

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 22, 2021, 4:30 p.m. This meeting will take place using Zoom.

Please note that the placement of this item on the agenda is subject to change – please check the Agenda & Minutes Center prior to the meeting for the item start time.

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 asked to un-mute by the moderator when it is time for public comment.

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Jun 22, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 06-22-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85953335246>

Or One tap mobile :

US: +13126266799,,85953335246# or +19292056099,,85953335246#

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: 859 5333 5246

International numbers available: <https://us02web.zoom.us/j/85953335246>

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; 148 (144) State Street; NewHeight Redfern, LLC., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider a 195,942 square foot mixed use redevelopment project at 148 (144) State Street. The redevelopment would renovate the existing Mercy Hospital and Morrison House buildings to include a total of 175 dwelling units, along with medical clinic, self-storage, and commercial uses. The subject property is 2.34 acres in size and is zoned B-3 Downtown Business Zone.
- ii. Major Site Plan; 387 Deering Avenue; Sawyer Island Development, LLC., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote workshop to consider a plan for an eight-unit, 18,336 square foot residential development along with associated site improvements at 387 Deering Avenue. The subject property is 38,309 square feet in size and is zoned R-5 Residential.

PUBLIC HEARING - 6:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 8, 2021

Afternoon Workshop

Design Manual: Dunfey, Mazer, Silk, and Stanley present; Chann, Dundon, and Smith absent.

Evening Hearing

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

165 Lambert Street: Dunfey, Mazer, Silk, and Stanley present; Chann, Dundon, and Smith absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 8, 2021

- i. Zoning Map Amendment; 99 Winter Street and 160 State Street; Thanos, LLC., Applicant. Stanley moved and Dunfey seconded a motion to find the map amendment from R-6 Residential to B-3 Downtown Business consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 4-0, Chann, Dundon, and Smith absent. Stanley moved and Dunfey seconded a motion to find the Downtown Height Overlay Map amendment consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 4-0, Chann, Dundon, and Smith absent.

- ii. Zoning Map and Text Amendment; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. Stanley moved and Dunfey seconded a motion to find the text amendment to allow vertical or horizontal unit configurations for Planned Residential Unit Developments permitted in any zone consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 4-0, Chann, Dundon, and Smith absent. Stanley moved and Dunfey seconded a motion to find the text amendment to common open space requirements for Planned Residential Unit Developments consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 4-0, Chann, Dundon, and Smith absent. Stanley moved and Dunfey seconded a motion to find the text amendment to the Neighborhood Center definition to allow food service consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 4-0, Chann, Dundon, and Smith absent. Stanley moved and Silk seconded a motion to find the map amendment from R-2 Residential to R-3 Residential consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 4-0, Chann, Dundon, and Smith absent.

5. NEW BUSINESS

- i. Subdivision; 178 Middle Street; Cow Plaza 4, LLC. and Fresnel, LLC., Applicants. (estimated time 6:30 p.m.) The Planning Board will hold a remote public hearing to consider the subdivision of 178 Middle Street into three parcels. The land to be subdivided is 20,913 square feet in size, is zoned B-3 Downtown Business, and is within the Old Port Historic District. No development is proposed in connection with this application.