

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 22, 2020, 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.

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 22, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9/22/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81061847654>

Or iPhone one-tap :

US: +13126266799,,81061847654# or +19292056099,,81061847654#

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: 810 6184 7654

International numbers available: <https://us02web.zoom.us/j/81061847654>

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

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 15, 2020

Afternoon Workshop

60 Merrymeeting Drive: Chann, Dunfey, Mazer, Silk, Smith, and Stanley present; Dundon absent.

Evening Hearing

191 Marginal Way: Chann, Dunfey, Mazer, Silk, Smith, and Stanley present; Dundon absent.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 15, 2020

- i. Traffic Movement Permit; 191 Marginal Way; Earle W. Noyes & Sons, Applicant. Stanley moved and Silk seconded a motion to approve the Traffic Movement Permit with two conditions of approval. Vote 6-0, Dundon absent.
- ii. Level III Site Plan and Subdivision; 337 Cumberland Avenue; Portland Housing Development Corporation, Applicant. Chann moved and Smith seconded a motion to waive Technical Manual standard 12.3.4, Light Trespass, to allow illumination levels to exceed .1fc at the property line. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Dunfey 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 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Smith seconded a motion to approve the subdivision with four conditions of approval. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Smith seconded a motion to approve the site plan with four conditions of approval. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Smith seconded a motion to reduce the parking requirement to 49 spaces with one condition of approval. Vote 4-0, Silk and Stanley recused, Dundon absent.

5. NEW BUSINESS

- i. Zoning Map and Text Amendment; 148 State Street; NewHeight Redfern, LLC., Applicant. (estimated time 4:30 – 6:00 pm) The Planning Board will hold a remote workshop to consider a rezoning at 148, 120 and 102 State Street from R-6 Residential to B-3 Downtown Business, along with changes to the Downtown Height Overlay Map to allow 85 feet of height along the State Street frontage and 45 feet of height along the Winter Street frontage. The proposed text amendment would also expand the uses permitted within the B-3 zone and would add on-site active shared spaces as a conditional use within the B-3 zone.
- ii. Zoning Map Amendment; 1217 Congress Street; Richard Fournier d/b/a/ Big Donut, LLC., Applicant. (estimated time 6:00 – 7:00 pm) The Planning Board will hold a remote workshop to consider a rezoning from the B-1 Neighborhood Business to B-2 Community Business at 1217 Congress Street. The subject property is 12,219 square feet in size.

- iii. Level III Site Plan and Subdivision; 1844 Forest Avenue; Forest 1844 LLC., Applicant.
(estimated time 7:00 pm) The Planning Board will hold a remote workshop to consider an application for the renovation of an existing building at 1844 Forest Avenue to include 17 dwelling units. The subject property is 32,108 square feet in size and is zoned B-2.