

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, January 11, 2022, 4:00 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: Jan 11, 2022 04:00 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 1/11/2022

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89857442845>

Or One tap mobile: US: +19292056099,,89857442845# or +13017158592,,89857442845#

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: 898 5744 2845

International numbers available: <https://us02web.zoom.us/j/kc3La1FCZm>

WORKSHOP - 4:00 PM

- i. ReCode Update (estimated time 4:00 – 6:00 p.m.) The Planning Board will hold a workshop to review work completed to date on ReCode Phase II, with a particular focus on the recently released Land Use Code Evaluation. The Code Evaluation is an assessment of the existing Land Use Code through the lens of *Portland's Plan 2030*, the City's comprehensive plan, and includes recommendations for potential amendments to the Land Use Code and zoning map under future stages of the ReCode process.

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 DECEMBER 14, 2021**

Afternoon Workshop

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

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

Evening Hearing

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

19 Willis Street: Chann, Dundon, Dunfey, Mazer, Silk, and Stanley present; Smith absent.

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

- i. Major Site Plan; 30-32 Atlantic Street; Kestrel, LLC., Applicant. Stanley moved and Dunfey seconded a motion to waive Land Use Code Section 14.6.2.B.4 & 5, Landscape Preservation, which requires preservation of a minimum of 30% of existing trees 10-inch DBH or greater within the required setback area, in order to allow substitution of landscape in other areas of the site. Vote 6-0, Smith absent. Stanley moved and Dunfey seconded a motion to approve the site plan with two conditions of approval. Vote 6-0, Smith absent.
- ii. Level III Site Plan and Subdivision; 19 Willis Street (formerly 33-37 Montreal Street); 37 Montreal Street, LLC., Applicant. Stanley moved and Dunfey seconded a motion to find the Conditional Use for Workforce Housing to meet the standards Land Use Code Sections 14-484 and 14-487 with three conditions of approval. Vote 6-0, Smith absent. Stanley moved and Dunfey seconded a motion to approve the subdivision with two standards of approval. Vote 6-0, Smith absent. Stanley moved and Dunfey seconded a motion to approve the site plan with two conditions of approval. Vote 6-0, Smith absent.

5. NEW BUSINESS

- i. Planning Board Officer Elections (estimated time 6:00 – 6:15 p.m.)
- ii. Subdivision; 33 McAlister Farm Road; PK Real Estate, LLC., Applicant. ***ITEM TO BE POSTPONED TO A FUTURE DATE*** The Planning Board will hold a remote public hearing to consider the division of 33 McAlister Farm Road into three parcels. The subject property is 10.12 acres in size and is zoned I-M Moderate Impact Industrial. The new parcels to be created through this subdivision are to be 2.06 acres (Lot A), 6.05 acres (Lot B) and 2.01 acres (Lot C).
- iii. Major Site Plan; 50 (44) Bedford Street; University of Southern Maine, Applicant. (estimated time 6:15 – 7:15 p.m.) The Planning Board will hold a remote public hearing 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.
- iv. Zoning Text Amendment; 35 Commercial Street; Maine Public Broadcasting Corporation, Applicant. (estimated time 7:15 p.m.) The Planning Board will hold a remote public hearing to consider a zoning text amendment by Maine Public Broadcasting Corporation to facilitate changes to the Land Use Code to allow height bonuses along Commercial Street, specifically within the Urban Active Subdistrict of the India Street Form Based Code Zone.