

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, August 24, 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 Council'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 during the allotted time and written comments should be submitted to planningboard@portlandmaine.gov. **Please note that the placement of items on the agenda are subject to change – please check the Agenda & Minutes Center prior to the meeting for the item's 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 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>

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Aug 24, 2021 04:30 PM Eastern Time (US and Canada)
Topic: Planning Board Workshop and Public Hearing August 24, 2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86784193669>

Or One tap mobile :

US: +19292056099,,86784193669# or +13017158592,,86784193669#

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: 867 8419 3669

International numbers available: <https://us02web.zoom.us/j/86784193669>

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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 – 6:00 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. Level III Site Plan; 477-481 Congress Street; TT Maine Venture, LLC., Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a workshop to consider a proposal for a change of use at 477-481 Congress Street and 22 Preble Street to include a 196-room hotel, 4,700 square feet of ground floor retail, and a 2,260 square foot restaurant. The structures to be renovated include the 14-story Time and Temperature Building and comprise 202,000 gross square feet in floor area sited on parcels totaling 78,680 square feet in size. The subject parcels are zoned B-3 Downtown Business and are in the Congress Street Historic District.

PUBLIC HEARING - 7:00 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 10, 2021**

Afternoon Workshop

65 McAuley Way: Dunfey, Mazer, Smith, and Stanley present; Silk recused; Chann and Dundon absent.

Evening Hearing

300 Fore Street: Dunfey, Mazer, Silk, Smith, and Stanley present; Chann and Dundon absent.

7 India Street: Dunfey, Mazer, Silk, Smith, and Stanley present; Chann and Dundon absent.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 10, 2021**

- i. Major Site Plan; 300 Fore Street; University of Maine System, Applicant. Stanley moved and Dunfey seconded to approve the site plan with three conditions of approval. Vote 5-0, Chann and Dundon absent.
- ii. Amendment to a Level II Site Plan/Subdivision; 7 India Street; J. Alfred Poor Block, LLC., Applicant. Stanley moved and Dunfey seconded a motion to approve the changes to on-street parking for the portion of India Street between Fore Street and Thames Street. Vote 5-0, Chann and Dundon absent.

- 5. NEW BUSINESS**

- i. Level III Site Plan and Subdivision; 148 (144) State Street; NewHeight Redfern, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing 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.