

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, November 10, 2020, 4:00 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: Nov 10, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 11/10/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82143816214>

Or iPhone one-tap :

US: +19292056099,,82143816214# or +13017158592,,82143816214#

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: 821 4381 6214

International numbers available: <https://us02web.zoom.us/j/82143816214>

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 - 4:00 PM

- i. Information Session - Street Trees (estimated time 4:00 - 4:30 p.m.)

- ii. Zoning Map and Text Amendment/Level III Site Plan and Subdivision; 200 Federal Street; Redfern Downtown, LLC., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider an amendment to the Downtown Height Overlay Map at 200 Federal Street to allow a maximum of 190 feet in building height and to remove the 40-foot architectural cap allowance while retaining the 90 foot maximum street wall height and the 100 foot offset from Federal Street. The application also proposes a text amendment to Land Use Code Section 14-220 (j)(1) to remove elevator shafts and stairways from net floor area calculations for portions of structures exceeding 125 feet in height. At the workshop, the Planning Board will also consider a related development proposal for an 18 story, 180,000 square foot mixed use building with 266 residential units and ground-floor commercial space. The subject property is 55,321 square feet in size, is zoned B-3 Downtown Business, and is located within the Congress Street Historic District.

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 OCTOBER 27, 2020

Afternoon Workshop

52 Hanover Street: Chann, Dundon, Dunfey, Mazer, Silk and Smith present; Stanley recused.

12 White Birch Lane: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

Evening Hearing

75 Chestnut Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 27, 2020

- i. Level III Site Plan Amendment; 75 Chestnut Street; Procopio Co., Applicant. Stanley moved and Silk seconded a motion to approve the amendment to the Inclusionary Zoning Conditional Use approval with one condition of approval. Vote 5-2, Chann and Dunfey opposed.

5. NEW BUSINESS

- i. Level III Site Plan; 25 Bedford Street; The University of Southern Maine, Applicant. (estimated time 6:00 – 7:30 p.m.) The Planning Board will hold a remote public hearing 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 15.4 acres in size, is zoned B-2, and is located within the USM overlay zone.
- ii. Level III Site Plan; 60 Merrymeeting Drive; Fallbrook Properties, LLC., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to consider 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.