

# CITY OF PORTLAND, MAINE

## PLANNING BOARD



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

### AGENDA

#### PORTLAND PLANNING BOARD MEETING

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. **At the request of the Applicant, this item will be postponed.**  
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.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATIONS AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETINGS HELD ON DECEMBER 13, 2017:**

Workshop: No Workshop

Public Hearing: Boepple, Dundon, Eaton, Mazer, Morrissette, Stanley (recused from first item) and Whited present.

#### 4. **REPORT OF DECISIONS AT THE MEETINGS HELD ON DECEMBER 13, 2017:**

- i. Level III Subdivision and Site Plan and Conditional Use for Inclusionary Zoning Applications; Deering Place; 510 Cumberland Avenue; Avesta Housing Development Corp, Applicant. Dundon moved and Morrissette seconded a motion to waive the standard aisle width and to allow a width of 19 feet. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to waive the percentage of compact parking spaces to allow 27 spaces or 51% of the spaces to be compact. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to waive the driveway separation to 0. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to waive the percentage of compact parking spaces to allow 27 spaces or 51% of the spaces to be compact. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to waive the illumination and light trespass standards to allow a maximum light level to exceed the standard by 0.6 foot candles and allow minor light trespass to benefit pedestrian areas. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to approve the subdivision plan with three (3) conditions of approval. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to approve the site plan with eight (8) conditions of approval. Vote: 6-0, Stanley recused. Dundon moved and Morrissette seconded a motion to approve the Conditional Use application to Ensure Workforce Housing with one (1) condition of approval. Vote: 6-0, Stanley recused.
- ii. Master Development Plan, 383 Commercial Street, Deering Property Management, LLC, Applicant. Dundon moved and Morrissette second a motion as amended to find the Master Development Plan consistent with Portland's site plan ordinance subject to twelve conditions of approval. Vote: 7-0
- iii. Election of Officers: Morrissette moved and Boepple seconded a motion to nominate Sean Dundon as Chair and Brandon Mazer as Vice Chair, effective January 23, 2018. Vote: 7-0

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

- 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.