

## LEGAL ADVERTISEMENT - PORTLAND PLANNING BOARD

The Portland Planning Board will hold a meeting on Tuesday, September 25, 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; 400 West Commercial Street; Phin Sprague, representing Canal Landing, LLC., Applicant. (4:30 - 5:30 p.m. estimated time) The Board will hold a workshop to consider the development of Phase IV (Building E) at Canal Landing. The proposal is for an 80 x 150 (12,000 sf) maintenance building (marine repair services) to be located on the 5.99 acre waterfront property near the new travel lift basin. The proposed building height is 72 ft, thus it is subject to conditional use standards of the WPDZ. The application is also subject to review under Portland's site plan and shoreland zoning standards.
- ii. Hotel Linkage Fee, Ordinance Amendments, City of Portland, Applicant. (5:30 - 6:30 p.m. estimated time) Review and discussion of a proposed ordinance addressing new hotel developments and affordable housing demand.

### Public Hearing – 7:00 p.m.

- i. Level III Site Plan, 86 Newbury Street, 86 Newbury Street, LLC., Applicant. (7:00 – 7:45 p.m. estimated time) The Board will hold a public hearing to consider a proposal for the redevelopment of the Shipyard Brewery site 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 89,387 sf of office space, 44,983 of technical fulfillment pharmacy, 9,590 of brewery, 2,500 sf of tasting room, four retail spaces, and a 105 room hotel and structured parking for 348 vehicles. Ten residential dwelling units within three buildings, and including 12 parking spaces, are also proposed. 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. Level III Site Plan; 300 Allen Avenue; Peter Bouchard, representing Estelle Estates, LLC., Applicant. (7:45 - 8:30 p.m. estimated time) The Board will hold a public hearing focused on the site and building design for a mixed-use project which includes a 3,600 sf 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.
- iii. Level III Site Plan and Subdivision; 19 Libby Street; Reed School, LLC., Applicant. (8:30 – 9:15 p.m. estimated time) The Board will hold a public hearing on the proposed conversion of 13,908 sf of Reed School into eight (8) residential units. All of the units will be one bedroom units and parking is provided on-site with access from Libby Street and Homestead Avenue. The site is in the R-3 zone and subject to review under Portland's subdivision and site plan standards.
- iv. Level III Site Plan and Site Location of Development Act; 100 Sewall Street (Thompson's Point Connector); Langdon Street Real Estate, Applicant. (9:15 p.m. estimated time) The Board will hold a public hearing on a proposal to expand the surface parking lot. The proposed 8.8 acre site currently has 3.46 acres of impervious surface, and the proposal is to expand the parking lot by 2.8 acres to create approximately 300 additional 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.

**SEAN DUNDON, CHAIR – PORTLAND PLANNING BOARD**