

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 26, 2021, 5:30 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 26, 2021 05:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop 01/26/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84304514118>

Or iPhone one-tap :

US: +13017158592,,84304514118# or +13126266799,,84304514118#

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: 843 0451 4118

International numbers available: <https://us02web.zoom.us/j/84304514118>

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 - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 12, 2021

Afternoon Workshop

52 Hanover Street: Chann, Dundon, Dunfey, Mazer, and Smith present: Stanley recused; Silk absent
99 Winter St/160 State Street: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present: Silk absent

Evening Hearing

Election of Officers: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present: Silk absent
1844 Forest Avenue: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present: Silk absent

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 12, 2021

- i. Election of Officers Stanley moved and Dunfey seconded a motion to nominate Brandon Mazer as Chair, effective at the next regular meeting of the Planning Board. Vote 5-0, Mazer recused, Silk absent. Mazer moved and Dunfey seconded a motion to nominate Maggie Stanley as Vice Chair, effective at the next regular meeting of the Planning Board. Vote 5-0, Stanley recused, Silk absent.
- ii. Level III Site Plan and Subdivision; 1844 Forest Avenue; Forest 1844 LLC., Applicant. Dundon moved and Stanley seconded a motion to table the application to the February 9, 2020 meeting of the Planning Board. Vote 6-0, Silk absent.

5. NEW BUSINESS

- i. Map Amendment to Downtown Height Overlay Map and Zoning Text Amendment; 200 and 201 Federal Street; Redfern Downtown, LLC., Applicant. (estimated time 5:30 – 7:00 p.m.) The Planning Board will hold a public hearing to consider a proposal by Redfern Downtown LLC, owner of 201 Federal Street W, to modify the Downtown Height Overlay Map, along with an associated zoning text amendment. Parcels located within the proposed map amendment area include 200 and 201 Federal Street W. The map and text amendment is subject to review and recommendation from the Planning Board to the City Council.
- ii. Text Amendment to B-1 Neighborhood Business Zone; 163 Washington Avenue; Newsclapes, Inc., Applicant. (estimated time 7:00 – 8:00 p.m.) The Planning Board will hold a public hearing to consider a text amendment to permitted uses within the B-1 Neighborhood Business Zone as shown on Table 6-C Permitted and Conditional Uses in Mixed-Use Zones in the City of Portland Land Use Code. The text amendment, if approved, would amend the code to allow brewery and distillery uses less than 3,500 square feet in size as permitted uses in the B-1 Neighborhood Business zone under the low impact industrial use category. The sponsor of this text amendment is Newsclapes, Inc., located at 163 Washington Avenue. The text amendment is subject to review and recommendation from the Planning Board to the City Council.

- iii. Amendment to Conditional Zone Agreement; 32 Thomas Street; 32 Thomas Street, LLC., Applicant. (estimated time 8:00 p.m.) The Planning Board will hold a public hearing to consider a proposal to amend and restate Conditional Zone Agreement (CZA) 57 that is currently in place for the Williston West Church property at 32 Thomas Street. CZA 57 will be amended to allow for additional residential density, to require off-street parking as per Article 19 of the Land Use Code, to amend setback requirements, and to limit the permitted uses at the property. The CZA amendment is sponsored by 32 Thomas Street, LLC.