

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 17, 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 – 6:00 p.m. (NOTE CHANGE IN TIME)

- i. Conditional Rezoning; 184 Commercial Street; Fisherman’s Wharf Portland, LLC., Applicant. (6:00 –7:30 p.m. estimated time). The Board will hold a workshop for a conditional rezoning request for a mixed-use redevelopment of the parcel, which is within the Non-Marine Use Overlay Zone (NMUOZ) of the Waterfront Central Zone. The applicant is seeking a conditional rezoning to allow for the following: a) hotel use; b) building height increase; and c) setback modification from the high tide line.

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

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETINGS HELD ON APRIL 10, 2018:

Workshop: Dundon, Eaton, Silk, Smith, Stanley, and Whited. Mazer absent.

Public Hearing: Dundon, Eaton, Silk, Smith, Stanley, and Whited. Mazer absent.

4. REPORT OF DECISIONS AT THE MEETINGS HELD ON APRIL 10, 2018:

- i. Level III Site Plan; 30 Fox Street; Simon Norwalk, Representing Dyer Neck Development, LLC., Applicant. Stanley moved and Eaton seconded a motion to waive the requirement for underground electrical service subject to 4 conditions. Vote: 3-3, (Dundon, Silk, and Stanley opposed, Mazer absent). Silk moved to reconsider the motion and Eaton seconded the motion. Vote: 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to waive the requirement for underground electrical service subject to 4 conditions. Vote: 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to waive the requirement for drive aisle width from 24 feet to 13 feet subject to 4 conditions. Vote: 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to waive the requirement for brick sidewalks to allow concrete. Vote: 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to approve the subdivision plan subject to 2

conditions of approval. Vote: 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to approve the site plan subject to 9 conditions of approval. Vote: 6-0, Mazer absent.

5. NEW BUSINESS

i. R-3 and R-5 Zoning Text Amendments; Developer's Collaborative, Applicant.

(8:00 – 8:45 p.m. estimated time) The Board will hold a public hearing to consider a zoning text amendment that adds, as a conditional use, the alteration of existing non-residential structures to allow three or more dwelling units with standards that address, but are not limited to density, parking, unit location and design. Removal of the minimum unit size standard, listed under the R-5 conditional use section, is also proposed.

ii. Amended Level III Site Plan and Subdivision; 75 Chestnut Street; A & M Partners, Inc., Applicant.

(8:45 – 9:30 p.m. estimated time) The Board will hold a public hearing 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.