

CITY OF PORTLAND, MAINE

PLANNING BOARD



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

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, March 10, 2020, Council Chambers, 2nd Floor, 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.**

AFTERNOON PUBLIC HEARING - 4:30 PM

- i. Level III Subdivision; 7 India Street; EssexNorth Portland, LLC., Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a public hearing to consider the development of a four-story, 20,325 square foot mixed-use building with 24 residential units and ground-floor commercial uses at 7 India Street. The subject property is 7,196 square feet in size, is located in the India Street Form-Based Code Zone, and is subject to the City's Subdivision, Inclusionary Zoning Conditional Use, and Traffic Movement Permit standards.
- ii. Level III Site Plan and Subdivision; 32 Pleasant Street; 32 Pleasant Street, LLC., Applicant. (estimated time 5:15 - 5:45 p.m.) The Planning Board will hold a public hearing to consider interior renovations to create three new dwelling units at 32 Pleasant Street. The subject property is 4,486 square feet in size and is zoned B-3.

EVENING PUBLIC HEARING - 6:15 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 25, 2020**

Afternoon Workshop

One Portland Square: Dunfey, Eaton, Mazer, Silk, Smith and Stanley present; Dundon absent.

113 W. Commercial St.: Dunfey, Eaton, Mazer, Silk, Smith and Stanley present; Dundon absent.

100 Andover Rd.: Dunfey, Eaton, Mazer, Silk, Smith, and Stanley present; Dundon absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 25, 2020**

- i. Level III Site Plan; 175 Fore River Parkway; Northern Light Mercy Hospital, Applicant. Stanley moved and Eaton seconded a motion to waive the Technical Manual standard requiring that all Level III site plans comply with Maine DEP Chapter 500's Flooding Standard to allow direct discharge of stormwater runoff into the Fore River. Vote 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to waive the Site Plan standard requiring that development provide sidewalks and curbing along all frontages in order to allow the applicant to not construct sidewalk and curbing along the property's Fore River Parkway frontage. Vote 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to approve the site plan with seven conditions of approval. Vote 6-0, Dundon absent.

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 6 White Birch Lane; King Weinstein, Representing Birchlane, LLC., Applicant. (estimated time 6:15 - 6:45 p.m.) The Planning Board will hold a public hearing to consider a new three unit, three story building with associated parking and stormwater improvements within the existing Planned residential Development at 6 White Birch Lane. The property is within the R-5 zone and the overall development is in both the R-5 and R-3 zones.
- ii. Consideration of Potential Munjoy Hill Historic District and Individual Landmark Designations. (estimated time 6:45 p.m.) The Planning Board will hold a public hearing 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, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street.