

CITY OF PORTLAND, MAINE

PLANNING BOARD

Elizabeth Boepple, Chair
Sean Dundon, Vice Chair
Carol Morrissette
David Eaton
Kristien Nichols
Maggie Stanley
Lisa Whited

AGENDA 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. Text Amendment; 2 Island Avenue (Peaks Island); Kevin Carter, Applicant. (4:30 p.m.- 5:30 p.m. – estimated time) The Planning 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. 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 (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.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATIONS AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE FOLLOWING MEETING HELD ON OCTOBER 18, 2016:**

Workshop: Boepple, Eaton, Morrissette, Stanley, and Whited, present. Dundon and Nichols, absent.
Public Hearing: Boepple, Eaton, Morrissette, Stanley, and Whited, present. Dundon and Nichols, absent.

4. **REPORT OF DECISIONS AT THE MEETING HELD ON OCTOBER 18, 2016:**

- i. Subdivision Review – Dirigo Plaza; 1190 Brighton Avenue (58 and 80 Main Street, Westbrook), Jones and Beach Engineers, Inc. on behalf of J & J Gove Development, LLC, Applicant. Morrissette moved and Eaton seconded a motion to approve the subdivision plat with three conditions of approval. Vote: 5-0, Dundon and Nichols, absent.

5. 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.

6. NEW BUSINESS

- i. **IS-FBC (India Street Form-Based Code) Map Amendment; 10 Washington Avenue; Hay Runner, LLC., Applicant.** (8:00 – 8:45 p.m. – 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 hearing on a proposed 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.