

# 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 Tuesday, March 27, 2018, Council Chambers, 2<sup>nd</sup> 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](mailto:planningboard@portlandmaine.gov)**

#### WORKSHOP – 4:30 p.m.

- i. **AT THE REQUEST OF THE APPLICANT, THIS ITEM IS BEING POSTPONED**  
Zoning Map Amendment, IL to B-2, 1006 Congress Street, Richard Packer, Applicant.
- ii. Level III Subdivision and Site Plan, 5 unit building, 24 St. Lawrence Street, HR Property Management Applicant. (4:30 – 5:30 p.m. estimated time) The Board will hold a workshop on the application to build a four-story building for five (5) residential condominiums at 24 St. Lawrence Street. The bedroom mix includes 4 two-bedroom units and 1 three-bedroom unit. Six parking spaces are proposed on the first level. The site is in the R-6 zone and is subject to the standards of the subdivision and site plan ordinances.
- iii. Level III Subdivision and Site Plan, 5 unit building, 25 Monument Street, Monument Partners, LLC, Applicant. (5:30 p.m. to 6:30 p.m. estimated time) The Board will hold a workshop on the application for a four-story building with 20,122 sq. ft. building that includes five (5) three-bedroom condominiums and eight (8) vehicle parking spaces on the first level. The 9,989 sq. ft. lot is located in both the Residential R-6 and Neighborhood Business B-1 zone. The proposal is subject to the standards of the subdivision and site plan ordinance.

#### 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 MARCH 22, 2018:**  
Workshop: Dundon, Mazer, Eaton, Smith, Stanley, Silk, and Whited (arrival 4:55 pm )  
Public Hearing: All present.

#### 4. **REPORT OF DECISIONS AT THE MEETINGS HELD ON MARCH 22, 2018:**

- i. Level III Subdivision; 44 Hanover Street; City of Portland Economic Development Department, Applicant. Mazer moved and Stanley seconded a motion to waive the requirement for underground utilities. Vote: 7-0 Mazer moved and Stanley seconded a motion to approve the subdivision plan with 5 conditions of approval. Vote: 7-0
- ii. Level III Site Plan and Subdivision; 510 Stevens Avenue; 510 Stevens Ave., LLC., Applicant. Mazer moved and Stanley seconded a motion to waive the parking aisle width to allow 21 feet. Vote: 7-0 Mazer moved and Stanley seconded a motion to waive the parking standard to allow 3 or 37.5% of the vehicle spaces to be compact. Vote: 7-0 Mazer moved and Stanley seconded a motion to approve the subdivision plan with one condition of approval. Vote: 7-0 Mazer moved and Stanley seconded a motion to approve the site plan with 7 conditions of approval. Vote: 7-0

#### 5. **NEW BUSINESS**

- i. Level III Site Plan; Maine Medical Center (MMC) East Tower and Visitor Parking Garage Vertical Expansions; 22 Bramhall Street, Maine Medical Center, Applicant. (7:00 -8:00 p.m. estimated time) The Planning Board will hold a public hearing 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. Level III Site Plan and Subdivision; 23 Unit Condominium; 56 Parris Street; Horton, LLC., Applicant. (8:00- 8:45 p.m. estimated time) The Planning Board will hold a public hearing to consider a proposal for the construction of a 14,132 sq. ft., 23-unit condominium. Parking for 23 vehicles and 23 bicycles are also proposed on the site. The property is located in the B-2b zone and is subject to review under Portland's subdivision and site plan standards.
- iii. Level III Site Plan, Mixed-use building, 149-155 Washington Avenue, Diving Rock, LLC, Applicant (8:45 p.m. estimated time) The Planning Board will hold a public hearing on a mixed-use building at 149-155 Washington Avenue. The proposed 113,093 sq. ft. building with a building footprint of 3,866 sq. ft. is proposed with retail on the first floor and office space on the upper three floors. Twenty (20) parking spaces are proposed on site. The existing building that is a workshop/bicycle shop will remain. The site is in the B-1 zone and is subject to Portland's Site Plan Ordinance.

#### **Evening Workshop - Immediately Following Public Hearing**

- i. **This item was tabled from the 3-22-18 meeting.** 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.