

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, April 10, 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. R-6 Zoning Text Amendments, Munjoy Hill Neighborhood Conservation Overlay District, City of Portland, Applicant (4:30-6:30 p.m.) The Planning Board will hold a workshop on proposed zoning map and text amendments pertaining to a Munjoy Hill Neighborhood Conservation Overlay District to serve as permanent changes to the R-6 zone on Munjoy Hill upon expiration of the Munjoy Hill Interim Planning Overlay District. These include but are not limited to dimensional and design standards, as well as discussion of options for demolition review and changes to the City of Portland Design Manual.
- ii. Level III Site Plan; Portland II Hotel; 203 Fore Street; Miels Development Group, Applicant. (6:30-7:30 p.m. estimated time). The Portland Planning Board will hold a workshop to consider the preliminary application for a six story, 126-room extended-stay hotel proposed on a 47,473 sq. ft. lot with frontage along Middle, India and Fore Streets. The building footprint is 34,000 sq. ft. with a total floor area of 102,550 sq. ft. The hotel will include retail space, a restaurant, a roof-top bar, and a parking garage with up to 120 spaces. The proposal is subject to review under the India Street Form Based Code (ISFBC) zone and Portland's site plan standards.

PUBLIC HEARING – 8:00 p.m. (NOTE CHANGE IN START TIME)

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATIONS AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETINGS HELD ON MARCH 27, 2018:**
Workshop: Dundon, Mazer, Eaton, Silk, Smith and Whited present; Stanley absent.
Public Hearing: Dundon, Mazer, Eaton, Silk, Smith and Whited present; Stanley absent.

4. REPORT OF DECISIONS AT THE MEETINGS HELD ON MARCH 27, 2018:

- i. Level III Site Plan (2017-287); Maine Medical Center (MMC) East Tower and Visitor Parking Garage Vertical Expansions; 22 Bramhall Street, Maine Medical Center, Applicant. Mazer moved and Eaton seconded a motion to approve the development review application with sixteen conditions of approval. Vote: 6-o, Stanley absent.
- ii. Level III Site Plan and Subdivision (2017-287) ; 23 Unit Condominium; 56 Parris Street; Horton, LLC., Applicant. Mazer moved and Eaton seconded a motion to approve the conditional use application (2017-297) for inclusionary zoning with 2 conditions of approval. Vote: 6-o, Stanley absent. Mazer moved and Eaton seconded a motion to waive the driveway separation requirement to allow a 40 foot separation. Vote: 6-o, Stanley absent. Mazer moved and Eaton seconded a motion to waive the driveway width requirement to allow a driveway of 15.2 feet. Vote: 6-o, Stanley absent. Mazer moved and Eaton second a motion to waive the limit on compact spaces to allow 100% compact. Vote: 6-o, Stanley absent. Mazer moved and Eaton seconded a motion to approve the subdivision application with 2 conditions of approval. Vote: 6-o, Stanley absent. Mazer moved and Eaton seconded a motion to approve the site plan application with 9 (nine) conditions of approval. Vote: 6-o, Stanley absent.
- iii. Level III Site Plan (2017-285), Mixed-use building, 149-155 Washington Avenue, Diving Rock, LLC, Applicant Mazer moved and Eaton seconded a motion to waive the technical standard for driveway width to allow a 23.58 width. Vote: 6-o, Stanley absent. Mazer moved and Eaton seconded the site plan application with eight (8) conditions of approval. Vote: 6-o Stanley absent.

5. NEW BUSINESS

- i. Level III Site Plan; 30 Fox Street; Simon Norwalk, Representing Dyer Neck Development, LLC., Applicant. (8:00 p.m. estimated time) The Portland Planning Board will hold a public hearing to consider a proposed four story three (3) unit condominium with a building footprint of 1,038 sq. ft. and floor area of 3,712 sq. ft. Two (2) parking spaces are proposed on the first level. This site is currently vacant and located in the R-6 zone, and the proposal is subject to review under Portland's subdivision and site plan standards.