

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, October 13, 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: Oct 13, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 10/13/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82731698023>

Or iPhone one-tap :

US: +19292056099,,82731698023# or +13017158592,,82731698023#

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: 827 3169 8023

International numbers available: <https://us02web.zoom.us/j/82731698023>

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; 25 Bedford Street; The University of Southern Maine, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider a new 43,000 square foot student center, a new 580-bed, 220,000 square foot residence hall, and associated campus improvements. The subject property is 673,075 square feet in size, is zoned B-2, and is located within the USM overlay zone. The proposed project is subject to the City's Site Plan and Site Location of Development standards.
- ii. Zoning Map Amendment; 7 Rand Road; Brockway Smith Company, Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a workshop to consider a rezoning of a parcel at 7 Rand Road from an I-M Industrial/B-2 Community Business split lot condition to fully I-M, removing the split lot condition, via an adjustment to the zoning boundary.

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 SEPTEMBER 22, 2020

148 State Street: Chann, Dundon, Dunfey, and Mazer present; Silk and Stanley recused; Smith absent.

1217 Congress Street: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith absent.

1844 Forest Avenue: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 22, 2020.

- i. There were no public hearing items to report on.

5. NEW BUSINESS

- i. Level III Site Plan and Conditional Use; 40 West Commercial Street; Maine International Cold Storage Facility, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a public hearing 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.