

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA - Revised PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, June 26, ROOM 24, BASEMENT LEVEL, 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; 24 St. Lawrence Street, HR Property Management, Applicant.
(4:30 – 5:30 p.m. estimated time) The Board will hold a workshop to consider a plan by HR Property Management for construction of a four-story building for five (5) residential condominiums. The bedroom mix includes 4 two-bedroom units and 1 three-bedroom unit. Six parking spaces are proposed on the first level. The site is in the R-6 zone and is subject to the standards of the subdivision and site plan ordinances.

PUBLIC HEARING – 6:30 p.m. (Please note earlier start time)

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 12, 2018:

Workshop: Dundon, Eaton, Silk, Smith, Stanley and Whited present; Mazer recused.

Public Hearing: All members were present.

Evening Workshop: All members were present.

4. REPORT OF DECISIONS AT THE MEETINGS HELD ON JUNE 12, 2018:

- i. Zoning Map Amendment, IL to B-2, 1006 Congress Street, Richard Packer, Applicant. Mazer moved and Stanley seconded a motion to table this item to June 26, 2018 at 6:30 p.m. Vote: 7-0
- ii. Level III Site Plan, 44 Pleasant Street, Justin Tourigny Applicant. Mazer moved and Stanley seconded a motion to approve the subdivision with 2 conditions of approval. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the site plan with 2 conditions of approval. Vote: 7-0.
- iii. Amendment to Guidelines for Developers of Inclusionary Workforce Units on Calculation of Maximum Sale Price, City of Portland, Applicant. Mazer moved and Stanley seconded a motion to approve the proposed amendments as presented. Vote: 7-0.

5. OLD BUSINESS

- i. Zoning Map Amendment, IL to B-2, 1006 Congress Street and adjoining Congress Street Lots, Richard Packer, Applicant. (6:30-7:15 p.m. estimated time) 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.

6. NEW BUSINESS

- i. **This item is being tabled to the July 24, 2018 meeting at 7:00 p.m.** Level II Site Plan; 977 Brighton Avenue; Avesta Housing, Applicant. The Board will hold a public hearing to consider a proposal for the development of forty units of senior housing. All of the dwelling units will be one-bedroom apartments and 34 of the units will be affordable. The site is in the Residence Professional (R-P) zone and is subject to review under the subdivision, site plan and affordable housing ordinances.
- ii. Subdivision Plat Amendment; 415 Cumberland Avenue; 415 CA, LLC., Applicant. (8:00- 8:30 p.m. estimated time) The Board will hold a public hearing on a proposal to amend a recently approved subdivision plan to convert the existing structure at 415 Cumberland Avenue into residential units and 2 commercial units. The proposed amendment is to add one more residential unit for a total of 9 residential units and 2 commercial units. The building is in the Downtown Business B-3 zone and is subject to review under the City's subdivision and site plan standards.
- iii. Subdivision, Site Plan and Conditional Use Application, 383 Commercial Street, Deering Property Management, LLC, applicant. (8:30 p.m. estimated time). The Planning Board will hold a public hearing on Phase I of the proposed redevelopment of 383 Commercial Street. The application is for a 157 room hotel, a mixed use building with 89 residential units, 7,100 sf of first floor retail space, two levels of structured parking for 154 vehicles and a temporary surface parking lot with 56 spaces. The site in the B-5b zone and is subject to review under the standards of the subdivision, site plan and inclusionary zoning ordinances. The city is also conducting the delegated review for a Maine Traffic Movement Permit.