

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, April 13, 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: Apr 13, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 04-13-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86518908691>

Or One tap mobile :

US: +19292056099,,86518908691# or +13017158592,,86518908691#

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

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Webinar ID: 865 1890 8691

International numbers available: <https://us02web.zoom.us/j/86518908691>

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; 200(201) Federal Street; Redfern Downtown, LLC., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider a proposal for an 18 story, 180,000 square foot mixed use building with 266 residential units and ground-floor commercial space at 201 Federal Street. The subject property is 55,321 square feet in size, is zoned B-3 Downtown Business, and is located within the Congress Street Historic District.
- ii. Zoning Map and Text Amendment; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. (estimated time 6:00 – 7:30 p.m.) The Planning Board will hold a workshop to consider a Zoning Map and Text Amendment application to facilitate a new mixed-use development at 165 Lambert Street. Actions sought via this application include amendments to the Land Use Code's Planned Residential Unit Development (PRUD) standards to modify the open space requirements and to allow vertically-stacked dwelling units for PRUDs located in the R-3 zone, as well as the rezoning of the subject parcel from R-2 Residential to R-3 Residential. The map and text amendment is subject to review and recommendation from the Planning Board to the City Council.

PUBLIC HEARING - 7:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

ReCode Update The Planning Board will hear a communication from staff about progress on ReCode Phase II.

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 3-23-2021

Afternoon Workshop

99 Winter Street/160 State Street: Dundon, Dunfey, Mazer, Smith, and Stanley present; Chann absent; Silk recused.

Evening Hearing

52 Hanover Street: Dundon, Dunfey, Mazer, and Smith present; Chann and Silk absent; Stanley recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 3-23-2021

- i. Level III Site Plan, Subdivision and Conditional Use; 52 Hanover Street; Tom Watson & Co., Applicant. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard for parking aisle widths to allow a reduction from 24 feet to 22.6 feet. Vote 4-0, Chann and Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard of a maximum of two driveways to allow three driveways. Vote 4-0, Chann and Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to waive the Technical Manual standard for light trespass and maximum illumination levels at the property line and along the public right of way, respectively. Vote 4-0, Chann and Silk absent, Stanley recused. 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 4-0, Chann and Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to approve the Traffic Movement Permit. Vote 4-0, Chann and Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to approve the subdivision with four conditions of approval. Vote 4-0, Chann and Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to approve the site plan with four conditions of approval. Vote 4-0, Chann and Silk absent, Stanley recused.

5. NEW BUSINESS

- i. Zoning Map Amendment; 163 Washington Avenue; Newsclapes Inc., Applicant. (estimated time 7:45 - 8:30 p.m.) The Planning Board will hold a public hearing to consider a Zoning Map Amendment to rezone 163 Washington Avenue and vicinity properties from the B-1 Neighborhood Business zone to the B-2b Community Business zone. The map amendment is subject to review and recommendation from the Planning Board to the City Council.
- ii. Level III Site Plan; 100 W. Commercial St. (Building F); New Yard, LLC., Applicant. (estimated time 8:30 p.m.) The Planning Board will hold a public hearing 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).