

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, January 5, 2021, 6:00 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: Jan 5, 2021 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 1/5/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89884235062>

Or iPhone one-tap :

US: +19292056099,,89884235062# or +13017158592,,89884235062#

Or Telephone:

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

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+1 253 215 8782 or +1 346 248 7799

Webinar ID: 898 8423 5062

International numbers available: <https://us02web.zoom.us/j/89884235062>

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 - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 15, 2020

Evening Hearing

1217 Congress Street: All members were present.

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

244 Preble Street: All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 15, 2020

- i. Zoning Map Amendment; 1217 Congress Street; Richard Fournier d/b/a Big Donut, LLC., Applicant. Stanley moved and Dundon seconded a motion to find the proposed B-2 zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.
- ii. Zoning Map and Text Amendment; 148 (144) State Street; NewHeight Redfern LLC., Applicant. Dundon moved and Dunfey seconded a motion to find the proposed B-3 zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to find the proposed Downtown Height Map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to find the proposed zoning text amendments consistent with the City of Portland's Comprehensive Plan and recommended their adoption to the City Council. Vote 5-0, Silk and Stanley recused.
- iii. Level III Site Plan; 244 Preble Street; City of Portland Public Works Department, Applicant. Stanley moved and Dunfey seconded a motion to waive the stormwater flooding standard set forth within the Technical Manual. Vote 7-0. Stanley moved and Dunfey seconded a motion to amend the proposed site plan motion to include an additional condition of approval. Vote 5-2, Mazer and Silk opposed. Stanley moved and Dunfey seconded a motion to approve the site plan with one condition of approval, as per the amended motion. Vote 7-0.

5. NEW BUSINESS

- i. Conditional Use; 5 Portland Street; Preble Street Resource Center, Applicant. (estimated time 6:00 p.m.) The Planning Board will hold a remote public hearing 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.