

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 27, 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 27, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 10/27/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86583653696>

Or iPhone one-tap :

US: +13126266799,,86583653696# or +19292056099,,86583653696#

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: 865 8365 3696

International numbers available: <https://us02web.zoom.us/j/86583653696>

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, Subdivision and Conditional Use; 52 Hanover Street; Tom Watson & Co., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider a proposal for a six to eight-story, 239,000 square foot mixed-use building with 171 dwelling units and ground-floor retail space at 52 Hanover Street. The subject property is 59,625 square feet in size and is zoned B-2b Community Business.
- ii. Level III Site Plan and Subdivision; 12 White Birch Lane; Birchlane, LLC., Applicant. (estimated time 6:00 – 7:00 p.m. The Planning Board will hold a workshop to consider the development of a three-story, three-unit residential building at 12 White Birch Lane. The subject property is 7,172 square feet in size, is, zoned R-3 and R-5 Residential, and is located within a Planned Residential Unit Development (PRUD).

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 OCTOBER 20, 2020

Afternoon Workshop

5 Portland Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

32 Thomas Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

Evening Hearing

1006 Congress Street: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 20, 2020

- i. Level III Site Plan Amendment; 1006 Congress Street; 1006 Congress St., LLC., Applicant. Stanley moved and Dundon seconded a motion to find the plan in accordance with the subdivision standards of the land use code with two conditions of approval. Vote 6-0, Smith recused. Stanley moved and Dundon seconded a motion to find the plan in accordance with the site plan standards of the land use code with one condition of approval. Vote 6-0, Smith recused. 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 two conditions of approval. Vote 6-0, Smith recused.
- ii. Suspension of Order of Proceedings Rule 6 – Agenda Items after 10 pm. Stanley moved and Dundon seconded a motion to suspend the Order of Proceedings rule prohibiting the commencement of new agenda items after 10:00 pm in order to allow the consideration of 1006 Congress Street. Vote 7-0.

5. NEW BUSINESS

- i. Level III Site Plan Amendment; 75 Chestnut Street; Procopio Co., Applicant. (estimated time 7:00 – 7:30 p.m.) The Planning Board will hold a public hearing to consider an amendment to the Inclusionary Zoning Conditional Use approval for 75 Chestnut Street, a previously-approved seven-story, 75,350 square foot mixed use building with 52 dwelling units and ground-floor commercial space. This project was originally approved by the Planning Board on December 13, 2016 as PL-002016-184 and subsequently amended on April 18, 2018 as PL-002018-046. The applicant seeks to amend the Inclusionary Zoning Conditional Use approval to provide an in-lieu fee contribution to meet City inclusionary zoning requirements. The subject property is 92.202 square feet in size and is zoned B-7.