

CITY OF PORTLAND, MAINE

PLANNING BOARD



Maggie Stanley, Chair
Brandon Mazer, 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 25, 2022, 4:30 p.m. *This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods.*

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. If you are not able to attend live, a recording will be available following the meeting.

*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 unmuted by the host 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 25, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 1/25/2022

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82535526503>

Or One tap mobile :

US: +13126266799,,82535526503# or +19292056099,,82535526503#

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: 825 3552 6503

International numbers available: <https://us02web.zoom.us/j/82535526503>

WORKSHOP - 4:30 PM

- i. Munjoy Hill Neighborhood Conservation Overlay District (estimated time 4:30 – 6:00 p.m.)The Planning Board will hold a workshop to discuss the Munjoy Hill Neighborhood Conservation Overlay District (MHN COD). This workshop is an opportunity for Planning Department staff to present development trends in the MHN COD since adoption in 2018 and share how the MHN COD interacts with the Munjoy Hill Historic District and base R-6 zoning regulations in an informal session that is open to the public.
- ii. Zoning Map and Text Amendment; 716 Stevens Avenue; University of New England, Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a remote workshop to discuss the creation of an Institutional Development Plan (IDP) and Institutional Overlay Zone (IOZ) for the University of New England's Portland campus. A total of 36 properties are located within the

proposed IOZ area, which is currently zoned R-3 and R-5 Residential as well as I-H High Impact Industrial.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 11, 2022

Afternoon Workshop

ReCode Update: All present.

Evening Hearing

Officer Elections: All Present.

33 McAlister Farm Road: All Present.

50 Bedford Street: All Present.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 11, 2022

i. Planning Board Officer Elections.

Silk moved and Chann seconded a motion to nominate Brandon Mazer as Vice Chair and Maggie Stanley as Chair, effective at the next regular meeting of the Board. Vote 5-0, Mazer, Stanley abstained.

ii. Subdivision; 33 McAlister Farm Road; PK Real Estate, LLC., Applicant.

Dunfey moved and Dundon seconded a motion to table the application until the March 8, 2022 meeting. Vote 7-0.

iii. Major Site Plan; 50 (44) Bedford Street; University of Southern Maine, Applicant.

Stanley moved and Dunfey seconded a motion to waive Technical Manual Section 12.3.5, Luminaire Types, to allow fixtures to exceed to the 3,000K Correlated Color Temperature standard. Vote 7-0. Stanley moved and Dunfey seconded a motion to waive Technical Manual Section 1.17, Electric Vehicle Infrastructure, which requires electrical outlets or installed chargers capable of providing Level 2 EV charging or higher for 20% of parking spaces, in order to allow EV charging stations to be provided for 11.5% of parking spaces given that the applicant is providing a substantial number of EV chargers capable of handling current and future demand, proposes to install sufficient capacity for expansion, and also proposes data collection via an addendum to the TDM. Vote 7-0. Stanley moved and Dunfey seconded a motion to find the plan consistent with the site plan and site location of development standards of the Land Use Code. Vote 7-0. Stanley moved and Dunfey seconded a motion to approve the Traffic Movement Permit with six conditions of approval. Vote 7-0.

iv. Zoning Text Amendment; 35 Commercial Street; Maine Public Broadcasting Corporation, Applicant.

Stanley moved and Dunfey seconded a motion to find the text amendments consistent with the Comprehensive Plan and recommended their adoption to the City Council. Vote 6-0, Smith recused.

5. NEW BUSINESS

i. Major Site Plan, Master Development Plan Amendment; 65 McAuley Way; DC Baxter Woods IV LLC, Applicant.

(estimated time 7:00 – 8:00 p.m.) The Planning Board will hold a remote public hearing to consider an application for Phase 2 of Stevens Square, including 140 multifamily dwelling units to be housed within four new five-story buildings totaling 201,640 square feet of floor area, along with associated site improvements. The subject property, located at 65 McAuley Way, is 7.05 acres in size and is zoned R-5 and R-5a Residential.

ii. Level III Site Plan; 477-481 Congress Street; TT Maine Venture, LLC., Applicant.

(estimated time 8:00 p.m.) The Planning Board will hold a remote public hearing to consider a proposal for a change of use at 477-481 Congress Street and 22 Preble Street to include a 196-room hotel, 4,700 square feet of ground floor retail, and a 2,260 square foot restaurant. The structures to be renovated include the 14-story Time and Temperature Building and comprise 202,000 gross square feet in floor area sited on parcels totaling 78,680 square feet in size. The

subject parcels are zoned B-3 Downtown Business and are in the Congress Street Historic District.