

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 28, 2020 at 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 28, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 4/28/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/91417491566>

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: 914 1748 1566

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 4-21-2020

104 Grant Street: Chann, Dundon, Dunfey, Mazer, Silk and Smith present; Stanley recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-21-2020

- i. Level III Site Plan, Subdivision and Inclusionary Zoning; 104 Grant Street; Renewal Housing Associates, LLC., Applicant. Dundon moved and Silk seconded a motion to waive the Technical Manual standard for parking space dimensions of 9 feet in width to allow parking spaces of 8.5 feet in width. Vote 6-0, Stanley recused. Dundon moved and Silk seconded a motion to waive the Technical Manual standard requiring the drive aisle width for right angle parking to be 24 feet to allow a width of 20 feet. Vote 6-0, Stanley recused. Dundon moved and Silk seconded a motion to waive the Technical Manual standard requiring the driveway width for right angle parking to be 24 feet to allow a driveway width measuring 16 feet. Vote 6-0, Stanley recused. Dundon moved and Silk seconded a motion to approve the site plan application with five conditions of approval. Vote 6-0, Stanley recused. Dundon 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, Stanley recused. Dundon moved and Silk seconded a motion to approve the subdivision application with five conditions of approval. Vote 6-0, Stanley recused.

5. NEW BUSINESS

- i. Level III Site Plan; 100 Andover Road; MaineHealth dba Maine Behavioral Healthcare, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold an afternoon public hearing to review a proposal for the development of a 28,200 square foot medical office building. The subject property is 9.3 acres in size and is zoned I-M.
- ii. Level III Site Plan and Subdivision; 77 Lambert Street; 75-81 Lambert, LLC., Applicant. (estimated time 5:30 p.m.) The Planning Board will hold an afternoon public hearing to review a proposal for three residential duplex condominiums. The subject property is a 38,332 square foot lot zoned R-5.