

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, November 17, 2020, 4:00 p.m. This meeting will take place using Zoom.

Virtual meeting 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 17, 2020 04:00 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 11/17/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88060890945>

Or iPhone one-tap :

US: +13017158592,,88060890945# or +13126266799,,88060890945#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799

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Webinar ID: 880 6089 0945

International numbers available: <https://us02web.zoom.us/j/88060890945>

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. Executive Session - Corporation Counsel (estimated time 4:00 - 5:00 p.m.)

- ii. Zoning Map and Text Amendment/Level III Site Plan and Subdivision; 148 (144) State Street; NewHeight Redfern, LLC., Applicant. (estimated time 5:00 - 6:30 p.m.) The Planning Board will hold a remote workshop to consider a zoning map amendment to rezone 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. A related 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. The Planning Board will also consider a 195,942 square foot mixed use redevelopment project at 148 (144) State Street. The redevelopment would renovate the existing Mercy Hospital and Morrison House buildings to include a total of 175 dwelling units, along with medical clinic, self-storage, and commercial uses. The subject property is 2.34 acres in size and is zoned R-6 Residential.

PUBLIC HEARING - 6:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 10, 2020**

Afternoon Workshop

200 Federal Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

Evening Hearing

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 10, 2020

- i. Level III Site Plan; 25 Bedford Street; The University of Southern Maine, Applicant. Stanley moved and Dundon seconded a motion to waive standard D-7 (Materials) within the USM Overlay Zone design standards prohibiting the use of fiber cement panels to allow the use of such materials for this project. Vote 7-0. Stanley moved and Dundon 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 nine conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the Traffic Movement Permit with four conditions of approval. Vote 7-0.
- ii. Level III Site Plan; 60 Merrymeeting Drive; Fallbrook Properties, Applicant. Stanley moved and Dundon seconded a motion to grant a waiver pursuant to Sections 14-526 B.1.a, subsection v, and 14-526(c) of the Land Use Code to reduce the requirement for preservation of onsite wetlands. Vote 7-0. Stanley moved and Dundon seconded a motion to waive the Technical Manual standard allowing a maximum of 20% of parking spaces as compact spaces. Vote 7-0. Stanley moved and Dundon seconded a motion to find the proposed conditional use in accordance with Sections 14-88 and 14-474 of the Land Use Code. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan with two conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. B-3 Text Amendment; Portland Opportunity Fund, LLC., Applicant. (estimated time 6:30 - 7:30 p.m.) The Planning Board will hold a remote public hearing to reconsider a text amendment to modify Section 14-217 of the Land Use Code to permit congregate care facilities and intermediate care facilities for thirteen (13) or more persons within the B-3 Downtown Business Zone. This item received a positive recommendation from the Board at its May 12, 2020 meeting, was heard at the City Council at its June 1st and June 15th 2020 meetings, and was referred back to the Board for further consideration.
- ii. Zoning Map Amendment; 7 Rand Road; Brockway Smith Company, Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to consider a zoning map amendment to rezone a parcel at 7 Rand Road from 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 and existing property lines so that the property can be brought into greater conformity and allow for more cohesive future expansion of the currently bifurcated site. The subject property is 18.4 acres in size and includes a warehouse, paved truck staging area and surface parking.