

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, October 20, 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 20, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 10/20/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89082238304>

Or iPhone one-tap :

US: +13126266799,,89082238304# or +19292056099,,89082238304#

Or Telephone:

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

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Webinar ID: 890 8223 8304

International numbers available: <https://us02web.zoom.us/j/89082238304>

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. Conditional Use; 5 Portland Street; Preble Street Resource Center, Applicant. (estimated time 4:30 – 6:30 p.m.) The Planning Board will hold a workshop to consider a conditional use application pursuant to Section 14-474 of the Land Use Code to facilitate the conversion of 7,378 square feet of interior space at 5 Portland Street for use as an emergency shelter. The subject property is zoned B-3.
- ii. Conditional Zoning Agreement/Text Amendment; 32 Thomas Street; West End LLC, Applicant. (estimated time 6:30 – 7:30 p.m.) The Planning Board will hold a workshop to consider a request to dissolve Contract Zone Agreement-57 (CZA-57) and to amend Sec. 14-103 of the land use code to reduce the minimum lot area per dwelling unit requirement within the R-4 zone conditional use standards for conversions of nonresidential structures built prior to January 1, 1984 for residential uses of three dwelling units or more. The boundaries of CZA-57 are coterminous with 32 Thomas Street.

PUBLIC HEARING - 7:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 13, 2020**

Afternoon Workshop

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

7 Rand Road: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

Evening Hearing

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

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 13, 2020**

- i. Level III Site Plan and Conditional Use; 40 West Commercial Street; Maine International Cold Storage Facility, LLC., Applicant. Dundon moved and Smith seconded a motion to waive the Technical Manual standard requiring a maximum driveway width of 30 feet on industrial properties to allow a driveway width of 113 feet. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard requiring a parking space dimension of 9 feet by 18 feet to allow for nine truck parking spaces with dimensions of 12 feet by 55 feet. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard requiring a maximum drive aisle width of 24 feet to allow a width of 116 feet. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard requiring sidewalks to be constructed on each side of the street in order to exempt the applicant from constructing a sidewalk on the south side of West Commercial Street. Vote 5-1, Chann opposed, Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard limiting discharge of stormwater offsite in order to allow discharge of stormwater into a tidally-influenced water body. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to find the plan in accordance with the Site Plan and Site Location of Development standards of the land use code with eight conditions of approval. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to find the plan in accordance with the conditional use standards pursuant to sections 14-474 and 14-320 of the land use code. Vote 6-0, Stanley recused.

5. NEW BUSINESS

- i. Level III Site Plan Amendment; 1006 Congress Street; 1006 Congress St., LLC., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a hearing to consider a site plan amendment to revise the proposed building at 1006 Congress Street by eliminating the first-floor café and market space and constructing seven additional residential units in this space for a total of sixteen units. The subject property is 19,793 square feet in size and is zoned B-2. This project was originally approved by the Planning Board at its April 10, 2019 meeting under application PL-000444-2018.