

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, February 9, 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: Feb 9, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 2/9/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81677283861>

Or iPhone one-tap :

US: +13017158592,,81677283861# or +13126266799,,81677283861#

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
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Webinar ID: 816 7728 3861

International numbers available: <https://us02web.zoom.us/j/81677283861>

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; 100 W. Commercial St. (Building F); New Yard, LLC., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a workshop on a proposal by New Yard, LLC., for Phase V of the Canal Landing New Yard project to include a 7,500 square foot, 2 story building and a 28,500 square foot tensile fabric structure. The subject property is 17.77 acres and is zoned WPDZ (Waterfront Port Development Zone).

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 26, 2021

Evening Hearing

200 Federal Street: All Present

163 Washington Avenue: All Present

32 Thomas Street: All Present

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 26, 2021

- i. Map Amendment to Downtown Height Overlay Map and Zoning Text Amendment; 200 and 201 Federal Street; Redfern Downtown, LLC., Applicant. Stanley moved and Dunfey seconded a motion to find the amendment of the Downtown Height Overlay Map at 200 and 201 Federal Street W to raise the height maximum from 150 to 190 feet and removal from the area eligible for the Architectural Cap to be consistent with the Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0. Stanley moved and Dunfey seconded a motion to find the zoning text amendment to Chapter 14 Sec. 14-7, Table 7-E Mixed-Use Zone Dimensional Standards, as presented in Attachment 2, to be consistent with the Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.
- ii. Text Amendment to B-1 Neighborhood Business Zone; 163 Washington Avenue; Newsclapes, Inc., Applicant. Silk moved and Dunfey seconded a motion to table the application. Vote 7-0.
- iii. Amendment to Conditional Zone Agreement; 32 Thomas Street; 32 Thomas Street, LLC., Applicant. Stanley moved and Dunfey seconded a motion to find it necessary and appropriate to recommend the rezoning of the Property as outlined in the proposed Conditional Zone Agreement; to find the Conditional Zone Agreement consistent with the Comprehensive Plan, consistent with existing and permitted uses in the R-4 zone, and compliant with the standards of Land Use Code Article 5.3.4, Conditions and Restrictions of Conditional or Contract Zoning, and therefore recommends its approval to the City Council. Vote 7-0.

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 1844 Forest Avenue; Forest 1844 LLC., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a public hearing to consider an application for the renovation of an existing building at 1844 Forest Avenue to include 17 dwelling units. The subject property is 32,108 square feet in size and is zoned B-2.

- ii. Level II Site Plan; 0 House Island; Fortland, LLC., Applicant. (estimated time 6:30 p.m.) The Planning Board will hold a public hearing to consider a proposal for the development of a 21-site campground project consisting of a 2,095 square foot community building, three accessory structures totaling 656 square feet, installation of new deck structures, platforms associated with individual tent placements, and various utility-oriented site improvements. The property is 15.8 acres in size, is located in the IR-1 zone, and is within the Shoreland Zone. Pursuant to Sec. 14-145.3 of the previous Land Use Code, this use within the IR-1 zone is subject to review and approval by the Planning Board.