

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 Planning Board will hold a remote meeting on Tuesday, June 23, 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: Jun 23, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 06/23/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/88501125735>

Or iPhone one-tap :

US: +13017158592,,88501125735# or +13126266799,,88501125735#

Or Telephone:

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

**US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799
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Webinar ID: 885 0112 5735

International numbers available: <https://us02web.zoom.us/j/88501125735>

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

WORKSHOP - 4:30 PM

- i. Level III Site Plan and Conditional Use; 40 West Commercial Street; Maine International Cold Storage Facility, LLC., Applicant. (estimated time 4:30 – 6:30 p.m.) The Planning Board will hold a workshop to consider a proposal for a 108,024 square foot cold storage facility and associated site improvements at 40 West Commercial Street. The proposed structure is a single-story warehouse building that measures 75 feet in height at its highest point. The subject property is a vacant 17.9 acre parcel and is located within the Waterfront Port Development Zone.
- ii. Level III Site Plan and Subdivision; 210 Valley Street; Avesta Valley Street, LP., Applicant. (estimated time 6:30 – 7:45 p.m.) The Planning Board will hold a workshop to consider a proposal for the development of a 5-story, 72,113 square foot affordable residential building at with 60 units at 210 Valley Street. The subject property is 14,964 square feet in size and is zoned B-2.

PUBLIC HEARING - 7:45 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 9, 2020**

Workshop

60 Merrymeeting Drive: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

844 Stevens Avenue: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

Public Hearing

B-7 Zoning Text Amendment: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 9, 2020

- i. B-7 Zoning Text Amendment; Earle W. Noyes & Son, Inc., 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. NEW BUSINESS

- i. Level III Subdivision; 148 Newbury Street; Stephen and Sarah Roop, Applicant. **At the request of planning staff, this item is being tabled to the July 28, 2020 Planning Board meeting. A notice will be sent to abutters when a meeting time has been confirmed.**