

PLANNING BOARD

Tuesday, July 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 un-muted by the host when it is time for public comment.

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Join via audio:

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+1 564 217 2000 US

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+1 689 278 1000 US

+1 719 359 4580 US

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+1 253 215 8782 US (Tacoma)

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Webinar ID: 854 3405 6174

International numbers available: <https://portlandmaine-gov.zoom.us/j/kcZYgePc9E>

AGENDA:

WORKSHOP - 4:30 PM

- i. Text Amendment to Inclusionary Zoning for Hotel Projects; City of Portland, Applicant. The Planning Board will hold a hybrid workshop to consider potential amendments to the hotel inclusionary zoning requirements of Article 17 of the Land Use Code.

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 JUNE 24, 2025.**

Public Hearing

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 24, 2025.**
 - i. Major Site Plan; 61 Preble Street; 60 Elm Street, LLC Applicant. Messina motioned and Robertson seconded a motion to approve the major site plan application. Vote 5-0 (Silk absent and Mazer recused). Messina motioned and Robertson 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 (Silk absent and Mazer recused).
5. **NEW BUSINESS**
 - i. Text Amendment to the Pedestrian Activities District (PAD) Overlay; City of Portland, Applicant. The Planning Board will hold a hybrid public hearing where the Board will make a recommendation to the City Council around a proposed amendment to the PAD Overlay of Article 8 of the Land Use Code.
 - ii. Master Development Plan Amendment; 385 Congress Street; Reger Dasco Properties and The Fathom Companies, Applicant. The Planning Board will hold a hybrid public hearing to consider an application to amend a previously approved Master Development Plan (MDP) to facilitate changes in removing the southwest portion of the MDP boundary, increase the proposed heights of the structures from 150 to 250 feet, and increase the number of structure parking spaces from 337 to 449. The subject properties are located in the B-3 Downtown Business District, Downtown Entertainment Overlay District, and Pedestrian Activities District 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-003359-2025.
 - iii. Major Site Plan and Traffic Movement Permit; 203 Fore Street; Chatham Lodging Trust, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to develop a new 132-room Home 2 Suites hotel with three ground-level retail spaces, a valet parking area with space for 105 vehicles, and a new pocket park along Middle Street. The subject property totals 48,000 square feet and is zoned India Street Form Based Code (ISFBC). A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002892-2024.
 - iv. Major Site Plan; 1584 Forest Avenue; Acre Properties, Applicant. 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.