

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, May 12, 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: May 12, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Afternoon Public Hearing 5/12/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/84504948898>

Or iPhone one-tap :

US: +19292056099,,84504948898# or +13017158592,,84504948898#

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Webinar ID: 845 0494 8898

International numbers available: <https://us02web.zoom.us/j/84504948898>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotePUD>

Public comments will be taken for each item on the agenda 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 APRIL 28, 2020

Afternoon Public Hearing

100 Andover Road: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

77 Lambert Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

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

- i. Level III Site Plan; 100 Andover Road; MaineHealth dba Maine Behavioral Healthcare, Applicant. Stanley moved and Dundon seconded a motion to approve the site plan. Vote 7-0.
- ii. Level III Site Plan and Subdivision; 77 Lambert Street; 75-81 Lambert, LLC., Applicant. Stanley moved and Dundon seconded a motion to approve the subdivision with three conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan with three conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. Level III Site Plan; 113 West Commercial Street; FDS JBB Portland, LLC., Applicant. (estimated time 4:30 - 6:30 p.m.) The Planning Board will hold an afternoon public hearing to consider the development of a two story, 62,300 square foot medical clinic and associated site improvements. The subject property is 366,067 square feet and is zoned B-5b.
- ii. Level II Site Plan and Conditional Use; 14 Marginal Way; Central Maine Power Company, Applicant. (estimated 6:30 - 7:15 p.m.) The Planning Board will hold an afternoon public hearing to consider a series of improvements to an existing utility substation including a new 2,944 square foot control house, new transformers and new site lighting. The subject property is 37,303 square feet and is zoned B-7.
- iii. B-3 Downtown Business Zone Text Amendment; Portland Opportunity Fund, LLC., Applicant. (estimated time 7:15 p.m.) The Planning Board will hold an afternoon public hearing to consider a zoning text amendment to modify Section 14-217 of the Land Use Code to permit Congregate Care Facilities and Intermediate Care Facilities for thirteen (13) or more persons within the B-3 Downtown Business Zone.