

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 17, 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**

WORKSHOP - 4:30 p.m.

- i. Level III Site Plan and Site Location of Development Act: 100 Sewall Street (Thompson's Point Connector); Langdon Street Real Estate, Applicant. (4:30 - 5:30 p.m. estimated time) The Board will hold a workshop on a proposal to expand the surface parking lot. The proposed 8.8 acre site currently has 157,616 sf of impervious surface and the proposal is to expand the parking lot with an additional 116,450 sf for approximately 300 vehicle parking spaces. The site is located in the B-5 zone and the Resource Protection Zone. The project is subject to review under Portland's site plan ordinance and under the City's delegated review for Site Location Development.
- ii. Level III Site Plan and Subdivision: 130 Bancroft Street; Joshua Wagner, representing WB Group, Inc., Applicant. (5:30 - 6:30 p.m. estimated time) The Board will hold a workshop on a proposal to subdivide 117,258 sf site (approximately 2.9 acres) into seven new single family lots ranging in size from 8,787 sf to 13,575 sf. The site is in the Residential R-3 zone and is subject to review under Portland's subdivision 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 JULY 10, 2018:**

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

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

4. **REPORT OF DECISIONS AT THE MEETINGS HELD ON JULY 10, 2018:**

- i. Conditional Use and Site Plan Review: 128 Cassidy Point Drive; Tod Dana, representing Kennebec Street Properties, Applicant. Stanley moved and Whited seconded a motion to approve the Conditional Use and Site Plan applications. Vote: 5-0, Dundon and Smith absent.
- ii. Conditional Use and Administrative Authorization Review: 121 Cassidy Point Drive; Cyrus Hagge, representing Project Management, Inc., Applicant. Stanley moved and Whited seconded a motion to approve the Conditional Use and Site Plan applications with two (2) conditions. Vote: 5-0, Dundon and Smith absent.

5. PUBLIC HEARING

- i. Level III Subdivision/Site Plan and Conditional Use Applications: 56 Hampshire Street; New Height Group LLC, Applicant. **This item is being tabled to the August 14, 2018 meeting.**
- ii. Level III Site Plan and Subdivision; 4 Russell Street and Hill Street; New Day Farm, LLC, Applicant.
(7:00 - 7:45 p.m. estimated time) The Board will hold a public hearing to consider a proposal for a four-story building to include three residential units with an efficiency unit and a parking garage for 3 vehicles on the ground floor. Two additional units are located on the second and third floors with a mezzanine on the fourth floor. The site has 1,899 square feet and is located in the R-6 zone. The proposal is subject to review under the site plan and subdivision standards.
- iii. Level III Site Plan; Thompson's Point Hotel; Thompson's Point; Forefront Hoteliers, LLC., Applicant.
(7:45 - 8:30 p.m. estimated time) The Board will hold a public hearing to consider a proposal for a five-story, 148 room, full service hotel with a building footprint of 19,000 sq. ft. and total floor area of 90,000 sq. ft. The hotel will be 54 feet in height and is zoned B-5 and Resource Protection.
- iv. Level III Subdivision and Site Plan; 765 Congress Street; Sam Reiche, representing 415 CA, LLC., Applicant. (8:30 p.m. estimated time) The Board will hold a public hearing for the interior renovation and conversion of 765 Congress Street into four residential units. The proposal is for three (3) two-bedroom units and one (1) three-bedroom unit. Four leased parking spaces are proposed for the units with access from the existing driveway off Congress Street. The site is in the B-2b zone and is subject to Portland's subdivision and site plan ordinances.