

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 26, 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 submitting written public comment and attending the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at <https://www.portlandmaine.gov/485/Development-Review>. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment

Written comments received by email by 12:00 p.m. **the day before** the scheduled meeting date will be included in the agenda backup materials ("agenda packet").

Written comments received **by the aforementioned deadline** will be published in the agenda packet no later than 12:00 p.m. the day of the meeting. Written comments must be submitted to planningboard@portlandmaine.gov, or hp@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@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 26, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 7/26/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/88445840325>

Or One tap mobile :

US: +19292056099,,88445840325# or +13017158592,,88445840325#

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 +1 646 931 3860 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171

Webinar ID: 884 4584 0325

International numbers available: <https://portlandmaine-gov.zoom.us/j/kdF7MGKSJu>

WORKSHOP - 4:30 PM

- i. Major Site Plan and Conditional Use; 780 Stevens Avenue; The University of New England, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider a Major Site Plan and Conditional Use application for the development of a four-story, 111,813 square foot Center for Health Sciences building at the University of New England's Portland campus, located at 780 Stevens Avenue. The subject property is seven acres in size and is zoned R-5 Residential.

PUBLIC HEARING - 6:00 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 12, 2022**

Afternoon Workshop

73 Powsland Street: Barker, Chann, Murphy, Silk, Smith, and Stanley present; Mazer absent.

Evening Hearing

26 East Oxford Street: All Present.

1498 Westbrook Street: All Present.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 12, 2022**

- i. Major Site Plan; 26 E. Oxford Street; 26 Oxford, LLC., Applicant. Mazer moved and Barker seconded a motion to waive Technical Manual Section 1.14.3, which requires a drive aisle width of 24 feet, in order to allow a drive aisle width of 15 feet, 9 inches. Vote 7-0. Mazer moved and Barker seconded a motion to waive Technical Manual Section 1.7.2.7, which requires a minimum distance of 35 feet from the site driveway to the nearest intersection, in order to allow the existing driveway, located 16 feet 9 inches from the nearest intersection, to remain. Vote 7-0. Mazer moved and Barker seconded a motion to waive Technical Manual Section 1.8.2, which requires sidewalks and driveways in designated areas to be constructed with brick, in order to allow the sidewalk to be constructed with concrete. Vote 6-1, Mazer opposed. Mazer moved and Barker seconded a motion to approve the site plan. Vote 7-0.
- ii. Conditional Use; 1498 Westbrook Street; Stroudwater Christian Church, Applicant. Mazer moved and Murphy seconded a motion to find the Conditional Use consistent with the standards of Land Use Code Section 6.5.2. Vote 7-0.

- 5. NEW BUSINESS**

- i. Conditional Use; 505 Fore Street; Bread and Friends LLC, Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a remote public hearing to consider a conditional use application to facilitate the siting of a bakery and cafe with a 240 square foot wholesale (low-impact industrial) component at 505 Fore Street. The subject property is 18,435 square feet in size, is zoned B-3 Downtown Business, and is in the Old Port Historic District.
- ii. Site Plan Amendment; 126 North Street; Upright Properties, LLC., Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing to consider an application for alterations to the 126-128R North Street project, originally approved by the Planning Board on September 8, 2020 under application PL-000791-2019. The proposed amendment would combine the 126 and 128R buildings into a single, connected structure and increase the number of ADA accessible units from seven to twelve, along with changes to site access via consolidation of two driveways into one. The subject property is 9,787 square feet in size and is zoned R-6.