

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, July 14, 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.

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.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Jul 14, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 07/14/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/86792473527>

Or iPhone one-tap :

US: +13017158592,,86792473527# or +13126266799,,86792473527#

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: 867 9247 3527

International numbers available: <https://us02web.zoom.us/j/kcU74fEQKA>

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

WORKSHOP - 4:30 PM

- i. Level III Site Plan; 244 Preble Street; City of Portland Public Works Department, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop on a proposed Back Cove South Storage Facility. The proposal is to construct an off-line combined sewer overflow (CSO) storage tank with a capacity of 3.5 million gallons in the Back Cove Park (known as the Preble Street soccer field). The site is in Recreation and Open Space Zone (ROS) and within the Shoreland Overlay zone. The proposal is subject to Portland's site plan and shoreland zoning standards.
- ii. Level III Subdivision; 83 Middle Street; Community Housing of Maine, Applicant. (estimated time 5:30 – 7:00 p.m.) The Planning Board will hold a remote workshop on a proposed five-story, 45,770 square foot mixed use building with 50 affordable residential units and ground-floor commercial space at 83 Middle Street. The subject property is 13,842 square feet in size and is located within the India Street Form Based Code Zone. The proposal is subject to Portland's subdivision and inclusionary zoning standards and a separate application has been submitted for Level II Site Plan approval.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 30, 2020

Afternoon Workshop

ReCode: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 30, 2020

- i. A public hearing was not held at this meeting therefore there are no items to report on.

5. NEW BUSINESS

- i. R-6 to B-2b Zoning Map Amendment; 879 Congress Street; 879 Congress, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing to consider a zoning map amendment to rezone 879 Congress Street and vicinity properties from the R-6 Residential to the B-2b Community Business zone to facilitate a five-story residential building with ground-floor commercial space. The subject properties include three parcels totaling 11,790 square feet. The B-2b zone allows for commercial and mixed-use development.