

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, 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. – CANCELLED – Both items postponed

- i. **This item is being postponed to Thursday, May 17th at 4:30 p.m.**
Level III Subdivision and Site Plan; 178 Kennebec Street, Subdivision and Site Plan for 46 units of senior housing, Maine Workforce Housing, LLC, Applicant.
- ii. **This item is postponed**
Land Use Code Text Amendments, Article II Planning Board, Article IV Subdivision, and Article V Site Plan, City of Portland, Applicant.

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 24, 2018:**

Workshop: Dundon (5:05 p.m. arrival), Mazer, Smith and Whited present. Eaton, Silk and Stanley recused for the first item. Eaton and Stanley attended second item and Silk was recused.

Public Hearing: Dundon, Mazer, Silk, Smith, Stanley and Whited present. Eaton recused for the first item and absent for the last 2 items.

4. **REPORT OF DECISIONS AT THE MEETINGS HELD ON APRIL 24, 2018:**

- i. Level III Site Plan and Conditional Use; The Cedars; 630 Ocean Avenue; JHA Assisted Living, Inc.
Brandon moved and Stanley seconded a motion to approve the conditional use application for the Long-term Care Facility. Vote: 6-0, Eaton recused. Brandon moved and Stanley seconded a motion to approve the site plan application with six (6) conditions of approval. Vote: 6-0, Eaton recused. Brandon moved and Stanley seconded a motion to approve the Site Location of Development application for the Long-term Care Facility. Vote: 6-0, Eaton recused.

- ii. Level III Subdivision and Site Plan, 5 unit building, 25 Monument Street, Monument Partners, LLC. Brandon moved and Stanley seconded a motion to grant the waiver to allow three compact spaces in the garage. Vote: 6-o, Eaton absent. Brandon moved and Stanley seconded a motion to approved the subdivision application with two (2) conditions of approval. Vote: 6-o, Eaton absent. Brandon moved and Stanley seconded a motion to approved the site plan application with eight (8) conditions of approval. Vote: 6-o, Eaton absent.
- iii. Level III Site Plan; 415 Cumberland Avenue; Sam Reiche, representing 415 CA, LLC., Applicant. Brandon moved and Stanley seconded a motion to approved the subdivision application with one (1) condition of approval. Vote: 6-o, Eaton absent. Brandon moved and Stanley seconded a motion to approved the site plan application with six (6) conditions of approval. Vote: 6-o, Eaton absent.

5. NEW BUSINESS

- 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.
This item will be tabled to Thursday, May 17th at 7:00 p.m.