

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, September 28, 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.

Public comments will be taken for each item on the agenda during the allotted time and written comments should be submitted to hp@portlandmaine.gov or 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 each 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>

You are invited to a Zoom webinar.

When: Sep 28, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9-28-2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/89579152193>

Or One tap mobile : US: +13126266799,,89579152193# or +19292056099,,89579152193#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 895 7915 2193

International numbers available: <https://us02web.zoom.us/j/kij6j0GrM>

WORKSHOP - 4:30 PM

- i. Master Development Plan and Zoning Text Amendment; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 4:30 - 6:00 p.m.) The Planning Board will hold a workshop to consider a master development plan and text amendment for interim building and site modifications in connection with the Fore Points Marina to allow the temporary (three-year) siting of improvements that fall outside of the scope of the approved 2018 Level II site plan and 2016 Master Development Plan, as well as changes to the Land Use Code to facilitate the siting of restaurants and food service establishments associated with marina facilities in the EWPZ zone. The subject property is a 10-acre parcel zoned B-6 and EWPZ, a portion of which lies within the Shoreland Zone.
- ii. Major Site Plan; 50 (44) Bedford Street; University of Southern Maine, Applicant. (estimated time 6:00 - 7:00 p.m.) The Planning Board will hold a workshop to consider a proposal for the development of a five-level, 632 space parking garage with a footprint of 45,100 square feet, along with associated site improvements, at 50 (44) Bedford Street. The subject property is 8.1 acres in size and is located in the R-5 Residential and B-2 Community Business zones as well as in the USM Overlay Zone.

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 SEPTEMBER 14, 2021

Evening Hearing

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

803 Forest Avenue: Chann, Dundon, Dunfey, Silk, Smith, and Stanley present; Mazer recused

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 14, 2021

- i. Zoning Map Amendment; 57 Douglass Street; Douglass Commons, LLC., Applicant. Dundon moved and Dunfey seconded a motion to find the zoning map amendment from R-5 to R-5a at 91 and 41 (47) Douglass Street consistent with the Comprehensive Plan for the City of Portland and recommended its adoption to the City Council. Vote 6-0, Mazer absent.
- ii. Conditional Use; 803R Forest Avenue; Avenue Auto Co., LLC., Applicant. Dundon moved and Silk seconded a motion to approve the conditional use permit with one condition of approval. Vote 6-0, Mazer recused.
- iii. Executive Session Stanley moved and Dunfey seconded a motion to enter executive session. Vote 2-4 (Mazer, Chann, Dunfey, and Smith opposed); the motion failed.
- iv. Major Site Plan and Conditional Use; 654 (638) Riverside Street; DC Predevelopment, LLC. and City of Portland, Applicant. Stanley moved and Dundon seconded a motion to waive Technical Manual Section 5.III – Maine DEP Chapter 500 Flooding Standard. Vote 5-1 (Chann opposed, Silk recused). Stanley moved and Dundon seconded a motion to find the plan in conformance with the site plan standards of the Land Use Code and with Site Location of Development Act standards with eight conditions of approval. Vote 5-1 (Chann opposed, Silk recused). Stanley moved and Dundon seconded a motion to approve the conditional use permit. Vote 4-2 (Chann, Dunfey opposed, Silk recused).

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 126 and 128 North Street; Upright Properties, LLC., and Josh Wojcik, Co-Applicants. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing to make further findings of fact related to a reduction in the parking requirement in response to a remand order from the Superior Court and pursuant to Section 14-332.2(b) of the Land Use Code in connection with the approved application for a three-story, six-unit apartment building at 126 North Street and a four-story, six unit condominium building at 128 North Street. The development site is located within an R-6 zone and the Munjoy Hill Neighborhood Conservation Overlay District. The application associated with the parking reduction, PL-000791-2019, was approved by the Planning Board at its September 8, 2020 meeting.
- ii. Level III Site Plan and Subdivision; 33-37 Montreal Street; 37 Montreal Street, LLC., Applicant. Motion to table the application to the December 14, 2021 Planning Board Meeting.