

CITY OF PORTLAND, MAINE

PLANNING BOARD



Maggie Stanley, Chair
Brandon Mazer, Vice Chair
Justin Barker
Marpheen Chann
Sean Murphy
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Planning Board will hold a remote meeting on **Tuesday, March 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

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

Topic: Planning Board Workshop and Public Hearing 3/8/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84185006374>

Or One tap mobile :

US: +19292056099,,84185006374# or +13017158592,,84185006374#

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: 841 8500 6374

International numbers available: <https://portlandmaine-gov.zoom.us/j/84185006374>

WORKSHOP - 4:30 PM

- i. Major Site Plan; 54 York Street; 54 York, LLC., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider the renovation of an existing three-story building at 54 York Street to include 14 dwelling units and two ground-floor commercial spaces, along with associated site improvements. The subject property is 9,620 square feet in size, is zoned B-5b Urban Commercial, and is in the Old Port Historic District.

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 22, 2022

Afternoon Workshop

2 Riverton Drive: Chann, Dundon, Dunfey, Mazer, Silk, and Smith present; Stanley recused.

Evening Hearing

387 Deering Avenue: All Present.

Munjoy Hill Neighborhood Conservation Overlay District: All Present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 22, 2022

- i. Major Site Plan; 387 Deering Avenue; Sawyer Island Development, LLC., Applicant. Mazer moved and Dunfey seconded a motion to waive the Technical Manual standard requiring a minimum driveway separation of 125 feet from adjacent driveways to allow a driveway separation of 50.7 feet. Vote 7-0. Mazer moved and Dunfey seconded a motion to waive Land Use Code Section 14.6.2.A.1.e to allow 7,223 square feet of wetlands fill. Vote 7-0. Mazer moved and Dunfey seconded a motion to approve the site plan with one condition of approval. Vote 7-0.
- ii. Munjoy Hill Neighborhood Conservation Overlay District. Mazer moved and Dunfey seconded a motion to recommend to the City Council the zoning map amendment to repeal the Munjoy Hill Neighborhood Conservation Overlay District and to amend Land Use Code Articles 5, 7, and 8 to strike references to the Munjoy Hill Neighborhood Conservation Overlay District. Vote 7-0.

5. NEW BUSINESS

- i. Subdivision; 33 McAlister Farm Road; PK Real Estate, LLC., Applicant. (estimated time 5:30 – 6:15 p.m.) 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).
- ii. Major Site Plan; 50 Exchange Street; Edith Armstrong, Applicant. (estimated time 6:15 – 7:00 p.m.) The Planning Board will hold a remote public hearing to consider the conversion of 4,300 square feet of floor area within the existing three-story building at 50 Exchange Street into four dwelling units. The subject property is 1,938 square feet in size, is zoned B-3 Downtown Business, and is within the Old Port Historic District.
- iii. Major Site Plan; 102 State Street; NewHeight Redfern, LLC, Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing 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.