

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, January 22, 2019, Room 209, 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 PM

- i. Zoning Text Amendment to WCZ (Waterfront Central Zone), Elimination of Conditional Rezoning, City of Portland, Applicant. (4:30 - 6:30 p.m. estimated time) The Planning Board will hold a workshop on the proposed text amendments to update to Section 14-311 based on the Comprehensive Plan to prohibit conditional or contract zones in the Waterfront Central Zone (WCZ).

PUBLIC HEARING - 7:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 8, 2019**
Workshop: Dundon, Eaton, Mazer, Silk, Smith and Stanley present. Whited absent.
Public Hearing: Dundon, Eaton, Mazer, Silk, Smith and Stanley present. Whited absent.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 8, 2019**
 - i. Election of Officers Stanley moved and Eaton seconded a motion to have Sean Dundon serve as Chair and Brandon Mazer serve as Vice Chair. Vote: 6-0, Whited absent.

- ii. Level III Site Plan; 100 Fore Street; 100 Fore Street, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the conditional use application for structured parking in the B-6 zone. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to grant a waiver of the technical standard to allow for a driveway separation of 33 feet for the P2 entrance from Fore Street. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to grant a waiver of the Chapter 500 flooding standard to allow the stormwater discharge to go directly to a large body of water (Fore River). Vote: 6-0 Whited absent. Mazer moved and Stanley seconded a motion to grant a waiver of the requirement for first floor retail space along the ground floor of the building frontage and reserves space not dedicated to active uses for future conversion. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approve the Level III site plan application with 17 conditions of approval, as amended. The amendments added condition 9 for the applicant to submit a plan for left turn restrictions and to address pedestrian safety at the B2 ramp, for review and approval, and the post occupancy monitoring was extended to 5 years. Vote: 6-0, Whited absent.
- iii. Level III Site Plan; 250 Riverside Industrial Parkway; Two Eisenhower Drive, LLC., Applicant. Mazer moved and Stanley seconded a motion to find that 2 criteria for the curb waiver are met and to grant the waiver. Vote: 6-0, Whited absent. Mazer moved and Stanley seconded a motion to approve the Level III site plan application and the Site Location of Development review (delegated authority) with 15 conditions of approval, as amended. The amendments added the wetland areas for protection in conditions 8 and 15. Vote: 6-0, Whited absent.

5. NEW BUSINESS

- i. Cultural Plan Update, Creative Portland, Applicant. (7:00 - 7:30 p.m. estimated time) The Planning Board will hold a public hearing on the Cultural Plan Update of 2018: A Living Action Plan. The Cultural Plan Update is presented by Creative Portland as an update to the adopted City plan, Celebrating Community: A Cultural Plan for Portland, Maine (2008). The Plan is intended to provide a vision and plan for the creative economy in Portland and the region.
- ii. Zoning Text Amendments to B-2, B-2b and B-2c, Drive-throughs in buildings with upper floor residential uses; City of Portland, Applicant. (7:30 - 8:15 p.m. estimated time) The Planning Board will hold a public hearing on proposed text amendments to the B-2, B-2b and B-2c zones to revise the use table (Sec. 14-182) and the conditional use standards (Sec. 14-183). The proposal is to require all drive-throughs to be a conditional use and only allowed in buildings with 3 or more stories and upper floor residential uses.

6. EVENING WORKSHOP - IMMEDIATELY FOLLOWING THE PUBLIC HEARING

- i. Level III Site Plan; 56 Milliken Street; Jeff Witherell, representing Plymouth Industrial REIT, Inc., Applicant. (8:15 p.m. estimated time) The Planning Board will hold an evening workshop on a proposed 72,000 sf warehouse at 56 Milliken Street. The warehouse is proposed adjacent to an existing 200,035 sf warehouse, which will remain. Access is currently from Milliken Street and a second access is proposed off of Riverside Industrial Parkway. A total of 2.98 acres of impervious surface area will be added to the development site. The project is in the Industrial IM Zone and will be reviewed under Portland's Site Plan Standards and under the delegated review for the Site Location of Development Act.