

**LEGAL ADVERTISEMENT
PORTLAND PLANNING BOARD MEETING**

The Portland Planning Board will hold a meeting on Tuesday, October 25, 2016, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **PUBLIC COMMENT WILL BE TAKEN FOR EACH ITEM ON THE AGENDA DURING THE ESTIMATED ALLOTTED TIME.**

Workshop - 4:30 p.m.

- i. Map Amendment; 2 Island Avenue (Peaks Island); Kevin Carter, Applicant. (4:30 - 5:30 p.m. estimated time). The Board will hold a workshop on a proposal for a text change to the Island Business Zone to allow multi-family units. The applicant has a purchase agreement for 2 Island Avenue and would like to convert a 3 unit building to 12 or 14 units. The proposed text amendments include, but are not limited to, adding multi-family units as a permitted use, reducing the parking requirement per unit, increasing the maximum height to 35 or 47 feet, and decreasing the front and side/rear yard dimensions to 10 and 5 feet, respectively.
- ii. **CORRECTION:** Text Amendments to the WPDZ zone, (Americold for Maine Port Authority), City of Portland Economic Development Department, Applicant. (5:30 - 6:30 p.m. estimated time). The Planning Board will consider proposed text amendments to the Waterfront Port Development Zone (WPDZ). There are three alternatives for consideration, including but not limited to the following: 1) adding cold storage as a permitted use and increasing maximum building height to 70 feet for the entire WPDZ zone; 2) adding cold storage as a use and setting a maximum height of 45 feet for the entire zone, except 70 feet would be allowed for the cold storage use; and 3) adding cold storage as a use and allowing a maximum building height of 70 feet in the area between Casco Bay Bridge and the center line of School Street.

Public Hearing - 7:00 p.m.

Old Business

- i. **Tabled on 10/12/16 to 10/25/16. Level III Site Plan; 7 Unit Residential Building; 30 Merrill Street; Banner Properties, LLC., Applicant.** (7:00 – 8:00 p.m. estimated time). The Board will hold a public hearing on a proposal for a new seven-unit residential building. The existing two family building will be replaced with a four story 6,580 sq. ft. building with 7 condominiums. Parking for 6 vehicles is proposed behind the building. The site is in the R-6 zone.

New Business

- i. IS-FBC (India Street Form-Based Code) Map Amendment; 10 Washington Avenue; Hay Runner, LLC., Applicant. (8:00 p.m. – 8:45pm. estimated time). The Board will hold a public hearing to consider a map amendment to extend the India Street form-based Code (IS-FBC) zone to include the parcel at 10 Washington Avenue. Currently the parcel is zoned B-2b and is adjacent to and in common ownership with two parcels zoned IS-FBC. The applicant is requesting the map amendment in order to have consistent zoning across the entire property, on which a new building will be proposed.
- ii. Level III Subdivision; Mixed Use Project; 23 Ocean Avenue; 23 Ocean Avenue Assoc., LLC., Applicant. (8:45 p.m. estimated time). The Board will hold a public on a proposal for a mixed use project at 23 Ocean Avenue (corner of Hersey Street). The existing structure on the site, which is currently offices, will remain. A new building is proposed with office uses on the basement and first floors and with four 2-bedroom residential units on the upper two floors. The proposed building has a total floor area of 8,520 sq. ft. The proposed plan includes 10 on-site parking spaces and 15 leased off-site spaces. The site is in the Business b-1 zone.

ELIZABETH BOEPPLE, CHAIR - PORTLAND PLANNING BOARD