

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Donna Katsiaficas, Chair
Joseph Zamboni, Secretary
Kent Avery
Daniel Black
Jared Falcon
Eric Larsson
Benjamin McCall

APPEAL AGENDA

The Board of Appeals will hold a remote Public Hearing on Thursday, March 18, 2021 at 6:00 p.m. Virtual Meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted using Zoom. Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Mar 18, 2021 06:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81172488756>

Or iPhone one-tap :

US: +13017158592,,81172488756# or +13126266799,,81172488756#

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: 811 7248 8756

International numbers available: <https://us02web.zoom.us/j/kbbug3WVf>

1. New Business

A. Conditional Use Appeal ([CU-001490-2021](#)):

0 Eastern Promenade, The Trust for the Preservation of Maine Industrial History & Technology d/b/a Maine Narrow Gauge Railroad Co., lessee, Tax Map 005, Block E, Lot 005 and Tax Map 006, Block B, Lot 002, R-OS Recreation and Open Space Zone and Shoreland Overlay Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.7(A) to construct a 6,600-square-foot accessory structure for storage. The property is currently used as a railroad. Representing the appeal is Gretchen Prouty of SMRT Architects and Engineers, on behalf of the lessee.

B. Conditional Use Appeal ([CU-001492-2021](#)):

685 Congress St., NPG LLC d/b/a Wellness Connection of Maine, lessee, Factors Financial FRC Inc., owner, Tax Map 047, Block C, Lot 034, B-2b Community Business Zone and R-6 Residential Zone: The applicant is seeking a Conditional Use approval to operate a marijuana retail store within a leased unit in this existing building, as authorized in Table 6-C of Chapter 14. The approved use of the unit is currently as a medical marijuana dispensary. Representing the appeal is Charlie Langston, managing director of Wellness Connection of Maine.

2. Adjournment

INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS

Please find the appeal documents by following these steps:

1. Go to the following website: https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/home
2. Click on “Search Public Records”
3. Choose Plan in Search Box pull down
4. Type in Plan Number from agenda (Ex: ZBA-009999-2020) and click “Search” button.
5. Click on the blue Plan Number. This will open the record.
6. Select the “Attachments” tab and all available documents will appear and can be downloaded.