

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, February 27, 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 - 5:45 p.m. estimated time) The 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.
- ii. Zoning Text Amendment to the R-3 Zone: 19 Libby Street: Developer's Collaborative, Applicant. (5:45 - 6:30 p.m. estimated time) The Board will hold a workshop to consider a zoning text amendment to enable the adaptive reuse of Reed School (the original 1910 building) for 8 residential units. The text amendment adds, as a conditional use, the alteration of an existing non-residential structure to allow three or more dwelling units with standards that address, but are not limited to, density, unit size, parking, and design.

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 FEBRUARY 13, 2018:**
Workshop: All members were present. Eaton recused from the first item.
Public Hearing: All members were present.
4. **REPORT OF DECISIONS AT THE MEETINGS HELD ON FEBRUARY 13, 2018:**
 - i. Proposed Amendments to Division 9, B-1 and B-1b Neighborhood Business Zones, City of Portland, Applicant. Mazer moved and Boepple seconded a motion to find the proposed text amendments consistent with the Comprehensive Plan and recommended adoption of the text amendments to the City Council. Vote: 6-0, Morrissette abstained due to a possible conflict of interest.
5. **NEW BUSINESS**

- i. Conditional Use; 255 Diamond Avenue - Great Diamond Island; The General Store at Diamond Cove, Applicant. (7:00 - 7:45 p.m. estimated time) The Board will hold a public hearing to consider a change of use from a general store to a 35-seat restaurant on Great Diamond Island. The applicant will also keep a portion of the general store at the rear of the building.
- ii. Level III Subdivision and Conditional Use for Inclusionary Zoning Application; Brandy Lane Subdivision; 22 Hope Avenue; LBW, LLC., Applicant. (7:45 - 8:30 p.m. estimated time) The Board will hold a public hearing on a proposal to subdivide a 40 acre parcel into 16 single family lots ranging in size from 6,048 to 18,641 sq. ft. and a 1.9 acre open space parcel. The application is subject to review under conditional rezoning agreement C-40, subdivision standards, and conditional use review of one affordable home to meet inclusionary zoning requirements.
- iii. Level III Site Plan and Subdivision; 37 Casco Street; Port Property Management, Applicant. (8:30 - 9:00 p.m. estimated time) The Board will hold a public hearing on a proposal to add 6 residential units to the existing 86 unit building at 37 Casco Street. The site is in the Downtown Business B-3 zone and subject to subdivision/site plan review.
- iv. Level III Site Plan and Subdivision Amendment; 502 Stevens Avenue; 502 Deering Center, LLC., Applicant. (9:00 p.m. estimated time) The Board will hold a public hearing to consider a proposed subdivision amendment to add an additional live/work unit for a total of 7 residential units in the mixed use project located at 502 Stevens Avenue in the B-1b Neighborhood Business zone.