

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, May 11, 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: May 11, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 5-11-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84145949875>

Or One tap mobile :

US: +19292056099,,84145949875# or +13017158592,,84145949875#

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: 841 4594 9875

International numbers available: <https://us02web.zoom.us/j/84145949875>

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 Residential.

PUBLIC HEARING - 6:00 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 4-27-2021**

Afternoon Workshop

144 State Street: Chann, Dundon, Dunfey, Mazer, Smith present; Silk and Stanley recused.

132 Brackett Street: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith recused.

Evening Hearing

48 Brown Street: Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present; Chann recused.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-27-2021**

- i. Level III Site Plan Amendment; 48 Brown Street; Ocean Gate, LLC., Applicant.
Stanley moved and Dundon seconded a motion to find the site plan amendment in conformance with the site plan standards of the Land Use Code and the Downtown Design Guidelines. Vote 6-0, Chann recused.

- 5. NEW BUSINESS**

- i. Level III Site Plan and Conditional Use; 69 Presumpscot Street; Portland Public School Department, Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a remote public hearing on a Level III site plan and conditional use application for a 15,750 square foot addition to the rear of the Presumpscot Elementary School to be used as a cafeteria and classroom space, along with an additional 2,160 square foot expansion to the front of the building for use as administrative and security space as well as associated site improvements. The subject property is 7 acres in size and is zoned I-M Industrial and R-5 Residential.
- ii. Conditional Use; 132 Brackett Street; City of Portland School Department, Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing 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.