

LEGAL ADVERTISEMENT
PORTLAND PLANNING BOARD - MEETING AGENDA

The Portland Planning Board will hold a meeting on Tuesday, May 8, 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 Subdivision and Site Plan; 178 Kennebec Street, Maine Workforce Housing, LLC, Applicant. (4:30-5:30 p.m. estimated time). The Board will hold a workshop to consider a proposal for the development of forty-six units of senior housing. All of the dwelling units will be one-bedroom apartments and 28 of the units will be affordable. Parking for 19 vehicles is also proposed. The site is in the Residential R-6 zone and is subject to review under the subdivision, site plan, and affordable housing ordinances.
- ii. Land Use Code Text Amendments, Article II Planning Board, Article IV Subdivision, and Article V Site Plan, City of Portland, Applicant. (5:30-6:30 p.m. estimated time). The Planning Board will hold a workshop on proposed text amendments to the Land Use Code to bring the site plan ordinance into conformance with the subdivision ordinance, so that multi-family projects can be reviewed solely under the site plan ordinance. The proposed text amendments include, but are not limited to, neighborhood meeting requirements, applicability of site plan reviews, updated standards of review, and updated submission requirements.

Public Hearing – 7:00 p.m.

- i. Munjoy Hill Map and Text Amendments, Design Manual Changes & Amendments to Nonconforming Use/Buildings and Space & Bulk Regulations Citywide; City of Portland, Applicant. (7:00-8:00 p.m. estimated time). The Board will hold a public hearing to consider a zoning map amendment and text amendments in the vicinity of the R-6 zone east of Washington Avenue and Mountfort Street, north of Fore Street, and west of the Eastern Promenade. The purpose of the map and text amendments is to create an overlay district, the Munjoy Hill Neighborhood Conservation Overlay District, to implement new dimensional, design, and performance standards related to new construction and demolitions in the R-6 zone on Munjoy Hill. Included in the public hearing are text amendments, applicable city-wide, to divisions of the Zoning Ordinance relating to extensions of non-conforming buildings in Division 23 & Division 25. There will be a concurrent public hearing on proposed amendments to the City of Portland Design Manual, R-6 Infill Development Design Principles & Standards.
- ii. Article 30 – Affordable Housing Amendments; City of Portland, Applicant. (8:00-9:00 p.m. estimated time) The Planning Board will hold a public hearing to consider proposed text amendments to Division 30 Affordable Housing Division of the Land Use Code. The text amendments include, but are not limited to (a) recommendations from the Housing Committee to require payment to the Housing Trust in the case of fractional units and make administrative changes to the ordinance; (b) proposals from the Mayor to increase the inclusionary requirement from 10% to 20% and lower the maximum income levels for inclusionary units from workforce levels to low-income levels; and (c) elimination or extension of the sunset clause in the ordinance.
- iii. Zoning Text Amendment, Section 14-403. Street Access; Portland Corporation Counsel, Applicant. (9:00 estimated time) The Board will hold a public hearing 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.

SEAN DUNDON, CHAIR – PORTLAND PLANNING BOARD