

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 Thursday, March 22, 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; Thompson’s Point Hotel; Thompson’s Point; Forefront Hoteliers, LLC., Applicant.
(4:30 – 5:45 p.m. estimated time) The Board will hold a workshop to consider a proposal for a five-story, 148 room, full service hotel with a building footprint of 19,000 sq. ft. and total floor area of 90,000 sq. ft. The hotel will be 54 feet in height and is zoned B-5 and Resource Protection.
- ii. Zoning Text Amendment, Section 14-403. Street Access; Portland Corporation Counsel, Applicant.
(5:45 - 6:30 p.m. estimated time) The Board will hold a workshop on the proposed text amendments to replace the current Section 14-403. The amendments include, but are not limited to, clarifying a building or structure may only be constructed or moved on a lot or a dwelling added to a lot where the minimum street requirements are met for permanently paved and accepted streets (or island streets) and for streets to be upgraded in connection with development.

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 27, 2018:
Workshop: Dundon, Mazer, Boepple, Eaton, Morrissette, and Stanley. Whited absent
Public Hearing: Dundon, Mazer, Boepple, Eaton, Morrissette, and Stanley. Whited absent.
4. REPORT OF DECISIONS AT THE MEETINGS HELD ON FEBRUARY 27, 2018:
 - i. Change of Use; 255 Diamond Avenue – Great Diamond Island; The General Store at Diamond Cove, Applicant. Mazer moved and Morrissette seconded a motion to approve the change of use application with six (6) conditions of approval. Vote: 6-0, Whited absent.
 - ii. Level III Subdivision and Conditional Use for Inclusionary Zoning Application; Brandy Lane Subdivision; 22 Hope Avenue; LBW, LLC., Applicant. Mazer moved and Morrissette seconded a motion to waive the sidewalk along the north side of the street between Hope Lane and Lot 16. Vote: 6-0, Whited absent. Mazer moved and Morrissette seconded a motion to approve the Conditional Use for Inclusionary Zoning with two conditions of approval. Vote: 6-0, Whited absent. Mazer moved and Morrissette seconded a

motion to approve the subdivision application with nine (9) conditions of approval. Vote: 6-0, Whited absent.

- iii. Level III Site Plan and Subdivision; 37 Casco Street; Port Property Management, Applicant. Mazer moved and Morrissette seconded a motion to approve the site plan and subdivision application for the addition of 6 residential units with three (3) conditions of approval. Vote: 6-0, Whited absent.
- iv. Level III Site Plan and Subdivision Amendment; 502 Stevens Avenue; 502 Deering Center, LLC., Applicant. Mazer moved and Boepple seconded a motion to approve the amended site plan and subdivision application for 7 residential units. Vote: 6-0, Whited absent.

5. NEW BUSINESS

- i. Level III Subdivision; 44 Hanover Street; City of Portland Economic Development Department, Applicant. (7:00 - 7:45 p.m. estimated time) The Board will hold a public hearing on a proposal to subdivide approximately 141,600 sq. ft. of land into 3 lots for private development. The site is the former Department of Public Works site at 44 Hanover Street bounded by Portland St., Hanover St., Parris St. and Kennebec St. The property is located in the B-2b and B-7 zones.
- ii. Level III Site Plan and Subdivision; 510 Stevens Avenue; 510 Stevens Ave., LLC., Applicant. (7:45 - 8:30 p.m. estimated time) The Board will hold a public hearing to consider a proposed 4,884 sq. ft. building with retail on the first floor and three residential units on the second floor. A shared driveway with the adjoining property leads to eight parking spaces behind the building. The site is in the B-1b zone.

Evening Workshop - Immediately Following Public Hearing

- i. Amended Level III Site Plan and Subdivision; 75 Chestnut Street; A & M Partners, Inc., Applicant (estimated time 8:30 p.m.) The Portland Planning Board will hold an evening workshop on a proposal by A & M Partners, Inc. to amend the previously approved proposals for the project entitled "Westerlea View Lofts" to construct a 7 story residential building including commercial space. The key amendments relate to the design of the roof, window sizes, and decks, and modify the building footprint. The site is in the B-7 zone.