

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, June 28, 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 28, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 6/28/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/86227553735>

Or One tap mobile :

US: +13126266799,,86227553735# or +19292056099,,86227553735#

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: 862 2755 3735

International numbers available: <https://portlandmaine-gov.zoom.us/j/86227553735>

WORKSHOP - 4:30 PM

- i. Executive Session – Corporation Counsel (estimated time – 4:30 – 5:30 p.m.) The Board will go into Executive Session pursuant to 1 M.R.S 405(6)(E) to consult with its attorney regarding its legal rights and duties.
- ii. Zoning Map Amendment; 50 County Way; Cumberland County Executive Office, Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote workshop to consider the rezoning of the 14.83 acre County Jail and Law Enforcement Center property from I-L Light Industrial to B-2 Community Business. The map amendment, if approved, would facilitate future expansion of the County complex to accommodate office and medical uses.

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 JUNE 14, 2022

Attendance will be added as soon as it is finalized.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 14, 2022

i. Decisions will be added as soon as they are finalized.

5. NEW BUSINESS

- i. Subdivision Application; 102 State Street; NewHeight Redfern, LLC., Applicant. (estimated time 6:30 – 7:30 p.m.) The Planning Board will hold a remote public hearing to consider an application to subdivide the development site approved by the Planning Board for a nine-unit townhouse condominium project on March 8, 2022 into ten new parcels. No new development is proposed in connection with this application. The subject property is 45,025 square feet in size and is zoned B-3 Downtown Business.
- ii. Subdivision and Subdivision Amendment; 300 Rand Road/1190 Brighton Avenue; Dirigo Center Developers, LLC., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to consider subdivision and subdivision amendment applications to facilitate changes to the lot configuration for the North and South Campuses of the Rock Row development via subdivision of the South Campus parcel into nine new lots and creation of a new lot, Lot 7, at the North Campus. All future land improvements associated with these actions would be located within the City of Westbrook. A related subdivision application, #2016-073, was originally approved by the Planning Board on October 25, 2018 and subsequently amended on January 20, 2020 under application PL-000910-2019. The subject parcels are zoned B-4 Commercial Corridor and I-L Low Impact Industrial.