

LEGAL ADVERTISEMENT - PORTLAND PLANNING BOARD

The Portland Planning Board will hold a meeting on Tuesday, July 24, 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.

- i. Level III Site Plan, 86 Newbury Street, 86 Newbury Street, LLC., Applicant. (4:30 - 5: 30 p.m. estimated time) The Board will hold a workshop to consider a proposal for the redevelopment of Shipyard Brewery at 86 Newbury Street, which 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, a 105 room hotel and structured parking for 360 vehicles. The focus of the workshop will be on transportation. 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.
- ii. Impact Fee Study, City of Portland, Applicant. (5:30-6:30 p.m. estimated time) The Planning Board will meet for a workshop to discuss the city's 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 consider the findings of the study and possible ordinance language.

Public Hearing - 7:00 p.m.

Old Business

- i. Level II Site Plan; 977 Brighton Avenue; Avesta Housing, Applicant. (7:00 p.m. -7:45 p.m. estimated time). 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.

New Business

- i. Level III Site Plan and Subdivision; 178 Kennebec Street; Maine Workforce Housing, LLC., Applicant. (7:45- 8:30 p.m. estimated time) The Board will hold a public hearing 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 R-6 zone and is subject to review under the subdivision, site plan and affordable housing ordinances.
- ii. Level III Site Plan; 24 St. Lawrence Street, HR Property Management, Applicant. (8:30- 9:15 p.m. estimated time) The Board will hold a public hearing 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.

Evening Workshop

- i. Level III Site Plan; 325 St. John Street, Robert Mahoney, representing Dunkin Brands, Inc., Applicant.

(9:15 p.m. estimated time) The Board will hold an evening workshop on a proposal to demolish the existing building (a restaurant) on the 30,239 sf site and construct a 2,350 sf Dunkin Donuts building with a drive-through window. The site is located in the B-2 zone and is subject to review under Portland's site plan, conditional use for a drive-through and delegated review for a Traffic Movement Permit.

SEAN DUNDON , CHAIR - PORTLAND PLANNING BOARD