

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, January 17, 2017**, Council Chambers, 2nd 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

WORKSHOP – 4:30 p.m.

- i. Level III Site Plan and Subdivision; 161 York Street; York Street Redevelopment, LLC., Applicant. (4:30 – 5:30 p.m. estimated time) The Board will consider a proposed 11 unit residential project which includes 22 parking spaces with 18 spaces proposed on the first and second levels of the building. Access to parking will be from York Street and Guilford Court. The project is located within the R-6 zone and will also be reviewed under the Conditional Use Application to meet Ensure Workforce Housing requirements.
- ii. 117 Auburn Street; Zoning Map Amendment from B-2 and R-3 to Residence Professional, Macdermot, LLC., Applicant. (5:30 – 6:30 p.m. estimated time) The Board will consider a request to include the site at 117 Auburn Street into the Residence Professional zone, which is developed with an office building. The property is split between the Community Business B-2 and the Residence R-3 zones.

PUBLIC HEARING – 7:00 p.m.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATIONS AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 10, 2017:**
Workshop: Dundon, Eaton, Morrissette, Nichols, Stanley and Whited. Boepple absent.
Public Hearing: Dundon, Eaton, Morrissette, Nichols, Stanley and Whited. Boepple absent.
4. **REPORT OF DECISIONS AT THE MEETING HELD ON JANUARY 10, 2017:**
 - i. Election of Officers: Morrissette moved and Eaton seconded a motion to nominate Elizabeth Boepple as chair and Sean Dundon as Vice Chair. Vote: 6-0, Boepple absent.
 - ii. Amendment to Portland Company Historic District Boundaries; 58 Fore Street; CPBS, LLC., Applicant. Morrissette moved and Eaton seconded a motion to find the proposed amendment to the Portland Company Historic District boundaries meets the designation criteria and is consistent with the 58 Fore Street Master Plan and the Eastern Waterfront Master Plan, which is a component of the Comprehensive Plan; and the Board recommends to City Council the district boundary amendment and that the current footprint for Building 12 be removed from the district at such time Building 12 is relocated. Vote: 5-0. Whited recused and Boepple absent.

5. NEW BUSINESS

- i. Portland Technical Manual – New Section “Solar Energy”, City of Portland, Applicant. (7:00 – 7:45 p.m. estimated time). The Board will hold a public hearing on the proposed new technical standards that support the recently adopted ordinance for Solar Energy Generation. The Technical Manual standards would apply to solar energy systems that require site plan review under the new ordinance and include detailed standards on aspects including siting, security, construction impacts, safety and maintenance.

6. EVENING WORKSHOP (immediately following the public hearing)

- ii. R-1 to R-3 Map Amendment; 1700 Westbrook Street; Camelot Holdings, LLC., Applicant. (7:45 – 8:45 p.m. estimated time) The Board will consider a map amendment from R-1 to R-3 to allow the development of the 45-acre site into a traditional single-family development with approximately 95 house lots and preservation of open space along the Stroudwater River.
- iii. B-2 Text Amendments, Maine Craft Distilling, Applicant. (8:45 p.m. estimated time) The Board will consider a proposed text amendment that adds distillery and tasting rooms, as defined by the Maine Bureau of Alcohol and Lottery as a permitted use in the B-2, B-2b and B-2c zones.