

PLANNING BOARD

Tuesday, May 13, 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

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 61 Preble Street; 60 Elm Street, LLC., Applicant. The Planning Board will hold a hybrid workshop to consider an application to facilitate the development of Phase 1B of the Bayside Master Development Plan. The application involves the redevelopment of the property at 60 Elm Street from a two-story commercial building with surface parking, into a new 10-story residential building with 217 residential units and ground-level retail. The subject property is zoned B-3 Downtown 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-003222-2025.

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 22, 2025.

Workshop

315 Cumberland Avenue: Fox, Messina, Silk, Smith and Zamboni present. Mazer and Robertson absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 22, 2025.

- i. There were no public hearing items scheduled for this meeting to report on.

5. NEW BUSINESS

- i. Master Development Plan Amendment; 315 Cumberland Avenue; Reveler Development, Applicant. The Planning Board will hold a hybrid public hearing to consider a Master Development Plan (MDP) amendment application to facilitate a change in the development's phasing plan, a change in location for the proposed Phase 1B residential building, and a re-distribution of unit counts throughout the various phases of the MDP. The subject properties are zoned B-3 Downtown Business, B-7 Mixed Development, R-6 Residential, and the Downtown Entertainment Overlay District. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003223-2025.