

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS DECISION FROM MARCH 18, 2021

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: March 19, 2021
RE: Actions taken by the Zoning Board of Appeals on March 18, 2021 at a remote Zoom Webinar meeting

Attendance: Donna Katsiaficas (Chair), Jared Falcon (acting Secretary), Eric Larsson, Dan Black, and Benjamin McCall present; Joseph Zamoboni and Kent Avery absent.

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. **The Board voted 5-0 to grant the Conditional Use Appeal for a period of two years.**

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. **The Board voted 5-0 to grant the Conditional Use Appeal for a period of two years.**

2. Adjournment (meeting started at 6:00 PM, adjourned at 7:18 PM)

Archived audio of meetings can be heard at http://townhallstreams.com/towns/portland_maine

cc: Jon Jennings, City Manager
Christine Grimando, Director Planning & Urban Development
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division
City Councilors
Planning Board Members