

# 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, July 21, 2020, 4:30 p.m. This meeting will take place using Zoom.

Virtual meets are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, 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 21, 2020 04:30 PM Eastern Time (US and Canada)**

**Topic: Planning Board Workshop and Public Hearing 07/21/2020**

**Please click the link to join the webinar: <https://us02web.zoom.us/j/84137016327>**

**Or iPhone one-tap :**

**US: +13017158592,,84137016327# or +13126266799,,84137016327#**

**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 or +1 669 900 6833**

**Webinar ID: 841 3701 6327**

**International numbers available: <https://us02web.zoom.us/j/84137016327>**

**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](mailto:planningboard@portlandmaine.gov)**

**WORKSHOP - 4:30 PM**

- i. Level III Site Plan and Subdivision; 337 Cumberland Avenue; Portland Housing Development Corporation, Applicant. (estimated time 4:30 - 5:45 p.m.) The Planning Board will hold a remote workshop on a proposal for a seven-story mixed-use building containing a ground-floor child care facility and upper-story residential units. The subject property is 19,592 square feet in size, is zoned B-3, and is located within the Downtown Entertainment Overlay Zone. The proposed project is subject to the City's Site Plan, Subdivision, and Inclusionary Zoning Conditional Use standards.
- ii. Level III Site Plan and Subdivision; 126 and 128 North Street; Upright Properties, LLC., and Josh Wojcik, Co-Applicants. (estimated time 5:45 - 7:00 p.m.) The Planning Board will hold a remote workshop on a proposal to develop a three-story, six-unit apartment building at 126 North Street and a four-story, six-unit condominium building with ground floor parking at 128 North Street. Two work force housing units would be provided within the proposed development. The development site is located within an R-6 zone and the Munjoy Hill Neighborhood Conservation Overlay District.

## **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 7-14-2020**

### Afternoon Workshop

244 Preble Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

83 Middle Street: Chass, Dundon, Dunfey, Mazer and Smith present; Silk and Stanley Recused.

### Evening Hearing

879 Congress Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON 7-14-2020**

- i. R-6 to B-2b Zoning Map Amendment; 879 Congress Street; 879 Congress, LLC., Applicant. Stanley moved and Silk seconded a motion to find the proposed R-6 to B-2b zoning map amendment consistent with the Comprehensive Plan for the City of Portland and recommended adoption of the zoning map amendment to the City Council. Vote 7-0.

- 5. NEW BUSINESS**

- i. Level III Site Plan and Subdivision; 844 Stevens Avenue; 844 Stevens Avenue, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing on a proposal for a new 16-unit multi-family building and the renovation of an existing building to create office space and four dwelling units. The subject property is 21,989 square feet in size and is zoned B-2.