**LEGAL ADVERTISEMENT**

**PORTLAND PLANNING BOARD MEETING**

The Portland Planning Board will hold a meeting on Tuesday, May 19, 2015, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken at this meeting.**

**Workshop – 4:30 p.m.**

i. Level III site Plan and Subdivision; 72 Bishop Street; AVESTA 72 Bishop Street, LP., Applicant (4:30 -5:15 p.m. estimated time). The Board will consider a proposal by the applicant to construct a 21,274 sq. ft. building at 72 Bishop Street. Thirty (30) efficiency units are proposed for homeless individuals under the “housing first” approach, which will include support services for the residents. The lot has 52,383 sq. ft. with 50 feet of frontage along Bishop Street. Site improvements include 12 vehicle parking spaces and 12 bicycle spaces.

ii. Level III Site Plan and Conditional Use; 1342 Congress Street; Jewish Community Alliance of Southern Maine, Applicant (5:15 – 6 p.m. estimated time).. The Board will consider a proposal by the applicant to construct a neighborhood center at 1342 Congress Street. The 91,146 sq. ft. lot is located in the R-5 zone on the site of the former St. Patrick’s Church. The proposal is to demolish the existing building and construct a 19,146 sq. ft. building for a neighborhood center with a portion of the building used for a pre-school/day care center.

**Evening Workshop – 6:30 p.m.**

i. Housing Policy Incentives, City of Portland, Applicant. The Board will consider the following Land Use Code text amendments: 1) Division 30 (Affordable Housing) to increase the density bonus for providing affordable units and to add a section requiring inclusion of workforce housing units in developments of 10 units or more; 2) Division 6 (R-5 Residential Zone) Section 14-117 to modify the standards for accessory dwelling units in pre-existing buildings; and 3) Division 7.2 (IR-2 Island Residential Zone) and Section 14-145.9 to modify the standards for accessory dwelling units. The Board will consider a map amendment to the Downtown Height Overlay Map to increase the maximum building height from 45' to 65' in the vicinity of York, Maple and Danforth Streets.

**STUART O’BRIEN, CHAIR - PORTLAND PLANNING BOARD**