

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 REMOTE meeting on July 27, 2021, 4:30 p.m. This meeting will take place using Zoom.

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.

When participating via Zoom, 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 unmuted by the moderator when it is time for public comment.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Jul 27, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop 07/27/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87985209000>

Or One tap mobile : US: +13017158592,,87985209000# or +13126266799,,87985209000#

Or Telephone:

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

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

Webinar ID: 879 8520 9000

International numbers available: <https://us02web.zoom.us/u/kbhVIYMYP>

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

1. WORKSHOP - 4:30 PM

- i. Major Site Plan and Conditional Use; 654 (638) Riverside Street; DC Predevelopment, LLC. and City of Portland, Applicant. (estimated time 4:30 - 6:30 p.m.) The Planning Board will hold a workshop to consider a proposal for the development of a 51,690 square foot, 200-person capacity emergency shelter at 654 (638) Riverside Street. The subject property is seven acres in size and is zoned I-M and I-H Industrial.

- ii. Zoning Map Amendment; 57 Douglass Street; Douglass Commons, LLC., Applicant. (estimated time 6:30 - 7:00 p.m.) The Planning Board will hold a workshop to consider an application for a zoning map amendment from R-5 to R-5a at 91 and 41 (57) Douglass Street in order to facilitate a future 108-unit affordable housing project under Planned Residential Unit Development (PRUD) standards. The subject property, the former West School site, is 3.35 acres in size.

2. PUBLIC HEARING - 7:00 PM

3. ROLL CALL AND DECLARATION OF QUORUM

4. COMMUNICATION AND REPORTS

5. REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 13, 2021

Afternoon Workshop

0 Dalton Street: Chann, Dundon, Dunfey, Mazer, Silk, and Smith present; Silk and Stanley absent.

Evening Hearing

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

33 Montreal Street: Chann, Dundon, Dunfey, Mazer, and Smith present; Silk and Stanley absent.

6. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 13, 2021

- i. Level III Site Plan and Subdivision; 144 State Street; Community Housing of Maine, Applicant. Dundon moved and Dunfey seconded a motion to waive Technical Manual Section 4.3 to allow for removal of existing trees in excess of 70%. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to waive Technical Manual Section 12.3.4 to allow illumination levels to exceed 0.1 foot-candles at the property line between 91 and 73 Winter Street. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to waive Technical Manual Section 12.3.2. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to waive Technical Manual Section 12.3.2 to allow illumination levels to exceed 0.5 foot-candles at the rear of the property in limited locations. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to find the proposed conditional use for workforce housing exempt from the standards of Land Use Code Section 18.2.3 with one condition of approval. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to approve the subdivision with three conditions of approval. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to approve the site plan with three conditions of approval. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to approve the creation of two on-street parking spaces to be located on Spring Street as shown on the approved site plan. Vote 5-0, Silk and Stanley recused.
- ii. Level III Site Plan and Subdivision; 33-37 Montreal Street; 37 Montreal Street, LLC., Applicant. Chann moved and Dunfey seconded a motion to table the application to the September 28, 2021 Planning Board meeting. Vote 5-0, Silk and Stanley absent.

7. NEW BUSINESS

- i. Executive Session (estimated time 7:00 – 7:30 p.m.) The Board will go into executive session pursuant to 1 M.R.S. 405(6)(E) to consult with its attorney concerning its legal rights and duties relating to the conduct of remote meetings under 1 M.R.S. § 403-B and adoption of a remote meeting policy.
- ii. Remote Participation Policy (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to discuss and vote upon the Remote Participation Policy for City of Portland Planning Board meetings, taking effect on August 1, 2021.