

# CITY OF PORTLAND, MAINE

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## 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 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.  
(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.

##### 1. ROLL CALL AND DECLARATION OF QUORUM

##### 2. COMMUNICATIONS AND REPORTS

##### 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 8, 2018:

Workshop: The workshop was cancelled.

Public Hearing: All members were present.

##### 4. REPORT OF DECISIONS AT THE MEETINGS HELD ON MAY 8, 2018:

- i. Munjoy Hill Map and Text Amendments, Design Manual Changes & Amendments to Nonconforming Use/Buildings and Space & Bulk Regulations Citywide. Mazer moved and Stanley seconded a motion to amend and approve the B-1 Massing standard of the Design Manual to include the sentence “Special attention shall be given to the existing building massing on both sides of the street within the block of the proposed site.” Vote: 7-0. Mazer moved and Stanley seconded a motion that the proposed zoning map and text amendments for the Munjoy Hill Neighborhood Conservation District are consistent with the comprehensive plan and recommends adoption to the City Council. Vote: 7-0. Mazer moved and Stanley seconded a motion that the proposed zoning text amendments to Division 23 regarding nonconforming building extensions are in

conformance with the comprehensive plan and recommends adoption to the City Council. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the proposed text amendments to the City of Portland Design Manual, Appendix 7, Design Certification Program, as presented. Vote: 7-0

- ii. Article 30 – Affordable Housing Amendments; City of Portland, Applicant. Mazer moved and Stanley seconded a motion to find the proposed text amendments to Division 30, Affordable Housing, as presented in Attachment 1 and with the sunset provision to be eliminated, is consistent with the Comprehensive Plan and recommends adoption to the City Council. Vote: 5-2, Eaton and Mazer opposed (supported text amendments, but opposed to eliminating sunset provision). Mazer moved and Stanley seconded a motion to find the proposed text amendments to Division 30, Affordable Housing, is consistent with the Comprehensive Plan and recommends adoption to the City Council. Vote: 0-7, Fails.
- iii. Zoning Text Amendment, Section 14-403. Street Access; Portland Corporation Counsel, Applicant. Mazer moved and Stanley seconded a motion to table this item to Thursday, May 17, 2018 at 7:00 p.m. Vote: 7-0

## **5. OLD BUSINESS**

- i. Zoning Text Amendment, Section 14-403. Street Access; Portland Corporation Counsel, Applicant. (7:00-8:00 p.m. 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.

## **6. NEW BUSINESS**

- ii. Level III Site Plan; 82 Hanover Street; Tom Watson & Co., LLC, Applicant. (8:00-9:00 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 sq. ft. 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.

## **7. EVENING WORKSHOP (IMMEDIATELY FOLLOWING THE PUBLIC HEARING)**

- i. Impact Fee Study, City of Portland, Applicant. (estimated time 9 p.m.) The Planning Board will hold 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.