

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, September 25, 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; 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 shorefront 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 Inclusionary Zoning, 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.

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF ATTENDANCE AT THE FOLLOWING MEETINGS:

September 11, 2018: Mazer, Eaton, Smith, Stanley and Whited present; Dundon and Silk absent.

September 20, 2018: Mazer, Eaton, Smith, Stanley and Whited present; Dundon and Silk absent.

4. REPORT OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 11, 2018:

- i.. Level III Site Plan; Parking Garage; 190 and 222 St. John Street; Maine Medical Center, Applicant. Stanley moved and Whited seconded a motion to waive the bicycle parking requirement to allow a total of 40 spaces on site. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to waive the driveway width standard to allow a 30' wide drive to the garage at D Street. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to waive the aisle width standard to allow 23' 9.5" and 27' 4" within the garage and adjacent surface parking. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to waive the lighting standard to allow in the north parking area an average illumination level of 1.9

footcandles and an average and maximum illumination levels on the top of the garage to be 2.4 and 6.4 footcandles, respectively. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to approve the site plan application with 16 conditions of approval. Vote: 5-0, Dundon and Silk absent.

- ii. Level III Subdivision/Site Plan and IZ Conditional Use Applications; 56 Hampshire Street; New Height Group LLC, Applicant. Stanley moved and Whited seconded a motion to waive the minimum driveway width to allow 16 feet. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to waive the aisle width standard to allow less than 24' as shown on the Site Plan C-3.o Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to waive the parking stall standard to vary from the 9 X 18 as shown on the Site Plan C-3.o Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to approve the Inclusionary Zoning Conditional Use with five (5) conditions of approval. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to approve the subdivision plan with five (5) conditions of approval. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to approve the site plan with nine (9) conditions of approval. Vote: 5-0, Dundon and Silk absent.
- iii. Zoning Map Amendment to Residential R-3; Hope Avenue; Peter Bouchard, representing Estelle Estates, LLC., Applicant. Stanley moved and Whited seconded a motion to find the proposed map amendment consistent with comprehensive plan and to recommend adoption to the City Council. Vote: 5-0, Dundon and Silk absent.
- iv. Level II Site Plan and Conditional Use Application; 1185 Forest Avenue; B & D ME Realty, LLC., Applicant. Stanley moved and Whited seconded a motion to approve the site plan with seven (7) conditions of approval. Vote: 5-0, Dundon and Silk absent. Stanley moved and Whited seconded a motion to approve the conditional use application. Vote: 5-0, Dundon and Silk absent.

5. NEW BUSINESS

- 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.