

# 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, July 10, 2018, **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](mailto:planningboard@portlandmaine.gov)**

#### **WORKSHOP – 4:30 p.m.**

- i. Level III Site Plan; Parking Garage; 222 St. John Street; Maine Medical Center, Applicant. (4:30 – 5:30 p.m. estimated time) The Board will hold a workshop to consider a plan by Maine Medical Center for a parking garage at 222 St. John Street. The 812,797 sq. ft. garage is proposed to include 2,400 parking spaces, with 52 parking spaces in an adjacent surface lot. Access to the garage is proposed behind the existing building at 222 St. John and at the D Street intersection. The site lies within the Maine Medical Center Institutional Overlay Zone. The project is subject to the site plan standards of the land use code.
- ii. Zoning Map Amendment to B-5 Height Overlay Map; 100 Fore Street; 100 Fore Street, LLC., Applicant. (5:30 – 6:30 p.m. estimated time) The Board will hold a workshop to consider a proposal for a map amendment of the B-6 height overlay to allow building heights of 45 feet with extensions to 55 feet. The map amendment proposes measuring height from average grade, rather than from the floodplain. The proposed building height extension would allow 55 feet building heights for the applicant's portion of the building envelop with the following exceptions: within 70 feet of Fore Street building height heights of 55 feet would be limited to a maximum width of 125 feet, and within 40 feet of Fore Street building heights would be limited to a maximum of 35 feet. The application is sought to allow for a mixed-use project that includes a parking garage with approximately 600 spaces, retail, and office space.

#### **PUBLIC HEARING – 7:30 p.m. (Please note change in start time)**

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 26, 2018:**

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

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

#### **4. REPORT OF DECISIONS AT THE MEETINGS HELD ON JUNE 26, 2018:**

- i. Old Business: Zoning Map Amendment, IL to B-2, 1006 Congress Street and adjoining Congress Street Lots, Richard Packer, Applicant. Mazer moved and Stanley seconded a motion to find the proposed map amendment consistent with the comprehensive plan for the properties located at 1000,

1002/1004, 1006, and 1020 Congress Street, as shown on the map, subject to the determination of the permitted uses of Atlantic Hardwoods, 1002/1004 Congress Street. Vote: 5-0, Eaton and Whited absent.

- i. New Business: Level III Subdivision/Site Plan, 977 Brighton Avenue; Avesta Housing, Applicant. Mazer moved and Stanley seconded a motion to table this item to July 24, 2018 at 7:00 p.m. Vote: 5-0, Eaton and Whited absent.
- ii. Subdivision Plat Amendment; 415 Cumberland Avenue; 415 CA, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the amended subdivision plan for 9 residential units. Vote: 5-0, Eaton and Whited absent.
- iii. Subdivision, Site Plan and Conditional Use Application, 383 Commercial Street, Deering Property Management, LLC, applicant. Mazer moved and Stanley seconded a motion to waive the maximum number of driveways in the Technical Manual (1.7.2.8) to allow three driveways, subject to the access from Commercial Street being one-way into the site. Vote: 5-0, Eaton and Whited absent. Mazer moved and Stanley seconded a motion to waive the parking aisle widths from 24 feet to 1 or 2 feet narrower on the York Street parking level. Vote: 5-0, Eaton and Whited absent. Mazer moved and Stanley seconded a motion to approve the Traffic Movement Permit subject to two (2) conditions of approval. Vote: 5-0, Eaton and Whited absent. Mazer moved and Stanley seconded a motion to approve the subdivision plan subject to twelve (12) conditions of approval. Vote: 5-0, Eaton and Whited absent. Mazer moved and Stanley seconded a motion to approve the site plan subject to twelve (12) conditions of approval. Vote: 5-0, Eaton and Whited absent.

## **5. NEW BUSINESS**

- i. Conditional Use and Site Plan Review; 128 Cassidy Point Drive; Tod Dana, representing Kennebec Street Properties, Applicant. (7:30 – 8:15 p.m. estimated time) The Board will hold a public hearing on a proposal to change the use of the existing 13,880 sf building at 128 Cassidy Point Drive. The proposed uses include a warehouse for an import business and an office on the second floor. Other potential uses include small industrial and light manufacturing uses. The site is in the WPDZ zone and the proposed uses are subject to conditional use review and an administrative authorization site plan review.
- ii. Conditional Use and Administrative Authorization Review; 121 Cassidy Point Drive; Cyrus Hagge, representing Project Management, Inc., Applicant. (8:15 – 9:00 p.m. estimated time) The Board will hold a public hearing on a proposal for the reuse of the CoachWorks facility at 121 Cassidy Point Drive. The proposal is to convert the 5,105 square foot building for a marine repair services, yacht brokerage, boat storage and the storage and repair of fishing equipment. Other users will include low impact industrial or light manufacturing. The site is in the Waterfront Port Development Zone and subject to review under Portland's conditional use and site plan standards.

## **6. EVENING WORKSHOP (Immediately following the public hearing)**

- iii. Proposed Hotel Linkage Project; City of Portland, Applicant. The Planning Board will hold an evening workshop to discuss the proposal for a hotel linkage project referred to the Planning Board by the Housing Committee.