

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 August 10, 2021, 4:30 p.m. Due to the existence of an emergency or urgent issue, the Planning Board will conduct this meeting by remote methods/technology at the Zoom link provided below. In accordance with the requirements of 1 M.R.S. section 403-B and the City's Remote Participation Policy.

For more information on how to access the meeting remotely and how to give public comment, please go to <http://www.portlandmaine.gov/remotepud>

Public comment will be taken for each item on the agenda 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's approximate start time.**

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: Aug 10, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 8-10-2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87292949290>

Or One tap mobile :

US: +19292056099,,87292949290# or +13017158592,,87292949290#

Or Telephone:

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

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

Webinar ID: 872 9294 9290

International numbers available: <https://us02web.zoom.us/j/87292949290>

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WORKSHOP - 4:30 PM

- i. Major Site Plan, Master Development Plan Amendment, and Subdivision; 65 McAuley Way; DC Baxter Woods IV LLC, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a workshop to consider an application for Phase 2 of Stevens Square, including 140 multifamily dwelling units to be housed within four new five-story buildings totaling 201,640 square feet of floor

area, along with associated site improvements. The subject property, located at 65 McAuley Way, is 7.05 acres in size and is zoned R-5 and R-5a Residential.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 27, 2021

Afternoon Workshop

638 Riverside Street: Chann, Dunfey, Mazer, Smith and Stanley present; Silk recused; Dundon absent.
57 Douglass Street: Chann, Dunfey, Mazer, Silk, Smith and Stanley present; Dundon absent.

Evening Hearing

Executive Session: Chann, Dunfey, Mazer, Silk, Smith and Stanley present; Dundon absent.

Remote Participation Policy: Chann, Dunfey, Mazer, Silk, Smith and Stanley present; Dundon absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 27, 2021

- i. Executive Session Stanley moved and Dunfey seconded a motion to enter executive session. Vote 6-0. Stanley moved and Dunfey seconded a motion to exit executive session. Vote 6-0.
- ii. Remote Participation Policy Stanley moved and Silk seconded a motion to approve the Remote Participation Policy. Vote 6-0.

5. NEW BUSINESS

- i. Major Site Plan; 300 Fore Street; University of Maine System, Applicant. (estimated time 6:00 – 6:45 p.m.) The Planning Board will hold a public hearing to consider a change of use at 300 Fore Street in order to permit the occupancy of 63,841 square feet of floor area within the building by the Maine Law School and related programs. No exterior changes to the building are proposed. The subject property is 12,293 square feet in size, is zoned B-3 Downtown Business, and is within the Old Port Historic District.
- ii. Amendment to a Level II Site Plan/Subdivision; 7 India Street; J. Alfred Poor Block, LLC, Applicant. (estimated time 6:45 p.m.) The Planning Board will hold a public hearing to consider an amendment to the approved site plan and subdivision for a four-story mixed-use building within the India Street Form-based Code Zone. The amendment includes six new on-street parking spaces on India Street as well as revisions to the sidewalk amenities and site improvements to accommodate loading and service vehicles.