

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, July 12, 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: Jul 12, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 7/12/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84262119018>

Or One tap mobile :

US: +13017158592,,84262119018# or +13126266799,,84262119018#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 842 6211 9018

International numbers available: <https://portlandmaine-gov.zoom.us/j/84262119018>

WORKSHOP - 4:30 PM

- i. Major Site Plan; 73 Powsland Street; STJ, Inc., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider the development of four duplex units (two units per building) and one detached single-family home, with the development totaling nine dwelling units, along with associated site improvements. The assemblage of land totals 29,000 square feet in size and is zoned B-5 Urban Commercial.

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 JUNE 28, 2022

Afternoon Workshop

Executive Session: All Present.

50 County Way: All Present.

Evening Hearing

102 State Street: Barker, Mazer, Murphy, Silk, Smith, and Stanley present; Chann absent.

300 Rand Road/1190 Brighton Avenue: Barker, Murphy, Silk, Smith, and Stanley present; Chann absent, Mazer recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 28, 2022

i. Executive Session – Corporation Counsel

Mazer moved and Silk seconded a motion to enter Executive Session. Vote 6-0, Silk absent.

Mazer moved and Chann seconded a motion to exit Executive Session. Vote 7-0.

ii. Subdivision Application; 102 State Street; NewHeight Redfern, LLC., Applicant. Mazer moved and Silk seconded a motion to approve the subdivision with one condition of approval. Vote 6-0, Chann absent.

iii. Subdivision and Subdivision Amendment; 300 Rand Road/1190 Brighton Avenue; Dirigo Center Developers, LLC., Applicant. Silk moved and Smith seconded a motion to approve the subdivision for 300 Rand Road with one condition of approval. Vote 5-0, Chann absent, Mazer recused. Silk moved and Smith seconded a motion to approve the subdivision amendment for 1190 Brighton Avenue with one condition of approval. Vote 5-0, Chann absent, Mazer recused.

5. NEW BUSINESS

i. Major Site Plan; 26 E. Oxford Street; 26 Oxford, LLC., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote public hearing to consider the development of a four-story, six-unit residential building at 26 East Oxford Street. The subject property is 4,720 square feet in size and is zoned R-6 Residential.

ii. Conditional Use; 1498 Westbrook Street; Stroudwater Christian Church, Applicant. (estimated time 6:30 p.m.) The Planning Board will hold a remote public hearing to consider the siting of a 1,900 square foot modular single-family building at 1498 Westbrook Street for use as a food pantry. The subject property is 4.7 acres in size and is zoned R-2 and R-3 Residential.