

PLANNING BOARD

Tuesday, May 27, 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:

PUBLIC HEARING - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 13, 2025.**

Workshop

61 Preble Street: Messina, Robertson, Silk, Smith, and Zamboni present. Fox absent. Mazer recused.

Public Hearing

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 13, 2025.**

- i. Master Development Plan Amendment; 315 Cumberland Avenue; Reveler Development, Applicant. Smith motioned and Zamboni seconded a motion to approve the Master Development Plan Amendment. Vote 5-0 (Fox absent and Mazer recused). Smith motioned and Zamboni seconded a motion to adopt the approval letter as the Planning Board's decision, and to authorize the Board Chair to sign the approval letter as drafted. Vote 5-0 (Fox absent and Mazer recused).

5. **NEW BUSINESS**

- i. Major Site Plan and Subdivision; 9 Boyd Street; Cumberland Housing, LP, Mayo Housing, LP, and Portland Housing Development Corporation, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan application to facilitate the development of two new multi-family affordable housing buildings. Phase 2, located at the corner of Cumberland Avenue and Boyd Street, will consist of 92 units. Phase 3, located at the intersection of Mayo and Oxford Streets, will consist of 27 units. The subject parcel is situated within the Mixed-Use B1 and B2b zoning districts. No on-site parking is proposed for this development. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003283-2025.

WORKSHOP - 5:30 PM

- i. Major Site Plan and Traffic Movement Permit; 385 Congress Street; Portland Music Holdings, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and traffic movement permit application to facilitate the development of an approximately 65,340 square foot entertainment venue with capacity for up to approximately 3,300 patrons, which would also include food and beverage services, administrative offices, and indoor and outdoor lounge area, and back-of-house operations areas. The subject property is located downtown, and is within the B-3 Downtown Business zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003179-2024.