

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 25, 2021, 5:30 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 25, 2021 05:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 05-25-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83194373511>

Or One tap mobile :

US: +13017158592,,83194373511# or +13126266799,,83194373511#

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Webinar ID: 831 9437 3511

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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

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM
2. COMMUNICATION AND REPORTS
3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 11, 2021

Afternoon Workshop

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

Evening Hearing

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 11, 2021

- i. Level III Site Plan and Conditional Use; 69 Presumpscot Street; Portland Public School Department, Applicant. Stanley moved and Dundon seconded a motion to waive Technical Manual Section 12.3.2, Illumination Levels, in order to allow lighting below the 0.2 foot-candle (fc) minimum standard. Vote 5-0, Smith absent, Chann recused. Stanley moved and Dunfey seconded a motion to find the conditional use in conformance with Land Use Code Sections 6.5.6(F) and 6.5.2. Vote 5-0, Smith absent, Chann recused. Stanley moved and Dundon seconded a motion to approve the site plan with five conditions of approval. Vote 5-0, Smith absent, Chann recused.
- ii. Conditional Use; 132 Brackett Street; Portland Public School Department, Applicant. Stanley moved and Dundon seconded a motion to find the conditional use in conformance with Land Use Code Sections 6.5.6(F) and 6.5.2. Vote 5-0, Smith absent, Chann recused.

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 201(200) Federal Street; Redfern Downtown, LLC., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a public hearing 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. Level III Site Plan and Subdivision; 387 (383) Commercial Street; DPD Lot 3 LLC., Applicant. (estimated time 6:30 – 7:30 p.m.) The Planning Board will hold a public hearing to consider a proposal for the development of a seven-story, 35,100 square foot mixed-use building at 387 Commercial Street. The proposed project is Phase 3 of the 383 Commercial Street Master Development Plan which was approved by the Planning Board on December 13, 2017. The subject property is 34,957 square feet in size and is zoned B-5b Urban Commercial Mixed Use.

- iii. Zoning Map and Text Amendment; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a public hearing 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, to allow vertically-stacked dwelling units for PRUDs located in the R-3 zone, along with changes to the Neighborhood Center definition to accommodate food service. The map amendment would rezone the subject parcel and adjacent parcels within the proposed rezoning boundary 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.