

# 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 24, 2018, Council Chambers, 2<sup>nd</sup> 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](mailto: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. **Due to scheduling conflicts, this item is being postponed.**

#### 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 17, 2018:

Workshop: Dundon, Mazer, Eaton, Silk, Stanley, and Whited. Smith recused for first item. All present for second item.

Public Hearing: All present.

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

- i. Level III Subdivision/Site Plan and Conditional Use Applications; 56 Hampshire Street; New Height Group LLC, Applicant. Mazer moved and Stanley seconded a motion to table this item to August 14, 2018 at 7:00 p.m. Vote: 7-0
- ii. Level III Site Plan and Subdivision; 4 Russell Street and Hill Street; New Day Farm, LLC, Applicant. Mazer moved and Stanley seconded a motion to approve the subdivision plat with three (3

)conditions of approval. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the site plan with four (4) conditions of approval. Vote: 7-0.

- iii. Level III Site Plan; Thompson's Point Hotel; Thompson's Point; Forefront Hoteliers, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the site plan with six (6) conditions of approval. Vote: 7-0.
- iv. Level III Subdivision and Site Plan; 765 Congress Street; Sam Reiche, representing 415 CA, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the subdivision plat. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the site plan with three (3) conditions of approval. Vote: 7-0.

## **5. 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.

## **6. 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.

## **7. 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.