

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, October 9, 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; 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.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATIONS AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 24, 2018:**
Workshop – Dundon, Mazer, Smith, Silk and Stanley present; Eaton and Whited absent.
Public Hearing – Dundon, Silk, Stanley, Whited, Mazer (recused from item 1) and Smith (recused from item 4) present; Eaton absent.

4. REPORT OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 25, 2018:

- i. Level III Site Plan, 86 Newbury Street, 86 Newbury Street, LLC., Applicant. Stanley moved and Whited seconded a motion to waive the requirement for underground utilities subject to a condition that the applicant shall work with the City to attempt a comprehensive underground design during the 10 months following approval. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion to waive the technical standard for the number of driveways to allow 4 curb cuts. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion to waive the technical standard for driveway separation to allow less than 150 ft from the intersection. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion to waive the technical standard to allow a driveway width of 33 ft. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion to waive the technical standard to allow a parking aisle width of 21 feet with a recommendation of 17 feet for parking spaces. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion for a partial waiver of the design standard to allow the office building façade to have less than one entry on Newbury St. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion for a partial waiver of the design standard to allow the office building façade to have less than 2 entries on Mountfort St. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion approve the IZ conditional use application with 2 conditions of approval. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion approve the subdivision application with 3 conditions of approval. Vote: 5-0 (Mazer recused, Eaton absent). Stanley moved and Whited seconded a motion approve the site plan application with 10 conditions of approval. Vote: 5-0 (Mazer recused, Eaton absent).
- ii. Level III Site Plan; 300 Allen Avenue; Peter Bouchard, representing Estelle Estates, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the IZ conditional use with 1 condition of approval. Vote: 6-0 (Eaton absent). Mazer moved and Stanley seconded a motion to approve the off-site parking conditional use. Vote: 6-0 (Eaton absent). Mazer moved and Stanley seconded a motion to waive the technical standard to allow a 20-foot aisle width within the surface parking area. Vote: 6-0 (Eaton absent). Mazer moved and Stanley seconded a motion to approve the subdivision plan with 2 conditions. Vote: 6-0 (Eaton absent). Mazer moved and Stanley seconded a motion to approve the site plan with an amended 1b condition and a total of 6 conditions. Vote: 5-1 (Silk opposed, Eaton absent).
- iii. Level III Site Plan and Subdivision; 19 Libby Street; Reed School, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the conditional use for the conversion of the school to 8 residential units with 2 conditions. Vote: 6-0 (Eaton absent). Mazer moved and Stanley seconded a motion to approve the subdivision application with 2 conditions. Vote: 6-0 (Eaton absent). Mazer moved and Stanley seconded a motion to approve the site plan application with 8 conditions. Vote: 6-0 (Eaton absent).
- iv. Level III Site Plan and Site Location of Development Act; 100 Sewall Street (Thompson's Point Connector); Langdon Street Real Estate, Applicant. Mazer moved and Stanley seconded a motion to waive the technical standards for parking lot design, planting and lighting for up to a period of 2 years. Vote: 5-0 (Smith recused, Eaton absent). Mazer moved and Stanley seconded a motion to waive the technical standards for parking lot aisle widths as shown on the plan. Vote: 5-0 (Smith recused, Eaton absent). Mazer moved and Stanley seconded a motion to waive the technical standards for a sidewalk along Thompson's Point Connector. Vote: 5-0 (Smith recused, Eaton absent). Mazer moved and Stanley seconded a motion to approve the application under the

delegated review for Site Location of Development with 5 conditions of approval. Vote: 5-0 (Smith recused, Eaton absent). Mazer moved and Stanley seconded a motion to approve the application for the Traffic Movement Permit with 2 conditions. Vote: 5-0 (Smith recused, Eaton absent). Mazer moved and Stanley seconded a motion to approve the site plan application with 5 conditions. Vote: 5-0 (Smith recused, Eaton absent).

5. NEW BUSINESS

- 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.