

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, December 15, 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: Dec 15, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 12/15/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87137543077>

Or iPhone one-tap :

US: +19292056099,,87137543077# or +13017158592,,87137543077#

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Webinar ID: 871 3754 3077

International numbers available: <https://us02web.zoom.us/j/87137543077>

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. **At the Request of the Applicant, this item is being postponed**
Zoning Map Amendment; 99 Winter Street and 160 State Street; Thanos, LLC., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider a zoning map amendment to map an R-7 Compact Urban Residential Overlay Zone onto a parcel located at 99 Winter Street and 160 State Street. The subject property is 28,953 square feet in size and is zoned R-6.

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 DECEMBER 8, 2020**

Afternoon Hearing

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

Technical Manual Updates: Chann, Dundon, Dunfey, Silk, Smith, and Stanley present; Mazer absent.

Evening Workshop

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

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 8, 2020**

- i. Level III Site Plan and Subdivision; 12 White Birch Lane; Birchlane, LLC., Applicant.
Dundon moved and Dunfey seconded a motion to approve the subdivision with two conditions of approval. Vote 6-0, Mazer absent. Dundon moved and Dunfey seconded a motion to approve the site plan with four conditions of approval. Vote 6-0, Mazer absent.
- ii. Technical Manual Updates Dundon moved and Dunfey seconded a motion to find the proposed revisions to the City of Portland Technical Manual consistent with the requirements of Section 2.1.0(P) of the Land Use Code and to approve such revisions. Vote 6-0, Mazer absent.

- 5. NEW BUSINESS**

- i. Zoning Map Amendment; 1217 Congress Street; Richard Fournier d/b/a Big Donut, LLC., Applicant. (estimated time 6:00 – 6:45 p.m.) The Planning Board will hold a remote public hearing to consider rezoning the subject property and adjacent parcels along outer Congress Street between Bolton Street and Douglass Street from the B-1 Neighborhood Business zone to the B-2 Community Business zone. The map amendment is subject to review and recommendation from the Planning Board to the City Council.

- ii. Zoning Map and Text Amendment; 148 (144) State Street; NewHeight Redfern LLC., Applicant. (estimated time 6:45 – 7:45 p.m.) The Planning Board will hold a remote public hearing to reconsider a proposal to rezone the subject property and adjacent parcels along State Street from the R-6 Residential zone to the B-3 Downtown Business zone. The Downtown Height Overlay Map is also proposed for amendments. The map and text amendments are subject to review and recommendation from the Planning Board to the City Council.
- iii. Level III Site Plan; 244 Preble Street; City of Portland Public Works Department, Applicant. (estimated time 7:45 p.m.) The Planning Board will hold a remote public hearing on the proposed Back Cove South Storage Facility. The proposal is to construct an off-line combined sewer overflow (CSO) storage tank with a capacity of 3.5 million gallons in the Back Cove Park (known as the Preble Street soccer field). The site is in the Recreation and Open Space Zone (ROS) and is within the Shoreland Zone.