

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 Tuesday, September 14, 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 requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.)

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'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 unmuted 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: Sep 14, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 9/14/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/84219813088>

Or iPhone one-tap mobile: US: +19292056099,,84219813088# or +13017158592,,84219813088#

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: 842 1981 3088

International numbers available: <https://us02web.zoom.us/j/kcC1Uqj5aZ>

PUBLIC HEARING - 4:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 24, 2021**

Afternoon Workshop

654 Riverside Street: Chann, Dundon, Dunfey, Mazer, Smith and Stanley present; Silk recused.

477 Congress Street: Chann, Dundon, Dunfey, Mazer, Silk and Smith present; Stanley recused.

Evening Hearing

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

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 24, 2021**

- i. Major Site Plan and Conditional Use; 654 (638) Riverside Street; DC Predevelopment, LLC. and City of Portland, Applicant. Chann moved and Dunfey seconded a motion to set a date for hearing for this item pursuant to Planning Board Rules, Article 3, Section 5. Vote 2-4 (Silk recused); the motion failed.
- ii. Level III Site Plan and Subdivision; 148 (144) State Street; NewHeight Redfern, LLC., Applicant. Dundon moved and Dunfey seconded a motion to waive Technical Manual Section 4.5.5, Parking Areas, to allow the parking lot to be developed without landscape protection. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to find the proposed conditional use for workforce housing to meet the standards of Section 14-487 with two conditions of approval. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to approve the subdivision with two conditions of approval. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to approve the site plan with five conditions of approval. Vote 6-0, Stanley recused. Dundon moved and Dunfey seconded a motion to find the plan in conformance with the B-3 Conditional Use standards of the Land Use Code. Vote 6-0, Stanley recused.

5. NEW BUSINESS

- i. Zoning Map Amendment; 57 Douglass Street; Douglass Commons, LLC., Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a public hearing 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 is 3.35 acres in size.
- ii. Conditional Use; 803R Forest Avenue; Avenut Auto Co., LLC., Applicant. (estimated time 5:15 - 6:00 p.m.) The Planning Board will hold a public hearing to consider a conditional use application to facilitate the siting of a 5,300 square foot auto dealership and showroom within an existing building at 803R Forest Avenue. The subject property is 17,409 square feet in size and is zoned B-2 Community Business.
- iii. Executive Session (estimated time 6:00 - 7:00 p.m.) The Board will go into executive session pursuant to 1 M.R.S. 405(6)(E) to consult with its attorney regarding its legal rights and duties with respect to the Board's review of the 654 Riverside Street application.
- iv. Major Site Plan and Conditional Use; 654 (638) Riverside Street; DC Predevelopment, LLC., and City of Portland, Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a public hearing to consider a proposal for the development of an approximately 51,960 square foot, 200-person capacity emergency shelter at 654 (638) Riverside Street. The subject property is 28.92 acres in size and is zoned I-M and I-H Industrial.