

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, November 23, 2021, 5:30 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: Nov 23, 2021 05:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 11/23/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/83103402292>

Or One tap mobile : US: +19292056099,,83103402292# or +13017158592,,83103402292#

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: 831 0340 2292

International numbers available: <https://us02web.zoom.us/j/83103402292>

PUBLIC HEARING - 5:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 9, 2021**

Afternoon Workshop

30-32 Atlantic Street: Chann, Dundon, Dunfey, Smith, and Stanley present; Silk and Mazer absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 9, 2021**

There were no public hearing items to report on.

5. **NEW BUSINESS**

- i. Master Development Plan Amendment; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 5:30 – 7:00 p.m.) The Planning Board will hold a remote public hearing to consider a master development plan amendment 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 7:00 – 8:00 p.m.) The Planning Board will hold a remote public hearing to consider a zoning text amendment to facilitate changes to Article 10 of the Land Use Code to allow the siting of restaurants and food service establishments associated with marina facilities in the EWPZ zone. The text amendment is subject to review and recommendation from the Planning Board to the City Council.
- iii. Major Site Plan; 45 Forest Avenue; Redfern Properties, LLC., Applicant. (estimated time 8:00 – 8:45 p.m.) The Planning Board will hold a remote public hearing 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 multifamily 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.
- iv. Subdivision; 1 Union Wharf; Proprietors of Union Wharf, Applicant. (estimated time 8:45 p.m.) The Planning Board will hold a remote public hearing to consider the reconfiguration of an existing seven-acre assemblage of six parcels at 1 Union Wharf into two parcels of 5.79 acres and 1.2 acres, respectively. No development is proposed in connection with this application. The land to be subdivided is located in the Waterfront Central Zone (WCZ).