

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, September 15, 2020. 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 15, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 09/15/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83411790961>

Or iPhone one-tap : US: +19292056099,,83411790961# or +13017158592,,83411790961#

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: 834 1179 0961

International numbers available: <https://us02web.zoom.us/j/83411790961>

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; 60 Merrymeeting Drive; Fallbrook Properties, LLC., Applicant. (estimated time 4:30 - 6:00 pm) The Planning Board will hold a remote workshop on a proposal for a 90-bed, 58,197 square foot nursing care facility at 60 Merrymeeting Drive. The subject property is 12.78 acres in size and is zoned R-3.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 8, 2020

Afternoon Workshop

40 W. Commercial St.: Chann, Dundon, Dunfey, Mazer, Silk and Smith present; Stanley recused.

163 Washington Ave.: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

Evening Hearing

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 8, 2020

- i. Level III Site Plan and Subdivision; 126 and 128 North Street; Upright Properties, LLC., and Josh Wojcik, Co-Applicants. Stanley moved and Dundon 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 four conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to waive the Technical Manual standard requiring a parking space dimension of 9 feet wide by 18 feet long to allow dimensions of 9 feet wide by 16.5 feet long for parking space #5. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the subdivision with three conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan with two conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. Traffic Movement Permit; 191 Marginal Way; Earle W. Noyes & Sons, Applicant. (estimated time 6:00 - 7:00 pm) The Planning Board will hold a remote public hearing on a Traffic Movement Permit application to facilitate the lease and occupancy of an existing retail space at 191 Marginal Way by a new tenant, pursuant to an approval condition associated with a Level II Site Plan application approved by the Planning Authority on January 17, 2017. The subject property is zoned B-7.
- ii. Level III Site Plan and Subdivision; 337 Cumberland Avenue; Portland Housing Development Corporation, Applicant. (estimated time 7:00 pm) The Planning Board will hold a remote public hearing on a proposal for a seven-story mixed-use building at 337 Cumberland Avenue containing a ground-floor child care facility and 60 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.