

PLANNING BOARD

Tuesday, April 8, 2025 at 4:30 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brandon Mazer, Chair
David Silk, Vice Chair
Michael Fox
Nicholas Messina
Kelsey Robertson
Austin Smith
Joseph Zamboni

The Planning Board will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the Agenda Center following the meeting. For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27?cache=1800>

For public comment via Zoom, you will need to use the “raise your hand” feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.
Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android: <https://portlandmaine-gov.zoom.us/j/89298463167>

Phone one-tap:

+13126266799,,89298463167# US (Chicago)
+16469313860,,89298463167# US

Join via audio:

+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US

Webinar ID: 892 9846 3167

International numbers available: <https://portlandmaine-gov.zoom.us/j/89298463167>

AGENDA:

WORKSHOP - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 25, 2025**

Workshop

385 Congress Street: Fox, Mazer, Messina, Silk, Smith, and Zamboni present.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 25, 2025**

- i. There were no public hearing items on the agenda to report on.

5. **NEW BUSINESS**

- i. Major Site Plan; 1584 Forest Avenue; Acre Properties, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan application to facilitate the development of a 50-unit multi-family development with 50 off-street parking spaces on property located at 1584 Forest Avenue, to be accessed via Belfort Street. The subject property totals 66,650 square feet and is zoned RN-5 Residential and B-1 Neighborhood Business. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003161-2024.
- ii. Major Site Plan and Subdivision; 1877 Congress Street; GreenMars Real Estate Services, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and subdivision application to facilitate the development of a 13-lot subdivision, and the construction of thirteen 10-unit residential buildings, developed as a conservation residential development. The subject property totals approximately 4.04 acres and is zoned RN-1 Residential. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003020-2024.