

1. Legal Ad

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**LEGAL ADVERTISEMENT**  
**PORTLAND PLANNING BOARD - MEETING AGENDA**

The Portland Planning Board will hold a meeting on Tuesday, March 27, 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. Zoning Map Amendment, IL to B-2, 1006 Congress Street, Richard Packer, Applicant. (4:30 – 5:00 p.m. estimated time) The Board will hold a workshop to consider a proposal for a zoning map amendment to rezone 1006 Congress Street from the Industrial I-L to the Community Business B-2 zone. The site is on the corner of Congress and Westfield Streets. The B-2 zone allows for commercial and mixed-use development.
- ii. Level III Subdivision and Site Plan, 5 unit building, 24 St. Lawrence Street, HR Property Management Applicant. (5:00 – 5:45 p.m. estimated time) The Board will hold a workshop on the application to build a four-story building for five (5) residential condominiums at 24 St. Lawrence Street. 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.
- iii. Level III Subdivision and Site Plan, 5 unit building, 25 Monument Street, Monument Partners, LLC, Applicant. (5:45 p.m. to 6:30 p.m. estimated time) The Board will hold a workshop on the application for a four-story building with 20,122 sq. ft. building that includes five (5) three-bedroom condominiums and eight (8) vehicle parking spaces on the first level. The 9,989 sq. ft. lot is located in both the Residential R-6 and Neighborhood Business B-1 zone. The proposal is subject to the standards of the subdivision and site plan ordinance.

**Public Hearing – 7:00 p.m.**

- i. Level III Site Plan; Maine Medical Center (MMC) East Tower and Visitor Parking Garage Vertical Expansions; 22 Bramhall Street, Maine Medical Center, Applicant. (7:00 -8:00 p.m. estimated time) The Planning Board will hold a public hearing to consider the proposal to add two (2) floors to the East Tower, relocate the heliport to the East Tower, and to expand the visitor garage with three (3) levels of parking for 225 vehicles. The proposal adds 137,961 sq. ft. to the MMC hospital complex. The property is within the Institutional Overlay Zone (IOZ) and MMC has an Institutional Development Plan approved by the Planning Board.
- ii. Level III Site Plan and Subdivision; 23 Unit Condominium; 56 Parris Street; Horton, LLC., Applicant. (8:00- 8:45 p.m. estimated time) The Planning Board will hold a public hearing to consider a proposal for the construction of a 14,132 sq. ft., 23 unit condominium. Parking for 23 vehicles and 23 bicycles are also proposed on the site. The property is located in the B-2b zone and is subject to review under Portland's subdivision and site plan standards.
- iii. Level III Site Plan, Mixed use building, 149-155 Washington Avenue, Diving Rock, LLC, Applicant (8:45 p.m. estimated time) The Planning Board will hold a public hearing on a mixed use building at 149-155 Washington Avenue. The proposed 113,093 sq. ft. building with a building footprint of 3,866 sq ft is proposed with retail on the first floor and office space on the upper three floors. Twenty (20) parking

spaces are proposed on site. The existing building that is a workshop/bicycle shop will remain. The site is in the B-1 zone and is subject to Portland's Site Plan Ordinance.

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