

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, May 24, 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 24, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 5-24-2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87267663889>

Or One tap mobile :

US: +19292056099,,87267663889# or +13017158592,,87267663889#

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: 872 6766 3889

International numbers available: <https://portlandmaine-gov.zoom.us/j/kdPHi0XfYN>

WORKSHOP - 4:30 PM

- i. Major Site Plan; 180 Washington Avenue; David L. Harmon, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider the development of a four-unit, 4,288 square foot residential building at 180 Washington Avenue, along with associated site improvements. The subject property is 3,387 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 MAY 10, 2022

Afternoon Workshop

Technical Manual Updates: Barker, Chann, Murphy, Silk, Smith, and Stanley present; Mazer absent.

57 Douglass Street: Barker, Chann, Murphy, Silk, Smith, and Stanley present; Mazer absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 10, 2022

- i. There were no public hearing items on this agenda to report on.

5. NEW BUSINESS

- i. Conditional Use Permit; 11 Pomeroy Street; Chabad Lubavitch of Maine, Applicant. (estimated time 5:30 – 7:00 p.m.) The Planning Board will hold a remote public hearing to consider an after the fact conditional use permit application to facilitate the operation of a place of assembly use within a 900 square foot portion of an existing single-family home at 11 Pomeroy Street. The subject property is 73,281 square feet in size and is located in the R-3 Residential zone. A related minor site plan application, PL-000058-2018, has also been submitted and is under staff review.
- ii. Major Site Plan; 57 Douglass Street; Douglass Commons, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing to consider 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.