

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, February 12, 2019, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **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.**

WORKSHOP - 4:30 PM

- i. Level III Site Plan; 1 Center Street; Fathom CC., LLC., Applicant. (estimated time 4:30 - 6:00 p.m.)
The Planning Board will hold a workshop on the redevelopment of an existing parking lot into a six story, 135 room hotel with a ground floor area of 22,758 sf and total square footage of 112,046 sf. The hotel includes a first floor restaurant and a rooftop bar. The hotel will be located in the Downtown B-3 zone with the pedestrian activity and Old Port district overlays. The project is subject to review under Portland's site plan and historic preservation ordinances.

PUBLIC HEARING - 6:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 22, 2019

For the Workshop, Public Hearing and Evening Workshop - All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 22, 2019

- i. Cultural Plan Update, Creative Portland. Mazer moved and Stanley seconded a motion to find the proposed Cultural Plan Update is consistent with Portland's Comprehensive Plan and recommends adoption of the plan to the City Council. Vote: 7-0
- ii. Zoning Text Amendments to B-2, B-2b and B-2c, Drive-throughs in buildings with upper floor residential uses, City of Portland. Mazer moved and Stanley seconded a motion to find the proposed text amendments to the Section 14-182, Permitted Uses, and Section 14-183-Conditional Uses of the B-2, B- 2b, and B-2c zones of the Land Use Code are consistent with the Comprehensive Plan and recommends adoption of the amendments to the City Council. Vote: 7-0

5. NEW BUSINESS

- i. Level III Site Plan; 150 Riverside Street; Patagon Storage, LLC., Applicant. (estimated time 6:30 – 7:15 p.m.) The Board will hold a public hearing to consider the redevelopment of 142 and 150 Riverside Street into a 3 story, self-storage building with a footprint of 33,344 sf and a total floor area of 100,343 sf. The 3.6 acre site is located in the B-4 zone. The site plan is subject to Portland’s site plan and stormwater permit standards.
- ii. Level III Plan Amendment and IZ Conditional Use Amendment; 56 Hampshire Street; New Height Group, LLC, Applicant. (estimated time 7:15 p.m.) The Planning Board will hold a public hearing on the amended Level 3 subdivision and site plan application at 56 Hampshire Street. The revisions include adding a residential unit for a total of 31 units and revising the exterior materials for the building facades. The application is subject to Portland’s site plan, subdivision and affordable housing ordinances.