

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 August 18, 2020 at 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: Aug 18, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 08/18/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83363698672>

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.

Or iPhone one-tap :

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Webinar ID: 833 6369 8672

International numbers available: <https://us02web.zoom.us/j/83363698672>

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 - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 11, 2020

Afternoon Workshop

25 Bedford Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

Evening Hearing

Munjoy Hill Historic District: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 11, 2020

i. Munjoy Hill Historic District

Stanley moved and Silk seconded a motion to find that the proposed Munjoy Hill Historic District meets the historic preservation ordinance's minimum criteria for designation as set forth in Sec. 14-610(a)(1) and (b) as well as the integrity criteria in Sec. 14-611, to find the designation consistent with other goals of Portland's Plan 2030, and to recommend its designation as a local historic district to the City Council. Vote 4-3, Chann, Dundon, and Mazer opposed.

5. NEW BUSINESS

i. Level III Subdivision; 83 Middle Street; Community Housing of Maine, Applicant.

(estimated time 4:30 – 6:00 pm) The Planning Board will hold a remote public hearing 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.

ii. Level III Site Plan and Subdivision; 210 Valley Street; Avesta Valley Street, LP.,

Applicant. (estimated time 6:00 – 7:00 pm) The Planning Board will hold a remote public hearing to consider a proposal for the development of a 5-story, 72,113 square foot affordable residential building with 60 units at 210 Valley Street. The subject property is 14,964 square feet in size and is zoned B-2.

iii. Level III Site Plan and Subdivision; 126 and 128 North Street; Upright Properties, LLC., and Josh Wojcik, Co-Applicants.

(estimated time 7:00 pm) The Planning Board will hold a remote public hearing 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 workforce 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.