

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 Monday, December 17, 2018, Room 209, 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.**

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 11, 2018

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 11, 2018

- i. Map Amendment Rezoning; 250 Canco Road; City of Portland, Applicant. Stanley moved and Silk seconded a motion to find the proposed zoning amendment is consistent with the Comprehensive plan and recommends to City Council to rescind C-50 on the approximate 78,000 sf of city land. Vote: 4-0, Eaton, Mazer and Whited absent. Stanley moved and Smith seconded a motion to find the proposed map amendment consistent with the Comprehensive Plan and recommends to City Council the adoption of the map amendment to I-M. Vote: 4-0, Eaton, Mazer and Whited absent.
- ii. Conditional Use and Administrative Authorization Application for a Used Car Dealership; 965R Forest Avenue, Raceway Auto Care Inc., Applicant. Stanley moved and Smith seconded a motion to approve the conditional use and administrative authorization application for auto sales with four conditions of approval. Vote: 4-0, Eaton, Mazer and Whited absent.
- iii. Amendments to the Implementation Guidelines, Regulations, and Agreements for Chapter 14, Division 30, Affordable Housing, Portland Planning and Urban Development, Applicant. Stanley moved and Smith seconded a motion to find the proposed amendments consistent with the Affordable Housing Ordinance and to adopt the proposed amendments. Vote: 4-0, Eaton, Mazer and Whited absent.

5. NEW BUSINESS

- i. Level III Site Plan; 22 Bramhall Street; Maine Medical Center, Applicant. (6:00 - 7:00 p.m. estimated time) The Board will hold a public hearing to consider a proposed building expansion and new entrance off Congress Street. This is the third phase of expansion as contained in MMC's Institutional Development plan. The application includes the demolition of the existing Gilman Street garage. The proposed 265,000 sf building addition will re-orient the Bramhall medical campus to Congress Street, include 64 private patient rooms, and add 19 procedure rooms. The proposed site is within the Maine Medical Center Institutional Overlay Zone. The proposal is subject to review under Portland's Site Plan Ordinance and under deleted review for Maine's Traffic Movement Permit and Site Location of Development standards.
- ii. Level III Site Plan; 100 Fore Street; 100 Fore Street, LLC., Applicant. **THIS ITEM IS BEING POSTPONED TO 1-8-19.**
- iii. Hotel Inclusionary Zoning; Ordinance Amendments, City of Portland, Applicant. (7:00 p.m. estimated time) The Planning Board will hold a public hearing on a proposed ordinance to be incorporated into the Land Use Code addressing new hotel developments and affordable housing demand.