

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, April 26, 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.

You are invited to a Zoom webinar.

When: Apr 26, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 4/26/2022

Please click the link below to join the webinar: <https://portlandmaine-gov.zoom.us/j/88456593127>

Or One tap mobile : US: +19292056099,,88456593127# or +13017158592,,88456593127#

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: 884 5659 3127

International numbers available: <https://portlandmaine-gov.zoom.us/j/88456593127>

WORKSHOP - 4:30 PM

- i. Major Site Plan; 7 Marion Street; Nathaniel Green and Samantha Connelly, Applicants. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider a three-story, three-unit residential building at 7 Marion Street. The subject property is 2,030 square feet in size and is zoned B-2b Community Business.

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 APRIL 12, 2022**

Afternoon Workshop

26 E Oxford Street: Barker, Chann, Murphy, Silk, Smith, and Stanley present; Mazer absent.

Evening Hearing

2 Riverton Drive: Chann, Mazer, Murphy, Silk, and Smith present; Barker and Stanley recused.
11 Pomeroy Street: All Present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 12, 2022

- i. Zoning Map and Text Amendment; 2 Riverton Drive; Portland Housing Development Corporation, Applicant. Chann moved and Silk seconded a motion to find the proposed R-5 to R-5a and B-2 zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Barker and Stanley recused. Chann moved and Smith seconded a motion to find the proposed zoning text amendment for Place of Assembly uses consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Barker and Stanley recused.
- ii. Conditional Use Permit; 11 Pomeroy Street; Chabad Lubavitch of Maine, Applicant. Mazer moved and Silk seconded a motion to table the application to the May 24th, 2022 meeting. Vote 7-0.

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use; 392 St. John Street; Bosco Holdings, LLC., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote public hearing to consider a 10,726 square foot mixed use building with nine dwelling units and ground floor office space at 392 St. John Street. The subject property is 11,300 square feet in size and is zoned R-6 Residential.
- ii. Major Site Plan; 54 York Street; 54 York, LLC., Applicant. (estimated time 6:30 p.m.) The Planning Board will hold a remote public hearing 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.