

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, August 14, 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; 300 Allen Avenue; Peter Bouchard, representing Estelle Estates, LLC., Applicant. (4:30-5:15 p.m. estimated time) The Board will hold a second workshop focused on the site and building design for a mixed-use project which includes a 2,400 sq ft office building fronting on Allen Avenue. The project includes the demolition of one home and the construction of 12 two-bedroom residential units contained in three duplexes and two three-unit buildings (total square footage of 16,520 sf). The site is zoned Residence Professional (RP) and Residential R-5. The project is subject to review under Portland's conditional use standards for parking in a residential zone, conditional use standards for inclusionary zoning, and both subdivision and site plan standards.
- ii. Zoning Map Amendment to Residential R-3; Hope Avenue; Peter Bouchard, representing Estelle Estates, LLC., Applicant. (5:15- 6:15 p.m. estimated time) The Planning Board will hold a workshop to consider a map amendment to zone the 14 acre site at o Hope Avenue to the Residential R-3 zone. The zone change would allow for a planned residential development with 27 duplexes (54 units) of age restricted housing, as identified as part of a 2001 Agreement between the City of Portland and the former owners Robert Adam and AJS Family Limited Partnership that enabled the land transfer to establish the Presumpscot River Preserve. The application is subject to review and a recommendation by the Planning Board on the proposed zoning map amendment to the City Council.

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 24, 2018:**

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

Public Hearing: Dundon, Mazer, Smith, and Whited. Silk and Stanley recused for first item, arrived at 7:50 p.m.

4. REPORT OF DECISIONS AT THE MEETINGS HELD ON JULY 24, 2018:

- i. Level II Site Plan; 977 Brighton Avenue; Avesta Housing, Applicant. Mazer moved and Whited seconded a motion to waive the aisle width to allow 21 feet for a portion of the aisle. Vote: 5-0, Silk and Stanley recused. Mazer moved and Whited seconded a motion to waive the percentage of compact spaces to allow 35%. Vote: 5-0, Silk and Stanley recused. Mazer moved and Whited seconded a motion to waive the sidewalk on the westerly side of Wessex Street Vote: 5-0, Silk and Stanley recused. Mazer moved and Whited seconded a motion to waive the requirement for underground utilities. Vote: 5-0, Silk and Stanley recused. Mazer moved and Whited seconded a motion to approve the subdivision plan with no conditions. Vote: 5-0, Silk and Stanley recused. Mazer moved and Whited seconded a motion to approve the site plan application with 8 conditions of approval. Vote: 5-0, Silk and Stanley recused. Mazer moved and Whited seconded a motion to approve the Inclusionary Zoning Conditional Use application with 1 condition of approval. Vote: 5-0, Silk and Stanley recused.

- i. Level III Site Plan and Subdivision; 178 Kennebec Street; Maine Workforce Housing, LLC., Applicant. Mazer moved and Stanley seconded a motion to approved the Inclusionary Zoning Conditional Use application with 2 conditions of approval. Vote: 7-0. Mazer moved and Stanley seconded a motion to waive the technical standard for driveway width to allow an aisle of 22 feet wide. Vote: 7-0. Mazer moved and Stanley seconded a motion to waive the technical standard for the percentage of compact spaces to allow 61% (11 spaces) to be compact. Vote: 7-0. Mazer moved and Stanley seconded a motion to waive the technical standard for driveway separation to allow 19 feet on Parris Street. Vote: 7-0. Mazer moved and Stanley seconded a motion to waive the Design Manual standards for exterior materials to allow fiber cement panels on portions of the building. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the subdivision plan with 5 conditions of approval. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the site plan conditions 1-5 and 7-11 as written. Vote: 7-0. Mazer moved and Stanley second motion to amend condition #6 to limit the air conditioning units to floor units. Vote: 6-1, Eaton opposed.

- ii. Level III Site Plan; 24 St. Lawrence Street, HR Property Management, Applicant. Mazer moved and Stanley seconded a motion to approve the subdivision plan with no conditions. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the site plan application with 8 conditions of approval as amended. Vote: 7-0.

5. Public Hearing – 7:00 p.m.

Old Business

- i. Level III Subdivision/Site Plan and Conditional Use Applications; 56 Hampshire Street; New Height Group LLC, Applicant. **(THIS ITEM IS BEING TABLED)**

New Business

- ii. Zoning Map Amendment to B-6 Height Overlay Map; 100 Fore Street; 100 Fore Street, LLC., Applicant. (7:00 – 8:00 p.m. estimated time) The Planning Board will hold a public hearing to consider a proposal for a map amendment of the B-6 height overlay. Changes proposed to the height overlay include a proposal to allow building heights of 45 feet with extensions to 55 feet, measuring height from average grade rather than from the floodplain; proposed building height extension to allow 55 feet building heights for portions of the building envelope, with additional

height limits near Fore Street. In addition to the proposed amendment specific to the 100 Fore Street parcel, additional changes to the height overlay being reviewed include: removal of the westernmost building envelope, which is now superseded by the India Street Form Based Code; no-build areas replaced with view protection splays and street extension areas; reduction of a 65 ft. maximum height building envelope with 35 ft. maximum height; change to the remainder of the single parcel with the floodplain measurement requirement to 45ft maximum height from average grade.

- iii. Level III Site Plan Application, 28 Vannah Avenue, Walsh Engineering, Applicant. (8:00- 8:30 p.m. estimated time) The Board will hold a public hearing to consider a proposal for the construction of a new building with seven (7) residential units and one (1) commercial unit at 28 Vannah Avenue. The existing 1 story building will be replaced with a three-story building with 9,100 sf. On-site parking for 17 vehicles is proposed. The site is in the B-1 zone and Residential R-3. The proposal is subject to Portland's subdivision and site plan standards.

7. Evening Workshop – Following public hearing

- iv. Level III Site Plan and Conditional Use, 208 Fore Street; Flagg Partners, LLC., Applicant. (9:30 p.m. estimated time) The Board will hold a workshop to consider a proposal for the redevelopment of a 12,860 sf site where the existing commercial building and parking area will be replaced with a 62,318 sf mixed use building containing 2 retail spaces on the first level, underground parking for 34 vehicles and 37 residential units. The bedroom mix includes 12 one-bedroom, 7 two-bedroom, and 18 three-bedroom units. The proposed development is within the India Street Form-based Code and is subject to review under Portland's subdivision, site plan and inclusionary zoning ordinances.