

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, October 12, 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 this item on the agenda is 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: Oct 12, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 10/12/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83663365250>

Or One-tap mobile : US: +13126266799,,83663365250# or +19292056099,,83663365250#

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: 836 6336 5250

International numbers available: <https://us02web.zoom.us/j/83663365250>

WORKSHOP - 4:30 PM

- i. Major Site Plan; 45 Forest Avenue; Redfern Properties, LLC., Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider an application for a change of use at 45 Forest Avenue from commercial to residential to allow the conversion of the building to house 81 multi-family dwelling units within the subject building, which is six stories in height. The subject parcel totals 38,209 square feet, is zoned B-3 and B-3c Downtown Business, and is within the Congress Street Historic District.

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 SEPTEMBER 28, 2021**

Afternoon Workshop

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

50 Bedford Street: Dundon, Mazer, Silk, Smith and Stanley present; Chann and Dunfey absent.

Evening Hearing

126-128 North Street: Dundon, Mazer, Silk, Smith and Stanley present; Chann and Dunfey absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 28, 2021

- i. Level III Site Plan and Subdivision, 126-128 North Street; Upright Properties, LLC, Applicant. Stanley moved and Smith seconded a motion to approve the reduction in required parking from nine to eight spaces. Vote 5-0, Chann and Dunfey absent.
- ii. Level III Site Plan and Subdivision; 33-37 Montreal Street; 37 Montreal Street, LLC., Applicant. Silk moved and Dundon seconded a motion to table the application to the December 14, 2021 Planning Board meeting. Vote 5-0, Chann and Dunfey absent.

5. NEW BUSINESS

- i. Major Site Plan and Subdivision; Winchester Drive (formerly known as 0 Dalton Street); Hammond House, LLC., Applicant. (estimated time 6:00 – 7:30 p.m.) The Planning Board will hold a remote public hearing to consider a plan by Hammond House, LLC for the development of a 48-unit Planned Residential Unit Development, along with associated site improvements, at Winchester Drive (formerly known as 0 Dalton Street). The subject parcels total 3.4 acres in size and are zoned R-5 Residential.
- ii. Level III and Subdivision Amendment; 75 Chestnut Street; 75 Chestnut Street, LLC., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to consider an amendment to add two additional dwelling units, raising the total number of units from 52 to 54 units, at 75 Chestnut Street. No exterior changes to the building or to the development site are proposed via this amendment. This application was originally approved by the Planning Board as a 54-unit project on 12-13-16 as application #PEZ.2016.184, was subsequently amended on 4-17-18 to reduce the unit count from 54 to 52, and later received an amendment associated with Inclusionary Zoning compliance on 10-27-2020. The subject property is 21, 451 square feet in size and is zoned B-7 Mixed Development.