

**LEGAL ADVERTISEMENT  
PORTLAND PLANNING BOARD  
MEETING AGENDA**

The Portland Planning Board will hold a meeting on Tuesday, January 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; 30 Fox Street; Simon Norwalk, Representing Dyer Neck Development, LLC., Applicant. (4:30 – 5:30 p.m. estimated time) The Portland Planning Board will hold a workshop to consider a proposed three (3) unit condominium with a building footprint of 1,104 sq. ft. and floor area of 4,297 sq. ft. Three (3) parking spaces are proposed on the first level. The site is in the R-6 zone and is subject to review under Portland’s subdivision and site plan standards.
- ii. Level III Site Plan; Portland II Hotel; 203 Fore Street; Miels Development Group, Applicant. (5:30 - 6:30 p.m. estimated time). The Portland Planning Board will hold a workshop to consider the preliminary application for a six story, 126-room extended-stay hotel proposed on a 47,473 sq. ft. lot with frontage along Middle, India and Fore Streets. The building footprint is 34,000 sq. ft. with a total floor area of 102,550 sq. ft. The hotel will include retail space, a restaurant, a roof-top bar, and a parking garage with up to 120 spaces. The proposal is subject to review under the India Street Form Based Code (ISFBC) zone and Portland’s site plan standards.

**Public Hearing – 7:00 p.m.**

- i. Planning Board Meeting Schedule (7:00 – 7:15 p.m. estimated time)
- ii. R-6 Interim Overlay Zone (7:15 – 8:30 p.m. estimated time)
- iii. Level III Site Plan and Subdivision; 583-605 Stevens Avenue; Seacoast at Baxter Woods Associates, LLC., Applicant. (8:30 p.m. - estimated time) The Board will hold a hearing on a proposed 21-unit age restricted residential building. The project is the first phase of new construction on lot 4, as shown on the approved Master Development Plan. All of the units are proposed as two-bedroom units with a total of 42 parking spaces on the site. The project is located in the R-5A and R-5 zones and is subject to site plan and subdivision review.

**ELIZABETH BOEPPLE, CHAIR – PORTLAND PLANNING BOARD**