

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, January 12, 2021, 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: Jan 12, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 01/12/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87984458472>

Or iPhone one-tap :

US: +13017158592,,87984458472# or +13126266799,,87984458472#

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 or +1 669 900 6833**

Webinar ID: 879 8445 8472

International numbers available: <https://us02web.zoom.us/j/87984458472>

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. Level III Site Plan, Subdivision and Conditional Use; 52 Hanover Street; Tom Watson & Co., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider a proposal for a six to eight-story, 239,000 square foot mixed-use building with 171 dwelling units and ground-floor retail space at 52 Hanover Street. The subject property is 59,625 square feet in size and is zoned B-2b Community Business.
- ii. Zoning Map Amendment; 99 Winter Street and 160 State Street; Thanos, LLC., Applicant. (estimated time 6:00 – 7:30 p.m.) The Planning Board will hold a 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 - 7:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 5, 2021

Evening Hearing

5 Portland Street: All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 5, 2021

- i. Conditional Use; 5 Portland Street; Preble Street Resource Center, Applicant. Stanley moved and Chann seconded a motion to find the proposed conditional use in accordance with Sections 14-218 and 14-474 of the Land Use Code with seven conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. Election of Officers (estimated time 7:30 – 7:45 p.m.)
- ii. Level III Site Plan and Subdivision; 1844 Forest Avenue; Forest 1844 LLC., Applicant. **The applicant has requested that this item be tabled to a future meeting date.**