

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, December 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 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 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: Dec 14, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 12/14/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/84591568240>

Or One tap mobile : US: +19292056099,,84591568240# or +13017158592,,84591568240#

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: 845 9156 8240

International numbers available: <https://us02web.zoom.us/j/84591568240>

WORKSHOP - 4:30 PM

- i. Zoning Text Amendment; 35 Commercial Street; Maine Public Broadcasting Corporation, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider a zoning text amendment to modify Land Use Code Table 9-C: Height Bonuses to include Commercial Street in addition to Congress Street, allowing 12 feet of additional building height for qualifying development located within the Urban Active (UA) subdistrict of the India Street Form-Based Code Zone (IS-FBC).
- ii. Major Site Plan; 50 (44) Bedford Street; University of Southern Maine, Applicant. (estimated time 6:00 – 7:30 p.m.) The Planning Board will hold a remote workshop to consider a proposal for the development of a four-level, 504 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 - 7:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 23, 2021**

Evening Hearing

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

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

45 Forest Avenue: Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present; Chann absent.

1 Union Wharf: Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present. Chann absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 23, 2021**

- i. Master Development Plan Amendment; 58 Fore Street; Portland Foreside Development Company, Applicant. Stanley moved and Dunfey seconded a motion to find the plan in conformance with the Master Development Plan standards of the Land Use Code with three conditions of approval. Vote 4-1, Silk opposed, Chann absent, Smith recused.
- ii. Zoning Text Amendment; 58 Fore Street; Portland Foreside Development Company, Applicant. Stanley moved and Dunfey seconded a motion to find the proposed text amendment to Land Use Code Article 10, Section 10.2.3.B.11 and Section 10.2.7.C.4 to permit restaurants and food service uses as a limited component of a marina within the Eastern Waterfront Port Zone, as presented herein as Option A, consistent with the Comprehensive Plan for the City of Portland and recommends its adoption to the City Council. Vote 4-1, Silk opposed, Chann absent, Smith recused.
- iii. Major Site Plan; 45 Forest Avenue; Redfern Properties, LLC., Applicant. 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 6-0, Chann absent. Stanley moved and Dunfey seconded a motion to approve the site plan with three conditions of approval. Vote 6-0, Chann absent.
- iv. Subdivision; 1 Union Wharf; Proprietors of Union Wharf, Applicant. Stanley moved and Dunfey seconded a motion to approve the subdivision. Vote 6-0, Chann absent.

5. **NEW BUSINESS**

- i. Major Site Plan; 30-32 Atlantic Street; Kestrel, LLC., Applicant. (estimated time 7:30 – 8:30 p.m.) The Planning Board will hold a remote public hearing to consider a proposal for a three-story, four-unit multi-family building at 30-32 Atlantic Street. The subject property is 6,235 square feet in size, is zoned R-6 Residential, and is located within the Munjoy Hill Historic District and Neighborhood Conservation Overlay District.
- ii. Level III Site Plan and Subdivision; 19 Willis Street (formerly 33-37 Montreal Street); 37 Montreal Street, LLC., Applicant. (estimated time 8:30 p.m.) The Planning Board will hold a remote public hearing to consider the construction of a four story, 12-unit residential development at 19 Willis Street (formerly 33-37 Montreal Street). The subject property is 10,804 square feet in size, is located in the Munjoy Hill Neighborhood Conservation Overlay District, and is zoned R-6 Residential.