

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, June 14, 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: Jun 14, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 6/14/2022

Please click the link below to join the webinar: <https://portlandmaine-gov.zoom.us/j/84787960034>

Or One tap mobile :

US: +13126266799,,84787960034# or +19292056099,,84787960034#

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: 847 8796 0034

International numbers available: <https://portlandmaine-gov.zoom.us/j/84787960034>

WORKSHOP - 4:30 PM

- i. Zoning Map and Text Amendment; 1 Bean Pot Circle; IDEALS (The Institute for Digital Engineering and Life Sciences), Applicant. (estimated time – 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider a zoning map and text amendment application to facilitate the creation of an Institutional Development Plan (IDP) and Institutional Overlay Zone (IOZ) for their Portland campus, to be located at 1 Bean Pot Circle. The IOZ, if approved, will include the 13-acre property located at 1 Bean Port Circle (parcels 447-A001 and A002), currently zoned I-M Moderate Impact Industrial. A related text amendment to modify Land Use Code Section 8.5.2 to add the applicant's parcels to the list of eligible IOZ areas has also been provided.
- ii. Master Development Plan and Traffic Movement Permit; 385 Congress Street; 385 Congress Street LLC., Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a remote workshop

to consider a Master Development Plan and Traffic Movement Permit application to facilitate a 365,575 square foot mixed use development to include a 152 room hotel, 312 dwelling units, structured parking, ground-floor retail space, and associated site improvements at 385 Congress Street. The subject property is 2.26 acres in size and is zoned B-3 Downtown Business.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 5-24-2022

Afternoon Workshop

180 Washington Avenue: Barker, Mazer, Murphy, Silk, and Smith present; Chann and Stanley absent.

Evening Hearing

11 Pomeroy Street: Barker, Mazer, Murphy, Silk, and Smith present; Chann and Stanley absent.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 5-24-2022

- i. Conditional Use Permit; 11 Pomeroy Street; Chabad Lubavitch of Maine, Applicant. Silk moved and Murphy seconded a motion to reopen the public hearing to allow for public comment. Vote 5-0, Chann and Stanley absent. Silk moved and Smith seconded a motion to find the proposed conditional use to meet the standards of Land Use Code Sections 6.5.2 and 6.5.6(F) with four conditions of approval. Vote 5-0, Chann and Stanley absent.
- ii. Major Site Plan; 57 Douglass Street; Douglass Commons, LLC., Applicant. Silk moved and Barker seconded a motion to waive Technical Manual Section 1.14.3 to allow for a reduced parking lot drive aisle width of 22 feet. Vote 5-0, Chann and Stanley absent. Silk moved and Smith seconded a motion to find the proposed conditional use for workforce housing to meet the standards of Land Use Code Section 18.2 with two conditions of approval. Vote 5-0, Chann and Stanley absent. Silk moved and Murphy seconded a motion to approve the site plan with four conditions of approval. Vote 5-0, Chann and Stanley recused.

5. NEW BUSINESS

- i. Major Site Plan; 7 Marion Street; Nathaniel Green and Samantha Connelly, Applicants. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing 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.