

**LEGAL ADVERTISEMENT  
PORTLAND PLANNING BOARD - MEETING AGENDA**

The Portland Planning Board will hold a meeting on THURSDAY, MAY 17, 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. Level III Subdivision and Site Plan; 178 Kennebec Street, Maine Workforce Housing, LLC, Applicant. (postponed from the May 8, 2018 meeting) (4:30-5:30 p.m. estimated time). The Board will hold a workshop to consider a proposal for the development of forty-six one-bedroom senior housing units with 28 affordable units. Parking for 19 vehicles is 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. Zoning Map Amendment, IL to B-2, 1006 Congress Street, Richard Packer, Applicant. (5:30 – 6:30 p.m. estimated time) The Board will hold a workshop to consider a proposal for a zoning map amendment to rezone 1006 Congress Street from the Industrial I-L to the Community Business B-2 zone. The site is on the corner of Congress and Westfield Streets. The B-2 zone allows for commercial and mixed-use development.

**Public Hearing – 7:00 p.m.**

- i. Level III Site Plan; 82 Hanover Street; Tom Watson & Co., LLC, Applicant. (7:00-8:00 p.m. estimated time). The Board will hold a public hearing to consider the redevelopment of the Department of Public Works auto service/office building into a mixed-use building at 82 Hanover Street. The proposal includes converting the 40,768 sf building into spaces for restaurants, a brewery, offices and retailers. Parking for 39 vehicles and 14 bicycle spaces are proposed. The site is in the B-7 zone and is subject to review under the site plan ordinance.

**Evening Workshop (immediately following the public hearing)**

- i. Impact Fee Study, City of Portland, Applicant. (estimated time 8 p.m.) The Planning Board will meet for a workshop to discuss the city's recently-initiated Impact Fee Study. The purpose of the study is to explore impact fees, which are one-time assessments charged to new development to cover the cost of infrastructure necessitated by that development, as a systematic means of addressing capital costs associated with new growth. This workshop will serve as an introduction to the study.

**SEAN DUNDON, CHAIR – PORTLAND PLANNING BOARD**