

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Elizabeth Boepple
David Eaton
Carol Morrissette
Maggie Stanley
Lisa Whited

AGENDA

PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, January 23, 2018, Council Chambers, 2nd Floor, 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 p.m.

- i. Level III Site Plan; Maine Medical Center (MMC) East Tower and Visitor Parking Garage Vertical Expansions; 22 Bramhall Street, Maine Medical Center, Applicant. (4:30 – 6:00 p.m. estimated time) The Portland Planning Board will hold a workshop to consider the proposal to add two (2) floors to the East Tower, relocate the heliport to the East Tower, and to expand the visitor garage with three (3) levels of parking for 225 vehicles. The proposal adds 137,961 sq. ft. to the MMC hospital complex. The property is within the Institutional Overlay Zone (IOZ) and MMC has an Institutional Development Plan approved by the Planning Board.

PUBLIC HEARING – 7:00 p.m.

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETINGS HELD ON JANUARY 9, 2018:

Workshop: Boepple, Eaton, Mazer, Morrissette, Stanley and Whited present; Dundon absent.

Public Hearing: Boepple, Eaton (recused for second item), Mazer, Morrissette, Stanley and Whited present; Dundon absent.

4. REPORT OF DECISIONS AT THE MEETINGS HELD ON JANUARY 9, 2018:

- i. Planning Board Meeting Schedule. Mazer moved and Whited seconded a motion to endorse the Planning Board schedule for 2018. Vote: 6-o, Dundon absent.
- ii. R-6 Interim Planning Overlay Zone. Morrissette moved and Mazer seconded a motion to find the proposed R-6 Interim Planning Overlay Zone is consistent with the comprehensive plan and recommends for adoption the proposed amendments, as amended, to the City Council. Vote: 6-o, Dundon absent.

- iii. Level III Site Plan and Subdivision; 583-605 Stevens Avenue; Seacoast at Baxter Woods Associates, LLC., Applicant. Morrissette moved and Mazer seconded the motion to waive the standard aisle width to allow 22 feet. Vote: 5-0, Eaton recused and Dundon absent. Morrissette moved and Mazer seconded the motion to find the proposal is in conformance with the Inclusionary zoning provisions and approves the conditional use application. Vote: 5-0, Eaton recused and Dundon absent. Morrissette moved and Mazer seconded the motion to approve the subdivision plan with four (4) conditions of approval. Vote: 5-0, Eaton recused and Dundon absent. Morrissette moved and Mazer seconded the motion to approve the site plan with eight (8) conditions of approval. Vote: 5-0, Eaton recused and Dundon absent.

5. **NEW BUSINESS**

- i. Level III Site Plan, Conditional Use and Site Location of Development Re-approval; 400 West Commercial Street; New Yard, LLC - Canal Landing, LLC., Applicant. (7:00 – 7:45 p.m. estimated time) The Board will hold a public hearing on a proposal by the applicant seeking re-approval of an expired approval for a boat maintenance and marine retail facility. The proposed marine retail and New Yard administrative offices have a total square footage of 24,600 with parking for 55 vehicles. The boat maintenance facility is located along a portion of Commercial Street and between the railroad line and the Fore River with a total of 3 access points off Commercial Street. The site is in the Waterfront Port Development Zone (WPDZ) and is subject to review under Portland's conditional use and site plan standards.
- ii. Level III Site Plan; Lyseth/Lyman-Moore Campus; 171 Auburn Street; Portland Department of Parks, Recreation and Facilities, Applicant. (7:45 – 8:30 p.m. estimated time) The Board will hold a public hearing on the proposed site improvements, which re-configure the traffic circulation within the campus to separate bus and vehicle drop off areas, create well-defined pedestrian accessways, and improve the drainage and parking layout. The school campus is zoned ROS, R-2 and stream protection. The overall disturbance of the site is over 4 acres and is subject to site plan review.
- iii. Level III Site Plan; St. Lawrence Arts Center; 66 Congress Street; Friends of the St. Lawrence Church, Applicant. (8:30 - 9:15 p.m. estimated time) The Planning Board will hold a public hearing on a proposed building addition to include a 401 seat theater, lobby area, promenade room and accessory uses in the basement. The building addition is 6,715 sq. ft. A Conditional Rezoning Agreement #58, as amended, regulates the site and the addition will be reviewed under the site plan ordinance. The addition is also subject to Historic Preservation Review.