

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on January 8, 2019, Room 24, Basement Level of City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Sign Ordinance Rewrite, City of Portland, Applicant. (4:30 - 5:30 p.m. estimated time) The Planning Board will hold a workshop on the rewriting of the Sign Regulations portions of the City's Land Use Code, including discussion of work completed to date, goals, priorities for new sign regulations and next steps.

PUBLIC HEARING - 6:30 PM

1. COMMUNICATION AND REPORTS

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 17, 2018

Public Hearing: Dundon, Mazer, Eaton, Smith, Stanley and Whited present; Silk absent. Mazer recused from Hotel Inclusionary Zoning.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 17, 2018

- i. Level III Site Plan; 22 Bramhall Street; Maine Medical Center, Applicant. Mazer moved and Stanley seconded a motion to waive the maximum driveway width of 24 feet to allow 34 feet. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to waive brick sidewalks to allow concrete on Congress and Gilman. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to waive the Chapter 500 stormwater regulations to allow a subsurface unit with less surface area. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to waive the lighting standards to allow 1.84 foot candles within the green roof and average and maximum levels 1.34 and 5.4 foot candles, respectively. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the Traffic Movement Permit with six (6) conditions of approval. Vote 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the Site Plan and Amended Site Location of Development Applications with fourteen (14) conditions of approval. Vote: 6-0, Silk absent.
- ii. Level III Site Plan; 100 Fore Street; 100 Fore Street, LLC., Applicant. This item was postponed to January 8, 2019. No tabling motion.

- iii. Hotel Inclusionary Zoning; Ordinance Amendments, City of Portland, Applicant. Stanley moved and Eaton seconded a motion to find the proposed text amendments consistent with the Comprehensive Plan and recommends adoption of the amendments to the City Council. Vote: 5-0. Mazer recused and Silk absent.

4. ROLL CALL AND DECLARATION OF QUORUM

5. NEW BUSINESS

- i. Election of Officers (6:30 - 6:40 p.m. estimated time)
- ii. Level III Site Plan; 100 Fore Street; 100 Fore Street, LLC., Applicant. (6:40 - 7:45 p.m. estimated time) The Planning Board will hold a public hearing to consider the redevelopment of 100 Fore Street. A portion of the existing building will be demolished and the remaining 9,100 sf will be renovated for a fitness center. A three-level parking garage (total of 539 parking spaces) and office space above the parking, as well as retail space on Fore Street, are proposed. The building footprint is approximately 65,046 sf and the total building square footage is 277,562 sf. Access to the parking levels is proposed from Fore Street (across from Mountfort) and from a proposed easterly driveway off Fore Street that is proposed to meet city street standards. The 2.97 acre lot is located within the B-6 Eastern Waterfront zone and subject to review under Portland's site plan standards.
- iii. Level III Site Plan; 250 Riverside Industrial Parkway; Two Eisenhower Drive, LLC., Applicant. (7:45 p.m. estimated time) The Planning Board will hold a public hearing to consider a proposed two-story, 14,720 sf property services building. A total of 3.36 acres of the 12.4 acre site will be paved or gravel for parking, circulation, and outdoor material storage. The proposal is subject to Portland site plan standards and delegated review of Maine's Site Location of Development Act standards.