

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, September 8, 2020, 4:30 pm. 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: Sep 8, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 09/08/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89877582584>

Or iPhone one-tap :

US: +13126266799,,89877582584# or +19292056099,,89877582584#

Or Telephone:

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

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

Webinar ID: 898 7758 2584

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

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 and Conditional Use; 40 West Commercial Street; Maine International Cold Storage Facility, LLC., Applicant. (estimated time 4:30 - 6:00 pm) The Planning Board will hold a workshop to consider a proposal for a 108,024 square foot cold storage facility and associated site improvements at 40 West Commercial Street. The proposed structure is a single-story warehouse building that measures 75 feet in height at its highest point. The subject property is a vacant 17.9 acre parcel and is located within the Waterfront Port Development Zone.
- ii. Zoning Map Amendment; 163 Washington Avenue; Newsclapes, Inc., Applicant. (estimated time 6:00 - 7:00 pm) The Planning Board will hold a workshop to consider a zoning map amendment to facilitate the rezoning of 163 Washington Avenue from a B-1 Business zone to a B-2 Business zone. The subject property is 6,398 square feet in size.

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 8-18-2020

83 Middle Street: Chann, Dundon, Dunfey, Mazer and Smith present; Silk and Stanley recused.

210 Valley Street: Chann, Dundon, Dunfey, Mazer, and Smith present; Silk and Stanley recused.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 8-18-2020

- i. Level III Subdivision; 83 Middle Street; Community Housing of Maine, Applicant. Dundon moved and Chann seconded a motion to find the proposed conditional use for workforce housing to meet the standards of Section 14-484 of the Land Use Code with one condition of approval. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to approve the subdivision with five conditions of approval. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to reduce the parking requirement to 16 parking spaces with one condition of approval. Vote 5-0, Silk and Stanley recused.
- ii. Level III Site Plan and Subdivision; 210 Valley Street; Avesta Valley Street, LP., Applicant. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard requiring a twenty-four foot-wide drive aisle for two-way access aisles with ninety degree parking to allow a driveway aisle width of twenty feet. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard requiring a minimum driveway width of twenty feet to allow a driveway of eighteen feet in width. Vote 5-0, Silk and Stanley recused. Dundon moved and Chann seconded a motion to find the proposed conditional use for workforce housing to meet the standards of Section 14-484 of the Land Use Code. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to approve the subdivision with two conditions of approval. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to approve the site plan. Vote 5-0, Silk and Stanley recused.
- iii. Level III Site Plan and Subdivision; 126 and 128 North Street; Upright Properties, LLC., and Josh Wojcik, Co-Applicants. Dundon moved and Dunfey seconded a motion to table the site plan application for 126-128 North Street to the next available meeting of the Planning Board. Vote 5-0, Silk and Stanley absent.

5. NEW BUSINESS

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