

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 27, 2021, 5:00 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 27, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 04/27/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83034175243>

Or One tap mobile :

US: +19292056099,,83034175243# or +13017158592,,83034175243#

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
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Webinar ID: 830 3417 5243

International numbers available: <https://us02web.zoom.us/j/83034175243>

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; 144 State Street; Community Housing of Maine, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider a Level III Site Plan and Subdivision application to facilitate a 57-unit senior housing building and a 41-unit multifamily housing building at 73 and 91 Spring Street (formerly 144 State Street), along with associated site improvements. The subject property is 32,531 square feet in size and is zoned B-3 Downtown Business.
- ii. Conditional Use; 132 Brackett Street; City of Portland School Department, Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a workshop to consider a Conditional Use Permit application to facilitate a 670 square foot conference room and stairwell expansion to the Reiche Elementary School building at 132 Brackett Street, along with the construction of a new entry vestibule. The subject property is 5.34 acres in size and is zoned R-6 Residential.

PUBLIC HEARING - 7:00 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 4-13-2021**

Afternoon Workshop

200 Federal St: All present.

165 Lambert St: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith recused.

Evening Hearing

163 Washington Avenue: All present.

100 W Commercial St: All present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-13-2021

- i. Zoning Map Amendment; 163 Washington Avenue; Newsclapes Inc., Applicant. Stanley moved and Dunfey seconded a motion to find the proposed zoning map amendment from B-1 to B-2b consistent with the Comprehensive Plan and to recommend its adoption to the City Council. Vote 0-7; the motion failed.
- ii. Level III Site Plan; 100 W. Commercial St. (Building F); New Yard, LLC., Applicant. Stanley moved and Dunfey seconded a motion to waive Technical Manual Section 5.3 for compliance with the Flooding Standard. Vote 7-0. Stanley moved and Dunfey seconded a motion to waive Technical Manual Section 4.5.5 for compliance with parking lot landscaping requirements. Vote 7-0. Stanley moved and Dunfey seconded a motion to waive Technical Manual Sections 12.3.1 and 12.3.2 for lighting uniformity and illumination levels, respectively. Vote 7-0. Stanley moved and Dunfey seconded a motion to waive Land Use Code Section 14.6.2(b) for site landscaping requirements. Vote 7-0. Stanley moved and Dunfey seconded a motion to approve the site plan with three conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. Level III Site Plan Amendment; 48 Brown Street; Ocean Gate, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a public hearing to consider an After-the-Fact Level III Site Plan Amendment to the November 28, 2017 Planning Board approval for a five-level, 257 space parking structure at 48-72 Brown Street (#2017-145). The proposed amendment is intended to facilitate the review and approval of a permanent specialty lighting display affixed to the structure's exterior. The subject property is 0.9 acres in size and is zoned B-3 Downtown Business.