

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

Topic: Planning Board Workshop and Public Hearing 03/23/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87002699458>

Or iPhone one-tap :

US: +19292056099,,87002699458# or +13017158592,,87002699458#

Or Telephone:

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

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

Webinar ID: 870 0269 9458

International numbers available: <https://us02web.zoom.us/j/87002699458>

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. Zoning Map Amendment; 99 Winter Street and 160 State Street; Thanos, LLC., Applicant. (estimated time 4:30 - 6:00 p.m.) The Planning Board will hold a remote workshop to consider a zoning map amendment to map an R-7 Compact Urban Residential Overlay Zone onto a parcel located at 99 Winter Street and 160 State Street. The subject property is 28,953 square feet in size and is zoned R-6.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

City of Portland Design Manual (estimated time 6:00 - 6:45 p.m.) Planning staff will provide a communication regarding the City of Portland Design Manual. At the meeting, staff will present an overview of the Department's work to date, project goals, document organization, applicability, and participation opportunities.

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

Afternoon Workshop

69 Presumpscot Street: Chann, Dundon, Dunfey, Silk, Stanley present; Mazer absent; Smith recused.

Evening Hearing

432 Stevens Avenue: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith recused.

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

- i. Conditional Use; 432 Stevens Avenue; Portland Public School Department, Applicant. Stanley moved and Dunfey seconded a motion to find the conditional use in conformance with sections 14-474 and 14-118 of the Land Use Code with one condition of approval. Vote 6-0, Smith recused.

5. NEW BUSINESS

- i. Level III Site Plan, Subdivision; and Conditional Use; 52 Hanover Street; Tom Watson & Co., Applicant. (estimated time 6:45 p.m.) The Planning Board will hold a public hearing to consider a proposal for a six to eight-story, 239,000 square foot mixed-use building with 171 dwelling units and ground-floor retail space at 52 Hanover Street. The subject property is 59,625 square feet in size and is zoned B-2b Community Business.