

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on 2-26-19, City Hall, **ROOM 209**, 2nd Floor of City Hall, 389 Congress Street. **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.**

WORKSHOP - 4:30 PM

- i. Level III Site Plan and Subdivision; 10 Hammond Street; The Preserve at South Ridge, LLC., Applicant. (estimated time 4:30 - 5:30 p.m.) The Planning Board will hold a workshop on a proposal for a 3-story building with 16 residential units consisting of 6 one bedroom, 7 two-bedroom, and 3 three-bedroom units. The lot has 15,433 sf with one driveway proposed from Hammond Street. The building is proposed with a footprint of 8,276 sf and a total floor area of 32,242 sf. Sixteen (16) parking spaces are proposed. The application is subject to review under Portland's subdivision, site plan and inclusionary zoning ordinances.

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 1-22-19 AND 2-12-19

1-22-19: For the Workshop, Public Hearing and Evening Workshop - All members were present.

2-12-19: Workshop - All members were present. Public Hearing - Cancelled due to storm.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 1-22-19

- i. Cultural Plan Update, Creative Portland. Mazer moved and Stanley seconded a motion to find the proposed Cultural Plan Update is consistent with Portland's Comprehensive Plan and recommends adoption of the plan to the City Council. Vote: 7-0
- ii. Zoning Text Amendments to B-2, B-2b and B-2c, Drive-throughs in buildings with upper floor residential uses, City of Portland. Mazer moved and Stanley seconded a motion to find the proposed text amendments to the Section 14-182, Permitted Uses, and Section 14-183-Conditional Uses of the B-2, B- 2b, and B-2c zones of the Land Use Code are consistent with the Comprehensive Plan and recommends adoption of the amendments to the City Council. Vote: 7-0

5. NEW BUSINESS

- i. Level III Plan Amendment and IZ Conditional Use Amendment; 56 Hampshire Street; New Height Group, LLC., Applicant. (estimated time 6:30 - 7:15 p.m.) The Planning Board will hold a public hearing on the amended Level 3 subdivision and site plan application at 56 Hampshire Street. The revisions include adding a residential unit for a total of 31 units and revising the exterior materials for the building facades. The application is subject to Portland's site plan, subdivision and affordable housing ordinances.
- ii. Level III Site Plan; 150 Riverside Street; Patagon Storage, LLC., Applicant. (estimated time 7:15 - 8:00 p.m.) The Board will hold a public hearing to consider the redevelopment of 142 and 150 Riverside Street into a 3 story, self-storage building with a footprint of 33,344 sf and a total floor area of 100,343 sf. The 3.6 acre site is located in the B-4 zone. The site plan is subject to Portland's site plan and stormwater permit standards.
- iii. Level III Site Plan; 56 Milliken Street; Jeff Witherell, representing Plymouth Industrial REIT, Inc., Applicant. (estimated time 8:00 - 8:45 p.m.) The Planning Board will hold a public hearing on a proposed 72,000 sf warehouse at 56 Milliken Street. The warehouse is proposed adjacent to an existing 200,035 sf warehouse, which will remain. Access is currently from Milliken Street and a second one-way access is proposed off of Riverside Industrial Parkway. A total of 2.98 acres of impervious surface area will be added to the development site. A project is in the Industrial IM Zone and will be reviewed under Portland's Site Plan Standards and under the delegated review for the Site Location of Development Act.
- iv. Level III Site Plan, Subdivision, and IZ Conditional Use; 50 Monument Square; 50 Monument LLC, Applicant. (estimated time 8:45 - 9:30 p.m.) The Planning Board will hold a public hearing on the conversion of the upper floors into 21 residential units. The existing building has a total of 47,551 sf on the site with 0.16 acres. The first two floors will remain retail and commercial uses. The site is in the B-3 and Downtown Entertainment Overlay Zones. The proposal is subject to Portland's subdivision, site plan, Inclusionary zoning conditional use, and historic preservation standards.