1. Legal Ad

   Documents:

   PB LEGAL AD 2-14-17.PDF

2. Institutional Overlay Zone; Maine Medical Center
3. 502 Stevens Avenue
4. B-2 Text Amendments; Maine Craft Distilling
5. 117 Auburn Street
6. 75 Chestnut Street
7. Zoning Determinations
The Portland Planning Board will meet on Tuesday, February 14, 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. Institutional Overlay Zone; Maine Medical Center, City of Portland. (4:30 – 5:30 p.m. estimated time) The Board will consider the draft text for a new institutional overlay zone (IOZ) ordinance, including the process and submission requirements for submitting an Institutional Development Plan (IDP). The purpose of the ordinance is to provide a predictable growth management and planning process for the major institutions in Portland. The meeting will also discuss progress on the MMC's request for a zone map amendment to allow for MMC's hospital modernization and building replacement.

ii. Level III Site Plan and Subdivision; 502 Stevens Avenue; Mixed Use Building; Denis Lachman, Applicant. (5:30 – 6:30 p.m. estimated time) The Board will consider a mixed use building replacing a single family home at 502 Stevens Avenue. The ground floor would have commercial uses and a total of four (4) residential units are proposed on the 2nd and 3rd floors. A shared driveway with parking for 10 vehicles is proposed on the lot. The site is in the B-1b zone.

Public Hearing – 7:00 p.m.

Old Business

i. B-2 Text Amendments, Maine Craft Distilling, Applicant (7:00 – 7:45 p.m. estimated time) The Board will hold a hearing on the proposed text amendments to the B-2 zone, including but not limited to, converting the list of permitted uses to a chart; adding distillery and tasting rooms, as defined by the Maine bureau of Alcohol and Lottery as a permitted use; create an option for a performance based use determination; and exempt utility substations from the maximum front yard requirement.

New Business

ii. 117 Auburn Street, Zoning Map Amendment from B-2 and R-3 to Residence Professional, Macdermot, LLC Applicant. (7:45-8:15 p.m. estimated time) The Board will hold a hearing on a request to include the site at 117 Auburn Street into the Residence Professional zone, which is developed with an office building (former Mercy medical offices.). The property is split between the Community Business B-2 and the Residence R-3 zones.

iii. Level III Site Plan and Subdivision; 54 Housing Units and Commercial Space; 75 Chestnut Street; Lou Woods representing A & M Partners, Inc., Applicant. (8:15- 8:45 p.m. estimated time) The Board will hold a public hearing on plans addressing a condition of approval that the plans meet specific B-7 Design Standards.

iv. Zoning Determinations, Zoning Text Amendment, City of Portland, Applicant. The Planning Board will hold a hearing on the Department of Permitting and Inspections proposal to strike section 14-465 (Administration and Enforcement) of the City Code of Ordinances, which would eliminate the option for an applicant to request a written decision, determination or interpretation regarding the zoning code.

ELIZABETH BOEPPE, CHAIR - PORTLAND PLANNING BOARD