

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 Portland Planning Board will hold a meeting on Tuesday, July 13 via Zoom. 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.

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

ZOOM MEETING LOGIN:

When: Jul 13, 2021 04:30 PM Eastern Time (US and Canada)
Topic: Planning Board Workshop and Public Hearing July 13, 2021

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/82859620534>

Or One tap mobile :

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Webinar ID: 828 5962 0534

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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 moderator when it is time for public comment. For more information on how to use Zoom, please go to: <https://www.portlandmaine.gov/remotePUD>

WORKSHOP - 4:30 PM

- i. Major Site Plan and Subdivision; 0 Dalton Street; Hammond House, LLC., Applicant (estimated time 4:30 - 5:30 p.m.). The Planning Board will hold a remote workshop to consider a plan by Hammond House, LLC for the development of a 48-unit Planned Residential Unit Development, along with associated site improvements, at 0 Dalton Street (located between Sherwood and Dalton Streets). The subject parcels total 3.4 acres in size and are zoned R-5 Residential.

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 JUNE 22, 2021

Afternoon Workshop

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

387 Deering Avenue: All present.

Evening Hearing

178 Middle Street: All Present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 22, 2021

- i. Subdivision; 178 Middle Street; Cow Plaza 4, LLC. and Fresnel, LLC., Applicants
Silk moved and Dunfey seconded a motion to approve the subdivision with two conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 144 State Street; Community Housing of Maine, Applicant (estimated time 5:30 - 6:30 p.m.). The Planning Board will hold a remote public hearing to consider a plan for a 57-unit senior housing building and a 41-unit multi-family housing building at 73 and 91 Spring Street (formerly 144 State Street), along with associated site improvements. The subject property is 32,531 square feet in size and is zoned B-3 Downtown Business.
- ii. Level III Site Plan and Subdivision; 33-37 Montreal Street; 37 Montreal Street, LLC., Applicant. **THIS ITEM IS BEING POSTPONED.** The Planning Board will hold a remote public hearing to consider the construction of a four story, nine unit residential development at 33 Montreal Street. The subject property is 10,804 square feet in size, is located in the Munjoy Hill Neighborhood Conservation Overlay District, and is zoned R-6 Residential.