

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

Please note that the location of this meeting is in Room 24, Basement Level of City Hall

The Portland Planning Board will hold a meeting on Tuesday, April 24, 2018, Room 24, 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 II Site Plan; 977 Brighton Avenue; Avesta Housing, Applicant. (4:30 – 5:30 p.m. estimated time). The Board will hold a workshop to consider a proposal for the development of forty units of senior housing. All of the dwelling units will be one-bedroom apartments and 34 of the units will be affordable. Parking for 32 vehicles is also proposed. The site is in the Residence Professional (R-P) zone and is subject to review under the subdivision, site plan and affordable housing ordinances.
- ii. Level III Site Plan; 56 Hampshire Street; New Height Group LLC, Applicant. (5:30-6:30 p.m. estimated time). The Board will hold a workshop to consider a proposal for the development of 30 residential condominium units with one retail space. Parking for 68 vehicles is also proposed. The proposed building is 3-6 stories with 66,759 sf in total. The site is in the India Street Form-based Code Zone (IS-FBC) and is subject to review under the subdivision, site plan, and affordable housing ordinances.

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 APRIL 17, 2018:**

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

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

4. REPORT OF DECISIONS AT THE MEETINGS HELD ON APRIL 17, 2018:

- i. R-3 and R-5 Zoning Text Amendments; Developer’s Collaborative, Applicant. Mazer moved and Stanley seconded a motion to find the proposed text amendments consistent with the comprehensive plan and recommends adoption of the amendments, as presented, to the City Council. Vote: 6-0, Silk recused.

- ii. Amended Level III Site Plan and Subdivision; 75 Chestnut Street; A & M Partners, Inc., Applicant. Mazer noted that the Waivers and Inclusionary Zoning conditions approved by the Planning Board on December 13, 2016 (#2016-184) remain in force. Mazer moved and Stanley seconded a motion to approve the subdivision plan with three (3) conditions of approval. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the site plan with eight (8) conditions of approval. Vote: 6-0, Silk absent.

5. NEW BUSINESS

- i. Level III Site Plan and Conditional Use; The Cedars; 630 Ocean Avenue; JHA Assisted Living, Inc., applicant. (7:00 – 7:45 p.m. estimated time) The Board will hold a public hearing to consider the expansion of The Cedars, which is an institutional long-term care facility. The expansion will include an assisted living and long-term care facility with a building footprint of 15,108 sq. ft. and total building area of 45,325 sq. ft. Reconfiguring on-site parking and adding 13 new spaces. The site is in both the R-3 and R-5 zone and is subject to review under the R-3 and R-5 conditional use standards for an institutional expansion, Portland's site plan ordinance and the City's delegated review under the Site Location of Development Act.
- ii. Level III Subdivision and Site Plan, 5 unit building, 25 Monument Street, Monument Partners, LLC, Applicant. (7:45 p.m. to 8:30 p.m. estimated time) The Board will hold a public hearing 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, site plan ordinance, and housing replacement standards.
- iii. Level III Site Plan; 415 Cumberland Avenue; Sam Reiche, representing 415 CA, LLC., Applicant. (8:30 p.m. estimated time) The Board will hold a public hearing on a proposal for the conversion of the existing building into eight residential units and two commercial units. The building is in the Downtown Business B-3 zone and is subject to review under the City's subdivision and site plan standards.