

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, June 12, 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 Site Plan, 86 Newbury Street, 86 Newbury Street, LLC., Applicant. (4:30 – 6:00 p.m. estimated time) The Board will hold a workshop to consider a proposal for the redevelopment of Shipyard Brewery at 86 Newbury Street. The site is bounded by Newbury, Mountfort, Fore and Hancock Streets. The existing brewery building will be renovated and a new four to six story building is proposed with a gross floor area of 174,000 sf. The proposed uses include 60,000 sf of office space, 40,000 of technical fulfillment pharmacy, 10,000 of brewery, 4,000 sf of tasting room and retail, and a 105 room hotel. Two residential buildings are to be demolished and replaced with nine residential units in two buildings. Structured parking for 360 vehicles is proposed. The project is located in the India Street Form Based Code and subject to review under Portland’s subdivision, site plan, and housing replacement review standards.

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 17, 2018:

Workshop: Dundon (4:50 arrive), Mazer, Eaton, Silk, Smith and Stanley present. Whited absent.

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

Evening Workshop: Dundon, Mazer, Eaton, Silk, Smith and Stanley present. Whited absent.

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

- i. Zoning Text Amendment, Section 14-403. Street Access; Portland Corporation Counsel, Applicant. Mazer moved and Stanley seconded a motion to find the proposed text amendments consistent with the Comprehensive Plan and to recommend to City Council the adoption of the amendments to Section 14-403. Vote: 6-0, Whited absent.
- ii. Level III Site Plan; 82 Hanover Street; Tom Watson & Co., LLC, Applicant. Mazer moved and Stanley seconded a motion to waive the driveway separation requirement to allow the driveway to be located approximately 30 feet from the Parris and Kennebec and the Hanover and Kennebec intersections. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to limit on the number of curb cuts to allow 4 curb cuts for the site. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to waive the number of compact spaces to allow 0 greater than 49% compact spaces. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to waive the parking lot layout standards to permit the layout as shown on the plan. Vote: 6-0,

Whited absent. Mazer moved and Stanley seconded a motion to approve the Traffic Movement Permit with one condition of approval to pay \$23,000 towards the implementation of the Marginal Way Master Plan. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approved the site plan application with 7 conditions of approval. Vote: 5-1, Silk opposed and Whited absent.

5. NEW BUSINESS

- i. **This item is being tabled to the June 26th meeting** Zoning Map Amendment, IL to B-2, 1006 Congress Street, Richard Packer, Applicant. The Board will hold a public hearing to consider a proposal for a zoning map amendment to rezone 1006 Congress Street and adjoining properties along the southeasterly side of Congress Street from the rail line to beyond Westfield Street from the Industrial I-L to the Community Business B-2 zone. The B-2 zone allows for commercial and mixed-use development.
- ii. Level III Site Plan, 44 Pleasant Street, Justin Tourigny Applicant. (7:00 – 7:30 p.m. estimated time) The Board will hold a public hearing to consider a proposal to legalize 4 existing residential units at 44 Pleasant Street. The building was approved for 5 residential and 5 commercial units in 1995 and the new owner seeks to obtain approval for a total of 9 residential units and 2 commercial units in the structure. The site is in the B-3 zone and subject to site plan and subdivision review standards.
- iii. Amendment to Guidelines for Developers of Inclusionary Workforce Units on Calculation of Maximum Sale Price, City of Portland, Applicant. (7:30-8:00 p.m.). The Planning Board will hold a public hearing on the proposal to change the calculation of the maximum sale price of workforce units to 30% of 110% of AMI.

6. EVENING WORKSHOP (immediately following the public hearing)

- i. Level III Site Plan, 300 Allen Avenue, Estelle Estates, LLC., Applicant. (8:00– 8:45 p.m. The Board will hold an evening workshop to consider a mixed-use project which includes a 2,400 sq ft office building fronting on Allen Avenue with a surface parking lot for 24 spaces. The project also proposes the demolition of one home and the construction of 12 two-bedroom residential units contained in three duplexes and two three-unit buildings (total square footage of 16,520 sf). The site is zoned Residence Professional (RP) and Residential R-5. The project is subject to review under Portland’s conditional use standards for parking in a residential zone, conditional use standards for inclusionary zoning, and both subdivision and site plan standards.
- ii. Level III Site Plan Application, 28 Vannah Avenue, Walsh Engineering, Applicant. (8:45 p.m. estimated time) The Board will hold an evening workshop to consider a proposal for the construction of a new building with seven (7) residential units and one (1) commercial unit at 28 Vannah Avenue. The existing 1 story building will be replaced with a three-story building with 9,100 sf. On-site parking for 17 vehicles is proposed. The site is in the B-1 zone and Residential R-3. The proposal is subject to Portland’s subdivision and site plan standards.