

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/Historic Preservation Board will hold a remote meeting on **Tuesday, May 10, 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: May 10, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop 5/10/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81997596539>

Or One tap mobile: US: +13126266799,,81997596539# or +19292056099,,81997596539#

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: 819 9759 6539

International numbers available: <https://portlandmaine-gov.zoom.us/j/kcT7WpREI0>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 26, 2022**

Afternoon Workshop

7 Marion Street: Barker, Chann, Mazer, Murphy, Silk, and Smith present; Stanley absent.

Evening Hearing

392 Saint John Street: All Present.

54 York Street: Barker, Chann, Murphy, Silk, Smith, and Stanley present; Mazer absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 26, 2022**

- i. Major Site Plan and Conditional Use; 392 St. John Street; Bosco Holdings, LLC., Applicant. Mazer moved and Murphy seconded a motion to waive Technical Manual Section

1.7.2.3 to allow a driveway width of 18 feet. Vote 7-0. Mazer moved and Silk seconded a motion to waive Technical Manual Section 1.14 to allow a drive aisle width of 22 feet. Vote 7-0. Mazer moved and Silk seconded a motion to find the plan in conformance with the conditional use standards of the Land Use Code with one condition of approval. Vote 7-0. Mazer moved and Murphy seconded a motion to find the plan in conformance with the site plan standards of the Land Use Code with two conditions of approval. Vote 7-0.

- ii. Major Site Plan; 54 York Street; 54 York, LLC., Applicant. Chann moved and Silk seconded a motion to find the plan in conformance with the site plan standards of the Land Use Code with one condition of approval. Vote 6-0, Mazer absent.

WORKSHOP - 4:30 PM

- i. Technical Manual Amendments; City of Portland, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider amendments to Sections 1, 2, 4 and 10 of the City of Portland Technical Manual, focusing on technical standards related to transportation systems and street design, sewer and storm drain design, site landscaping, and street lighting.
- ii. Major Site Plan; 57 Douglass Street; Douglass Commons, LLC., Applicant. (estimated time 5:30 p.m.) The Planning Board will hold a remote workshop on a proposal for a 120-unit affordable residential development under Planned Residential Unit Development (PRUD) standards with 112,900 square feet of floor area, along with associated improvements, at 57 (43-91) Douglass Street. The subject property is 3.34 acres in size and is zoned R-5a Residential.