

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 19, 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: May 19, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop 05/19/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/84783012281>

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,,84783012281# or +19292056099,,84783012281#

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 +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 847 8301 2281

International numbers available: <https://us02web.zoom.us/j/84783012281>

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 during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 12, 2020**

Afternoon Hearing

113 West Commercial Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

14 Marginal Way: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present; Silk recused.

B-3 Text Amendment: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 12, 2020**

- i. Level III Site Plan; 113 West Commercial Street; FDS JBB Portland, LLC., Applicant. Stanley moved and Dundon seconded a motion waive the Technical Manual standard requiring a maximum of two driveways in order to allow three driveways. Vote 7-0. Stanley moved and Dundon seconded a motion to waive the Technical Manual standard allowing all Level III Site Plans comply with Maine DEP Chapter 500's flooding standard. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan with nine conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the impact fee modification with five conditions of approval. Vote 7-0.
- ii. Level II Site Plan and Conditional Use; 14 Marginal Way; Central Maine Power Company, Applicant. Stanley moved and Dundon seconded a motion to approve the conditional use permit for the expansion of the substation use. Vote 6-0, Silk recused.
- iii. B-3 Downtown Business Zone Text Amendment; Portland Opportunity Fund, LLC., Applicant. Stanley moved and Dundon seconded a motion to recommend the adoption of the zoning text amendment to the City Council. Vote 7-0.

5. **WORKSHOP**

- i. ReCode The Planning Board will hold a workshop to review Articles 14-18 of the draft ReCode (Site Plan, Subdivision, Impact Fees, Historic Preservation, and Housing). This workshop will also include a review of edits made to Articles 1-13, previously presented to the Board for review.