

**LEGAL ADVERTISEMENT
PORTLAND PLANNING BOARD
MEETING AGENDA**

The Portland Planning Board will hold a meeting on Tuesday, February 13, 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 and Conditional Use; The Cedars; 630 Ocean Avenue; JHA Assisted Living, Inc., applicant. (4:30 –5:45 p.m. estimated time) The Portland Planning Board will hold a workshop to consider the expansion of The Cedars, which is an institutional long-term care facility. The expansion will include an assisted living and long-term care facility with a building footprint of 15,108 sq. ft. and total building area of 45,325 sq. ft. Reconfiguring on-site parking and creating an additional 13 new spaces. The site is in both the R-3 and R-5 zone and is subject to review under the R-3 and R-5 conditional use standards for an institutional expansion, Portland’s site plan ordinance and the City’s delegated review under the Site Location of Development Act.
- ii. Text amendments to Division 30. Affordable Housing (Section 14-484-14-487), City of Portland, Applicant (5:45-6:30 p.m. estimated time) The Planning Board will hold a workshop on proposed text amendments to Division 30 Affordable Housing Division of the Land Use Code. The text amendments include (a) recommendations from the Housing Committee to require payment to the Housing Trust in the case of fractional units and make administrative changes to the ordinance; (b) proposals from the Mayor to increase the inclusionary requirement from 10% to 20% and lower the maximum income levels for inclusionary units from workforce levels to low-income levels; and (c) elimination of the sunset clause in the ordinance.

Public Hearing – 7:00 p.m.

- i. Proposed Amendments to Division 9, B-1 and B-1b Neighborhood Business Zones, City of Portland, Applicant (7:00 – 7:45 p.m. estimated time) The Portland Planning Board will hold a public hearing on proposed text amendments to Division 9, B-1 and B-1b Neighborhood Business Zones, intended to promote mixed-use developments in compliance with state and federal regulations for fair housing. The proposed amendments explicitly permit live/work units on the ground floor, allow residential units on the ground floor when set back a minimum of 25 feet from the principal street facing façade, and establish a new fixed density standard for mixed-use projects.

Evening Workshop (immediately following the public hearing)

- i. Level III Site Plan and Subdivision; 23 Unit Condominium; 56 Parris Street; Horton, LLC., Applicant. (7:45 p.m. estimated time) The Portland Planning Board will hold an evening workshop 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.

SEAN DUNDON, CHAIR – PORTLAND PLANNING BOARD