

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, June 8, 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: Jun 8, 2021 04:00 PM Eastern Time (US and Canada)

Topic: ZOOM Link - Planning Board Workshop and Public Hearing 06/08/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83335298564>

Or One tap mobile :

US: +13126266799,,83335298564# or +19292056099,,83335298564#

Or Telephone:

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 833 3529 8564

International numbers available: <https://us02web.zoom.us/j/83335298564>

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. City of Portland Design Manual (estimated time 4:30 - 5:30 p.m.) The Planning Board will hold a workshop to review the first three sections of the draft City of Portland Design Manual (Administration, Process, Context).

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 25, 2021**

Evening Hearing

387 Commercial Street: All members were present.

200 Federal Street: All members were present.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 25, 2021**

- i. Level III Site Plan and Subdivision; 201(200) Federal Street; Redfern Downtown, LLC. Applicant. Stanley moved and Dunfey seconded a motion to waive Technical Manual Section 12.3.4, Light Trespass, to allow illumination levels to exceed 0.1 foot-candles at the property line. Vote 7-0. Stanley 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 7-0. Stanley moved and Dunfey seconded a motion to approve the subdivision with four conditions of approval. Vote 7-0. Stanley moved and Dunfey seconded a motion to approve the site plan with four conditions of approval. Vote 7-0. Stanley moved and Dunfey seconded a motion to approve a reduced parking requirement of 125 spaces with one condition of approval. Vote 7-0.
- ii. Level III Site Plan and Subdivision; 387 (383) Commercial Street; DPD Lot 3 LLC., Applicant. Stanley 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 one condition of approval. Vote 6-1, Dunfey opposed. Stanley moved and Dunfey seconded a motion to approve the subdivision with three conditions of approval. Vote 7-0. Stanley moved and Dunfey seconded a motion to approve the site plan with five conditions of approval. Vote 7-0.

- 5. NEW BUSINESS**

- i. Zoning Map Amendment; 99 Winter Street and 160 State Street; Thanos, LLC., Applicant. (estimated time 5:30 - 6:30 p.m.) The Planning Board will hold a public hearing to consider a zoning map amendment to map a B-3 Downtown Business Zone onto a parcel located at 99 Winter Street and 160 State Street. The Downtown Height Overlay Map is also proposed for amendments. The subject property is 28,953 square feet in size and is zoned R-6 Residential. The map amendment is subject to review and recommendation from the Planning Board to the City Council.

- ii. Zoning Map and Text Amendment; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. (estimated time 6:30 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 and 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.