

PLANNING BOARD

Tuesday, June 24, 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 JUNE 10, 2025

Workshop

1584 Forest Avenue: Fox, Mazer, Messina, Robertson, Smith, and Zamboni present. Silk absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 10, 2025 (THERE WERE NO ITEMS TO REPORT ON)

5. NEW BUSINESS

- i. Major Site Plan; 61 Preble Street; 60 Elm Street, LLC, Applicant. The Planning Board will hold a hybrid public hearing 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.
- ii. Major Site Plan; 1584 Forest Avenue; Acre Properties, Applicant. **This item is being tabled to the July 8, 2025, or the next scheduled Planning Board Meeting.** The Planning Board will hold a hybrid public hearing 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.