

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, December 8, 2020, 4:30 p.m. The 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: December 8, 2020 04:00 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 12/8/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88140533234>

Or iPhone one-tap :

US: +13126266799,,88140533234# or +19292056099,,88140533234#

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: 881 4053 3234

International numbers available: <https://us02web.zoom.us/j/88140533234>

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

PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 17, 2020

- i. Executive Session Stanley moved and Silk seconded a motion to enter into executive session. Vote 5-0, Dundon and Dunfey absent. Silk moved and Smith seconded a motion to exit executive session. Vote 7-0.
- ii. B-3 Text Amendment; Portland Opportunity Fund, LLC., Applicant. Stanley moved and Dunfey seconded a motion to find the proposed B-3 text amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.
- iii. Zoning Map Amendment; 7 Rand Road; Brockway Smith Company, Applicant. Stanley moved and Smith seconded a motion to find the proposed I-M zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.

4. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 17, 2020

Afternoon Workshop

Executive Session: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

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

Evening Hearing

B-3 Text Amendment: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

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

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 12 White Birch Lane; Birchlane, LLC., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a public hearing 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).
- ii. Technical Manual Updates (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a public hearing to consider edits to the City of Portland Technical Manual in association with the recent ReCode Phase I initiative, including the integration of technical language from the existing code and submission requirements for site plan, master plan, and subdivision review.

WORKSHOP - 6:30 PM

- i. Conditional Use; 5 Portland Street; Preble Street Resource Center, Applicant. (estimated time 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.