

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on November 27, 2018, Room 24, Basement Level of City Hall, 389 Congress Street. **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 I Site Alteration and Conditional Use; 11 Pomeroy Street; Chabad of Maine, Applicant. (4:30 - 5:30 p.m. estimated time) The Planning Board will hold a workshop to consider a plan for conditional use review for a place of religious assembly to serve over 15 people within the existing single family house. There are no changes proposed to the existing structure. The applicant is proposing an increase in impervious surface to accommodate parking for 6 vehicles. The parcel is in the R-3 zone and is subject to review under Portland's conditional use review criteria and site plan standards.
- ii. Level III Site Plan; 100 Fore Street; 100 Fore Street, LLC, Applicant. (5:30 – 6:30 p.m. estimated time) The Planning Board will hold a workshop to consider the redevelopment of 100 Fore Street. A portion of the existing building will be demolished and the remaining 9,100 sf will be renovated for a fitness center. A three-level parking garage (total of 539 parking spaces) and two floors of retail and office space above the parking are proposed. The building footprint is approximately 64,980 sf and the total building square footage is 278,237 sf. Access to the parking levels is proposed from Fore Street (across from Mountfort) and from a proposed easterly driveway off Fore Street that is proposed to meet city street standards. The 2.97 acre lot is located within the B-6 Eastern Waterfront zone and subject to review under Portland's site plan standards.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. APPROVAL OF MINUTES CREATED FOR THE NOVEMBER 13, 2018 PLANNING BOARD MEETING. (THE MINUTES WERE CREATED BECAUSE AUDIO WAS NOT AVAILABLE DURING THE RECORDING OF THE MEETING.)

- i. Minutes for 11-13-18

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 13, 2018:

- i. Workshop - All members were present
- ii. Public Hearing - All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 13, 2018:

- i. Zoning Text Amendment to the IR-1 and IR-2 Zones, Accessory Dwelling Unit, City of Portland, Applicant. Mazer moved and Stanley seconded a motion to find the proposed text amendments consistent with the comprehensive plan and to recommend the adoption of the amendments to the City Council. Vote: 7-0
- ii. Level III Site Plan, Office building expansion, 90 Johnson Road, Transport Leasing Corp, Applicant. Mazer moved and Stanley seconded a motion to table the item to November 27 public hearing. Vote: 7-0
- iii. Level III Subdivision Amendment, 94 Walnut Street JP Sheridan, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the amended subdivision plat (to add 1 residential unit for a total of 4) with one condition of approval. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the amended site plan with one condition of approval. Vote: 7-0.

5. OLD BUSINESS

- i. Level III Site Plan; 90 Johnson Road; Transport Leasing Corp., Applicant. (7:00 - 7:45 p.m. estimated time) The Planning Board will hold a public hearing to consider the redevelopment and expansion of the existing office/warehouse building. Two stories will be added to the existing 17,482 sf building for a total area of 39,546 sf for office space. Access to the 2.66 acre site will be from Johnson Road and City Line Drive and a parking area for 188 vehicles is proposed. The site is in the B-4 Commercial Business Zone and is subject to review under Portland's Site Plan Standards.

6. NEW BUSINESS

- i. Confirmation of Waiver of Joint Meeting with Westbrook, Amended Subdivision Plan, Dirigo Center Developers, LLC, Applicant. (7:45 – 7:50 p.m. estimated time) The Planning Board will consider a request by the applicant to confirm the Planning and Urban Development Director's waiver of a joint meeting on an amended subdivision plan with lot line adjustments for the Dirigo Center, now known as Rock Row.
- ii. Zoning Amendments, Marijuana Zoning, City of Portland, Applicant. (7:50 - 8:30 p.m. estimated time) The Planning Board will hold a public hearing to consider zoning text amendments regarding medical and adult use marijuana. The zoning amendments will address proposed uses, locations, dimensional standards and use standards for marijuana manufacturing, cultivation, testing and retail establishments. Zoning districts impacted by the text amendment include the B-2, B-2b, B-2c, B-3, B-3c, B-7, B-4, I-H, I-L, I-Lb, I-M and I-Mb.
- iii. Level III Site Plan; 400 West Commercial Street; Phin Sprague, representing Canal Landing, LLC., Applicant. (8:30 - 9:00 p.m. estimated time) The Planning Board will hold a public hearing to consider the development of Phase IV (Building E) at Canal Landing. The proposal is for an 80 x 150 (12,000 sf) maintenance building (marine repair services) to be located on the 5.99 acre shorefront property near the new travel lift basin. The proposed building height is 72 ft, thus it is subject to conditional use standards of the WPDZ. The application is also subject to review as an amendment to the Site Location Permit and Portland's site plan and shoreland zoning standards.

- iv. Level III Site Plan; 325 St. John Street, Robert Mahoney, representing Dunkin Brands, Inc., Applicant. (9:00 p.m. estimated time) The Planning Board will hold public hearing on a proposal to demolish the existing building (a restaurant) on the 30,239 sf site and construct a 2,277 sf Dunkin Donuts restaurant building with a drive-through window. The site is located in the B-2 zone and is subject to review under Portland's site plan, conditional use for a drive-through, and delegated review for a Traffic Movement Permit (TMP). As part of the TMP the project proposes a center turn lane in St John Street to improve overall safety.