

# CITY OF PORTLAND, MAINE

## PLANNING BOARD



Sean Dundon, Chair  
Brandon Mazer, Vice Chair  
Elizabeth Boepple  
David Eaton  
Carol Morrissette  
Maggie Stanley  
Lisa Whited

### AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, February 13, 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 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.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATIONS AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETINGS HELD ON JANUARY 23, 2018:**  
Workshop: Dundon, Mazer, Boepple, Eaton, Stanley and Whited present; Morrissette absent.  
Public Hearing: All members were present.

#### **4. REPORT OF DECISIONS AT THE MEETINGS HELD ON JANUARY 23, 2018:**

- i. Level III Site Plan, Conditional Use and Site Location of Development Re-approval; 400 West Commercial Street; New Yard, LLC - Canal Landing, LLC., Applicant. Mazer moved and Morrissette seconded the motion to waive requirement for granite curbing. Vote: 7-0. Mazer moved and Morrissette seconded the motion to waive requirement for a sidewalk along the street frontage. Vote: 7-0. Mazer moved and Morrissette seconded the motion to waive requirement for maximum driveway width from 30 to 40 feet. Vote: 7-0. Mazer moved and Morrissette seconded the motion to waive the stormwater flooding requirement to allow direct discharge into the Fore River. Vote: 7-0. Mazer moved and Morrissette seconded the motion to waive requirement internal parking lot landscaping. Vote: 7-0. Mazer moved and Morrissette seconded the motion to waive standard of 2 curb cuts to allow 3 curb cuts on the site. Vote: 7-0. Mazer moved and Morrissette seconded the motion to approve the conditional use application for marine retail and wholesale sales. Vote: 7-0. Mazer moved and Morrissette seconded the motion to approve the site plan application with eleven (11) conditions of approval. Vote: 7-0.
- ii. Level III Site Plan; Lyseth/Lyman-Moore Campus; 171 Auburn Street; Portland Department of Parks, Recreation and Facilities, Applicant. Mazer moved and Morrissette seconded the motion to approve the site plan application with five (5) conditions of approval. Vote: 7-0.
- iii. Level III Site Plan; St. Lawrence Arts Center; 66 Congress Street; Friends of the St. Lawrence Church, Applicant. Mazer moved and Morrissette seconded a motion to waive the driveway separation requirement to allow the Munjoy Street curb cut to be 20 feet from the adjacent driveway. Vote: 7-0. Mazer moved and Morrissette seconded a motion to approve the Traffic Movement Permit. Vote: 7-0. Mazer moved and Morrissette seconded a motion to approve the site plan application with seven (7) conditions of approval. Vote: 7-0.

#### **5. NEW BUSINESS**

- 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.

#### **6. 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.