaton absent. Mazer moved and Stanley seconded a motion to find the plan in conformance with the conditional use standards for meeting and event facilities within the Land Use Code. Vote 6-0, Eaton absent.

5. NEW BUSINESS

- i. Level III Site Plan and Conditional Use; 1884 Forest Avenue; John Chau, Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a public hearing on a proposal for a mixed-use development consisting of a convenience store, a gas station with 4 fueling islands, and a multi-tenant retail space at 1884 Forest avenue. This is a reconsideration of an application previously reviewed by the Planning Board at their January 14, 2020 meeting. The 1.61 acre site is zoned B-2 Community Business.