

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD



Sean Dundon, Chair  
Brandon Mazer, Vice Chair  
David Eaton  
David Silk  
Austin Smith  
Maggie Stanley  
Lisa Whited

### **AGENDA - Revised** **PORTLAND PLANNING BOARD MEETING**

The Portland Planning Board will hold a meeting on Tuesday, October 23, 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; 22 Bramhall Street; Maine Medical Center, Applicant. (4:30 – 5:45 p.m. estimated time)  
The Board will hold a workshop to consider a proposed building expansion and new entrance off Congress Street. This is the third phase of expansion as contained in MMC’s Institutional Development Plan. The application includes the demolition of the existing Gilman Street garage. The proposed 265,000 sf building addition will reorient the Bramhall medical campus to Congress street, include 64 private patient rooms, and add 19 procedure rooms. The proposed site is within the Maine Medical Center Institutional Overlay Zone. The proposal is subject to review under Portland’s Site Plan Ordinance and under delegated review for Maine’s Traffic Movement Permit and Site Location of Development standards.
- ii. Level III Site Plan; 100 Fore Street; 100 Fore Street, LLC, Applicant. (5:45 – 7:00 p.m. estimated time)  
The Board will hold a workshop to consider the redevelopment of 100 Fore Street. A portion of the existing building will be demolished and the remaining 9,100 sf will be renovated for a fitness center. A three-level parking garage (total of 539 parking spaces) and two floors of retail and office space above the parking are proposed. The building footprint is approximately 64,980 sf and the total building square footage is 278,237 sf. Access to the parking levels is proposed from Fore Street (across from Mountfort) and from a proposed easterly driveway off Fore Street that is proposed to meet city street standards. The 2.97 acre lot is located within the B-6 Eastern Waterfront zone and subject to review under Portland’s site plan standards.

#### **PUBLIC HEARING – 7:30 p.m.**

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 9, 2018:**  
Workshop – Dundon, Eaton, Silk, Stanley and Whited present; Mazer and Smith absent.  
Public Hearing – All members present.

#### 4. **REPORT OF DECISIONS AT THE MEETING HELD ON OCTOBER 9, 2018:**

- i. Impact Fee Ordinance, Proposed Ordinance Amendment, City of Portland, Applicant. Mazer moved and Stanley seconded a motion to find the proposed Impact Fee Ordinance is consistent with the Comprehensive Plan and recommends the adoption of the amendments to the City Council. Vote: 7-0
- ii. Level III Site Plan and Subdivision; 130 Bancroft Street; Joshua Wagner, representing WB Group, Inc., Applicant. Mazer moved and Stanley seconded a motion to find that criteria 3 and 6 for a sidewalk waiver were met and waives the requirement for a sidewalk on the north side of Benjamin Way. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the subdivision plan with eleven (11) conditions of approval. Vote: 7-0

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

- i. Hotel Inclusionary Zoning, Ordinance Amendments, City of Portland, Applicant. **This item is being tabled.**

#### 6. **EVENING WORKSHOP - 7:30 p.m.**

- i. Level III Site Plan; 150 Riverside Street; Patagon Storage, LLC., Applicant. The Board will hold an evening workshop to consider the redevelopment of 142 and 150 Riverside Street into a 3 story, self-storage building with a footprint of 33,344 sf and a total floor area of 100,343 sf. The 3.6 acre site is located in the B-4 zone. The site plan is subject to Portland's site plan and stormwater permit standards.
- ii. Level III Site Plan; 250 Riverside Industrial Parkway; Two Eisenhower Drive, LLC., Applicant. The Board will hold an evening workshop to consider a proposed two-story, 14,720 sf property services building. A total of 3.36 acres of the 12.4 acre site will be paved or gravel for parking, circulation, and outdoor material storage. The proposal is subject to Portland site plan standards and delegated review of Maine's Site Location of Development Act standards.