

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 remote meeting on Tuesday, April 21, 2020, 4:30 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Apr 21, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 4/21/2020

Please click the link to join the webinar: <https://zoom.us/j/898815380>

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un--muted by the host when it is time for public comment.

Or iPhone one-tap :

US: +13126266799,,898815380# or +19292056099,,898815380#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or
+1 346 248 7799 or +1 669 900 6833**

Webinar ID: 898 815 380

International numbers available: <https://zoom.us/u/a612rzByI>

For more information on how to use Zoom, please go to
<https://www.portlandmaine.gov/remotepanningboard>

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

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 10, 2020

Afternoon Public Hearing

5-7 India Street: Chann, Dundon, Dunfey, Silk, Smith and Stanley present; Mazer absent.

32 Pleasant Street: Chann, Dundon, Dunfey, Mazer, Smith and Stanley present; Silk recused.

Evening Public Hearing

6 White Birch Lane: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

Munjoy Hill Historic District: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 10, 2020

- i. Level III Subdivision; 7 India Street; EssexNorth Portland, LLC, Applicant. Stanley moved and Silk 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, Mazer absent. Stanley moved and Silk seconded a motion to approve the subdivision with four conditions of approval. Vote 6-0, Mazer absent. Stanley moved and Silk seconded a motion to approve the Traffic Movement Permit. Vote 6-0, Mazer absent.
- ii. Level III Site Plan and Subdivision; 32 Pleasant Street; 32 Pleasant Street, LLC., Applicant. Stanley moved and Smith seconded a motion to approve the subdivision with three conditions of approval. Vote 6-0, Silk recused. Stanley moved and Smith seconded a motion to approve the site plan with four conditions of approval. Vote 6-0, Silk recused.
- iii. Level III Site Plan and Subdivision; 6 White Birch Lane; King Weinstein, Representing Birchlane, LLC., Applicant. Stanley moved and Dundon seconded a motion to approve the subdivision application with one condition of approval. Vote 7-0, Stanley moved and Dundon seconded a motion to approve the site plan application with four conditions of approval. Vote 6-1, Silk opposed.
- iv. Consideration of Potential Munjoy Hill Historic District and Individual Landmark Designations. Mazer moved and Silk seconded a motion to table the deliberation and vote to the March 17th meeting of the Planning Board. Vote 7-0.

5. NEW BUSINESS

- i. Level III Site Plan, Subdivision and Inclusionary Zoning; 104 Grant Street; Renewal Housing Associates, LLC., Applicant. The Planning Board will hold an afternoon public hearing to review the proposed development of a four-story, 23 unit residential structure. The subject property is 14,261 square feet in size and is located in the R-6 zone.