

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 23, 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 23, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 2/23/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89143485407>

Or iPhone one-tap :

US: +13126266799,,89143485407# or +19292056099,,89143485407#

Or Telephone:

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 891 4348 5407

International numbers available: <https://us02web.zoom.us/j/89143485407>

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 and Subdivision; 387 (383) Commercial Street; DPD Lot 3 LLC., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop on a proposal for the development of a seven-story, 35,100 square foot mixed-use building at 387 Commercial Street. The proposed project is Phase 3 of the 383 Commercial Street Master Development Plan which was approved by the Planning Board on December 13, 2017. The subject property is 34,957 square feet in size and is zoned B-5b Urban Commercial Mixed Use.
- ii. Conditional Use; 432 Stevens Avenue; Portland Public School Department, Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a workshop on a conditional use permit application for building additions totaling 9,300 square feet and associated site drainage improvements at the Longfellow Elementary School. The subject property is 2.8 acres in size and is zoned R-5 Residential.
- iii. Conditional Use; 69 Presumpscot Street; Portland Public School Department, Applicant. **THIS ITEM IS BEING POSTPONED** The Planning Board will hold a workshop on a conditional use permit application for a 15,750 square foot addition to the rear of the Presumpscot Elementary School to be used as a cafeteria and classroom space, along with an additional 2,160 square foot expansion to the front of the building for use as administrative and security space as well as associated site improvements. The subject property is 6.3 acres in size and is zoned I-M and R-5.

PUBLIC HEARING - 8:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 9, 2021

Afternoon Workshop

100 W. Commercial Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith present; Stanley absent.

Evening Hearing

1844 Forest Avenue: Chann, Dundon, Dunfey, Mazer, Silk, Smith present; Stanley absent.

0 House Island: Chann, Dundon, Dunfey, Mazer, Silk, Smith present; Stanley absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 9, 2021

- i. Level III Site Plan and Subdivision; 1844 Forest Avenue; Forest 1844 LLC., Applicant. Dundon moved and Dunfey seconded a motion to find the proposed conditional use for workforce housing to meet the standards of Section 14-484 of the land use code with two conditions of approval. Vote 6-0, Stanley absent. Dundon moved and Dunfey seconded a motion to approve the subdivision with one condition of approval. Vote 6-0, Stanley absent. Dundon moved and Dunfey seconded a motion to approve the site plan with two conditions of approval. Vote 6-0, Stanley absent.
- ii. Level II Site Plan; 0 House Island; Fortland, LLC., Applicant. Dundon moved and Dunfey seconded a motion to approve the site plan with one condition of approval. Vote 6-0, Stanley absent.

5. NEW BUSINESS

- i. Housing Trust Fund Renaming; City of Portland, Applicant. (estimated time 8:00 p.m.) The Planning Board will hold a public hearing to consider a text amendment renaming the City's Housing Trust Fund as the Jill C. Dusen Housing Trust Fund. The sponsor of this text amendment is the City of Portland. The text amendment is subject to review and recommendation from the Planning Board to the City Council.