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 22, 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 INSTRUCTIONS
You are invited to a Zoom webinar.
When: Feb 22, 2022 04:30 PM Eastern Time (US and Canada)
Topic: Planning Board Workshop and Public Hearing 2/22/2022

Please click the link below to join the webinar:
https://portlandmaine-gov.zoom.us/j/85137364502
Or One tap mobile :
US: +13126266799,,85137364502# or +19292056099,,85137364502#
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: 851 3736 4502
International numbers available: https://portlandmaine-gov.zoom.us/u/kdwTsdOzIQ

WORKSHOP - 4:30 PM

i. Zoning Map and Text Amendment; 2 Riverton Drive; Portland Housing Development Corporation, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider rezoning Riverton Park (2 Riverton Drive) from R-5 Residential to B-2 Community Business and R-5a Residential, along with text amendments to allow Place of Assembly uses greater than

10,000 square feet in size within the R-5a Residential zone. These actions are sought to facilitate improvements to the 141-unit Riverton Park campus under a future site plan application.

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 FEBRUARY 8, 2022

Afternoon Workshop
One Climate Future Plan: Dundon, Dunfey, Silk, Smith, and Stanley present; Chann and Mazer absent.
392 St. John Street: Dundon, Dunfey, Silk, Smith, and Stanley present; Chann and Mazer absent.
102 State Street: All Present.

Evening Hearing
29 Marginal Way: All Present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 8, 2022

i. Traffic Movement Permit; 29 Marginal Way; Northland Enterprises & Management Corp., Applicant. Mazer moved and Dunfey seconded a motion to approve the Traffic Movement Permit. Vote 7-0.

5. NEW BUSINESS

i. Major Site Plan; 387 Deering Avenue; Sawyer Island Development, LLC., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote public hearing to consider a plan for an eight-unit, 18,336 square foot residential development along with associated site improvements at 387 Deering Avenue. The subject property is 38,309 square feet in size and is zoned R-5 Residential.

ii. Munjoy Hill Neighborhood Conservation Overlay District (estimated time 6:30 p.m.) The Planning Board will hold a public hearing on a map and text amendment which would repeal the Munjoy Hill Neighborhood Conservation Overlay District, striking the applicable text from Table 5-A, Table 7-A, and Sec. 8.7 from the City of Portland Land Use Code, as well as removing the overlay map from the City of Portland zoning map.