

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, February 8, 2022, 4:30 p.m. This meeting will take place remotely using Zoom 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.

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 access the meeting remotely and how to give public comment, please go to <http://www.portlandmaine.gov/remotepud>. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov or hp@portlandmaine.gov.

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time.

ZOOM MEETING INFORMATION

You are invited to a Zoom webinar.

When: Feb 8, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 2/8/2022

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89597266827>

Or One tap mobile :

US: +13017158592,,89597266827# or +13126266799,,89597266827#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 895 9726 6827

International numbers available: <https://us02web.zoom.us/j/89597266827>

WORKSHOP - 4:30 PM

- i. One Climate Future Plan Presentation (estimated time 4:30 – 5:15 p.m.) The Planning Board will hold a remote workshop to review and discuss the One Climate Future Plan and the recommendations contained therein, including a presentation by the City's Sustainability Office.
- ii. Major Site Plan and Conditional Use; 392 St. John Street; Bosco Holdings, LLC., Applicant. (estimated time 5:15 – 6:30 p.m.) The Planning Board will hold a remote workshop to consider a 9-unit, 10,726 square foot multifamily building with associated site improvements. The subject property is 11,300 square feet in size and is zoned R-6 Residential.
- iii. Major Site Plan; 102 State Street; NewHeight Redfern, LLC, Applicant. (estimated time 6:30 – 7:30 p.m.) The Planning Board will hold a remote workshop to consider a plan for the development of nine

townhouse condominium units totaling 27,558 square feet of floor area at 102 State Street, along with associated site improvements. The subject property is 45,025 square feet in size and is zoned B-3 Downtown Business.

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 JANUARY 25, 2022

Afternoon Workshop

Munjoy Hill Neighborhood Conservation Overlay: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present; Silk absent.

716 Stevens Avenue: Chann, Dundon, Dunfey, Smith, and Stanley present; Silk absent; Mazer recused.

Evening Hearing

65 McAuley Way: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present; Silk absent.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 25, 2022

- i. Major Site Plan, Master Development Plan Amendment; 65 McAuley Way; DC Baxter Woods IV LLC, Applicant. Mazer moved and Dunfey seconded a motion to find the plan in conformance with the Master Development Plan standards of the Land Use Code. Vote 6-0, Silk absent. Mazer moved and Dunfey seconded a motion to find the plan in conformance with the Site Plan and Site Location of Development Act standards of the Land Use Code with one condition of approval. Vote 6-0, Silk absent.
- ii. Level III Site Plan; 477-481 Congress Street; TT Maine Venture, LLC., Applicant. Dundon moved and Dunfey seconded a motion to find the Conditional Use for Inclusionary Zoning for Hotel Projects to meet the standards of Section 18.2.5 of the Land Use Code with one condition of approval. Vote 5-0, Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to find the plan in conformance with the Site Plan standards of the Land Use Code with six conditions of approval. Vote 5-0, Silk absent, Stanley recused. Dundon moved and Dunfey seconded a motion to approve the changes of traffic schedule to allow for on-street parking spaces along designated portions of Congress Street and Preble Street to be replaced by a 15 minute loading/unloading zone on Congress Street and a hotel valet area and 15 minute loading/unloading zone on Preble Street. Vote 5-0, Silk absent, Stanley recused.

5. NEW BUSINESS

- i. Traffic Movement Permit; 29 Marginal Way; Northland Enterprises & Management Corp., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to consider a traffic movement permit application in connection with the fit out of a 1,300 square foot tenant space at 23-29 Marginal Way, pursuant to a condition of approval within a Level II Site Plan application (#2015-027) approved by the Planning Authority on April 14, 2015. The subject parcel is 53,972 square feet in size and is zoned B-7 Mixed Development.