

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, December 11, 2018, Council Chambers, 2nd Floor of City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

AFTERNOON PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

November 13, 2018 Minutes: Mazer moved and Stanley seconded a motion to approve the minutes.

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 27, 2018

Workshop: Dundon, Mazer, Eaton, Silk, Smith and Stanley present; Whited absent.

Public Hearing: Dundon, Mazer, Eaton, Silk, Smith and Stanley present; Whited absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 27, 2018

- i. Level III Site Plan, Office building expansion, 90 Johnson Road, Transport Leasing Corp, Applicant. Mazer moved and Stanley seconded a motion to waive the technical standard for the public transit shelter given the proximity of shelters on Jetport Boulevard. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approve the site plan ordinance with thirteen (13) conditions of approval. Vote: 6-0, Whited absent.
- ii. Confirmation of Waiver of Joint Meeting with Westbrook, Amended Subdivision Plan, Dirigo Center Developers, LLC, Applicant. Stanley moved and Silk seconded a motion to waive a joint meeting with Westbrook. Vote: 5-0, Mazer recused and Whited absent.
- iii. Zoning Amendments, Marijuana Zoning, City of Portland, Applicant. Mazer moved and Stanley seconded a motion to find the proposed text amendments consistent with the comprehensive plan and to recommend adoption to the City Council. Vote: 6-0, Whited absent.

- iv. Level III Site Plan, 400 West Commercial Street, Canal Landing, LLC. Applicant. Mazer moved and Stanley seconded a motion to waive the technical standard for the stormwater flooding standard of the Technical Manual and Chapter 500 based upon the capacity of the receiving body, the Fore River. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to waive the technical standard for bicycle parking due to the parking provided at Building D along West Commercial Street. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded the motion to find the proposed marine repair building and proposed building height of 55' meet the criteria of Section 14-320 and 14-474. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approve the site plan, shoreland zoning, and amended site location of development application with eight (8) conditions of approval. Vote: 6-0, Whited absent.
- v. Level III Site Plan, 325 St. John Street, Dunkin Brands, Inc., Applicant. Mazer moved and Stanley seconded a motion to waive the parking aisle widths to allow for widths shown on site plan. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to waive the driveway separation (one way-circulation) standard. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to waive the requirement for brick to allow the existing concrete sidewalk to remain on St. John Street. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to find the proposed drive-through to meet the standards of Section 14-474 and 14-183, subject to two (2) conditions of approval. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approve the Traffic Movement Permit with three (3) conditions of approval. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approve the site plan with 9 conditions of approval. Vote: 6-0, Whited absent.

5. NEW BUSINESS

- i. Map Amendment Rezoning; 250 Canco Road; City of Portland, Applicant. (4:30 - 5:00 p.m. estimated time) The Planning Board will hold an afternoon public hearing to consider a rezoning of approximately 78,000 sf of land from the C50 contract zone (with an underlying zone of IL lot impact industrial) to IM moderate impact industrial zone. The City owned property serves as the municipal facility for the Departments of Public Works and Parks, Recreation, and Facilities. The City acquired an adjoining parcel, which was in the conditional zone, and seeks to have the entire city property within the one industrial zoning designation of IM. The proposal is subject to review and a recommendation by the Planning Board.
- ii. Conditional Use and Administrative Authorization Application for a Used Car Dealership; 965R Forest Avenue, Raceway Auto Care Inc., Applicant. (5:00 - 5:45 p.m. estimated time) The Planning Board will hold an afternoon public hearing on a Conditional Use and Administrative Authorization site plan application for a proposed used-car dealership at 965R Forest Avenue. Currently the Raceway Auto Care is an auto body repair shop, seeking to add auto sales. The property is in the B-2 zone and auto sales are a conditional use.

- iii. Amendments to the Implementation Guidelines, Regulations, and Agreements for Chapter 14, Division 30, Affordable Housing, Portland Planning and Urban Development, Applicant. (5:45 - 6:30 p.m. estimated time) The Planning Board will hold an afternoon public hearing on proposed amendments to the Inclusionary Zoning Guidelines, Regulations, and Agreements to amend regulations included, but not limited to, maximum sale price calculation, restricted period, utilities, gross income, asset limitation test and a correction to the Workforce Housing Agreement, to better implement the Ordinance. The Planning Board will consider adoption of the proposed regulatory changes.

6. EVENING WORKSHOP - 6:30 PM

- i. Potential Changes to the Dimension and Use Standards in the B-2, B2-b and/or B-2c zoning districts, Portland Planning and Urban Development Department, Applicant. The Planning Board will hold a workshop on potential changes to the B-2, B-2b and/or B-2c zoning districts' dimensional and use standards to modify the conditions under which drive through uses and structures would be permitting.