

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 26, 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 INFORMATION

You are invited to a Zoom webinar.

When: Oct 26, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 10/26/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/86027415991>

Or One tap mobile : US: +19292056099,,86027415991# or +13017158592,,86027415991#

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: 860 2741 5991

International numbers available: <https://us02web.zoom.us/j/86027415991>

WORKSHOP - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 12, 2021**

Afternoon Workshop

45 Fore Avenue: All members were present.

Evening Hearing

Winchester Drive (formerly Dalton Street): All members were present.

75 Chestnut Street: All members were present.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 12, 2021**

- i. Major Site Plan and Subdivision; Winchester Drive (formerly known as 0 Dalton Street); Hammond House, LLC., Applicant. Stanley moved and Dunfey seconded a motion to waive Technical Manual Section 1.14 to allow for a drive aisle width of 22 feet. Vote 6-1, Chann

opposed. Stanley moved and Dunfey seconded a motion to find the proposed conditional use for workforce housing meets the standards of Land Use Code Section 18.2.3 with two conditions of approval. Vote 7-0. Stanley moved and Chann seconded a motion to approve the subdivision with four conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan with three conditions of approval. Vote 6-1, Silk opposed.

- ii. Level III Site Plan and Subdivision Amendment; 75 Chestnut Street; 75 Chestnut Street, LLC., Stanley moved and Dunfey seconded a motion to find the proposed conditional use for workforce housing meets the standards of Land Use Code Section 14-487 with one condition of approval. Vote 7-0. Stanley moved and Dunfey seconded a motion to approve the subdivision. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan. Vote 7-0.

5. NEW BUSINESS

- i. Master Development Plan Amendment; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a workshop to consider a master development plan amendment application to allow 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. The subject property is a 10-acre parcel zoned B-6 and EWPZ, a portion of which lies within the Shoreland Zone.
- ii. Zoning Text Amendment; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a workshop to consider a zoning text amendment application to facilitate changes to the Land Use Code to allow the siting of restaurants and food service establishments associated with marina facilities in the EWPZ zone.
- iii. Conditional Use Permit; 11 Pomeroy Street; Chabad Lubavitch of Maine, Applicant.(estimated time 6:30 p.m.) The Planning Board will hold a workshop to consider an after the fact conditional use permit application to facilitate the operation of a place of assembly use within a 900 square foot portion of an existing single-family home at 11 Pomeroy Street. The subject property is 73,281 square feet in size and is located in the R-3 Residential zone. A related minor site plan application, PL-000058-2018, has also been submitted and is under staff review.