

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 28, 2020, 5:00 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 28, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 07/28/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/82899242287>

Or iPhone one-tap :

US: +19292056099,,82899242287# or +13017158592,,82899242287#

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 828 9924 2287

International numbers available: <https://us02web.zoom.us/j/82899242287>

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

PUBLIC HEARING - 5:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 7-21-2020

Workshop

337 Cumberland Avenue: Chann, Dundon, Dunfey, Mazer, and Smith present; Silk and Stanley recused.

126 and 128 North Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

Public Hearing

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 7-21-2020

- i. Level III Site Plan and Subdivision; 844 Stevens Avenue; 844 Stevens Avenue, LLC., Applicant. Stanley moved and Silk seconded a motion to waive the Technical Manual standard requiring a minimum distance of driveways from intersections and other driveways in order to allow retention of the existing Stevens Avenue driveway. Vote 6-1, Dunfey opposed. Stanley moved and Silk seconded a motion to waive the Technical Manual standard allowing a maximum of 20% compact parking spaces in order to allow 23% of parking spaces to be compact. Vote 6-1, Dunfey opposed. Stanley moved and Silk seconded a motion to find the plan in conformance with the subdivision standards of the Land Use Code. Vote 6-1, Dunfey opposed. Stanley moved and Silk seconded a motion to find the plan in conformance with the site plan standards of the Land Use Code with one condition of approval. Vote 6-1, Dunfey opposed. Stanley moved and Silk seconded a motion to find the plan in conformance with the conditional use standards for Workforce Housing with one condition of approval. Vote 7-0.

5. NEW BUSINESS

- i. Level III Subdivision; 148 Newbury Street; Stephen and Sarah Roop, Applicant. (estimated time 5:00 - 6:30 p.m.) The Planning Board will hold a public hearing to consider a proposal for a 4 story, 3 unit residential building at 148 Newbury Street. This subdivision application was submitted concurrently with a Level II Site Plan application for review by the Planning Authority. The subject property is 2,445 square feet in size and is located in the India Street Form Based Code Zone.
- ii. ReCode (estimated time 6:30 p.m.) The Planning Board will hold a public hearing on Phase I of ReCode, the City's initiative to rewrite the Land Use Code. At the hearing, the Planning Board will consider all 22 articles of the revised Land Use Code, including associated height overlay maps and fee schedules, and make a recommendation to the City Council regarding adoption. Related amendments to transportation and site plan and submission requirements of the City of Portland *Technical Manual* will also be considered on an informational basis only.