

**LEGAL ADVERTISEMENT  
PORTLAND PLANNING BOARD**

The Portland Planning Board will hold a meeting on Tuesday, October 9, 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; 90 Johnson Road; Transport Leasing Corp., Applicant. (4:30 - 5:15 p.m. estimated time) The Board will hold a workshop to consider the redevelopment and expansion of the existing office/warehouse building. Two stories will be added to the existing 17,482 sf building for a total area of 39,546 sf for office space. Access to the 2.66 acre site will be from Johnson Road and City Line Drive and a parking area for 188 vehicles is proposed. The project is proposed in two phases with the parking area being the first phase. The site is in the B-4 Commercial Business Zone and is subject to review under Portland's Site Plan Standards.
- ii. Zoning Text Amendment to the IR-1 and IR-2 Zones; Island Accessory Dwelling Unit; City of Portland, Applicant. (5:15 – 6:00 p.m. estimated time) The Board will hold a workshop to consider a zoning text amendment that would remove a conditional use standard of the IR-1 and IR-2 zones requiring, for properties with both a principle and accessory dwelling unit (ADU), one of the dwelling units be owner-occupied. The amendment also proposes that the minimum rental period for an ADU be reduced from one year to six months, and that short-term rentals be expressly prohibited. The IR-1 and IR-2 zones can be found on Peaks Island, Cushing Island, Great Diamond Island, Little Diamond Island, House Island and Cliff Island.

**Public Hearing – 7:00 p.m.**

- i. Impact Fee Ordinance, Proposed Ordinance Amendment, City of Portland, Applicant. (7:00 – 8:00 estimated time) The Planning Board will hold a public hearing on a proposed Impact Fee Ordinance, based upon the City's *Impact Fee Study*, which would be incorporated into Chapter 14, Land Use Code. The draft amendments include, but are not limited, to establishing a process for collecting impact fees, setting the impact fee schedule, annual adjustments. Modifications of fees, collection and use of fees. The Board will make a recommendation to the City Council.
- ii. Level III Site Plan and Subdivision; 130 Bancroft Street; Joshua Wagner, representing WB Group, Inc., Applicant. (8:00 – 8:45 p.m. estimated time) The Board will hold a public hearing 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.

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