

PLANNING BOARD

Tuesday, July 22, 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; 1125 Brighton Avenue; Developers Collaborative Predevelopment, LLC. and Prosperity ME, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan application to facilitate the development of 50 affordable dwelling units in an apartment building at the Barron Center complex on Brighton Avenue. The development plan also includes 31 new parking spaces and long-term bike parking. The subject property totals approximately 0.77 acres and is located in the B-2 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-003379-2025.

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 JULY 8, 2025.**

Workshop

Text Amendment to inclusionary zoning for hotel projects: Fox, Mazer, Messina, Robertson, Silk, Smith, and Zamboni present.

Public Hearing

Text Amendment to the Pedestrian Activities District (PAD) Overlay: Fox, Mazer, Messina, Robertson, Silk, Smith, and Zamboni present.

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

203 Fore Street: Fox, Mazer, Messina, Robertson, Silk, Smith, and Zamboni present.

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 8, 2025.**

- i. Master Development Plan Amendment; 385 Congress Street; Reger Dasco Properties and the Fathom Companies, Applicant. Silk motioned and Zamboni seconded a motion to approve the Master Development Plan Amendment. Vote 7-0. Silk 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 7-0.
- ii. Major Site Plan Approval; 203 Fore Street; Chatham Lodging Trust, Applicant. Silk motioned and Zamboni seconded a motion to waive Site Plan Standard Sec. 14.6.2.C.3, which requires parking lot landscaping, to allow the applicant to construct a parking lot without required landscaping and pay the equivalent fee in lieu of the required trees. Vote 7-0. Silk motioned and Zamboni seconded a motion to waive Technical Manual Sec 1.10.3, which requires two-way drive aisle widths to be 24 feet, to allow for a two-way drive aisle width of 22.5 feet. Vote 7-0. Silk motioned and Zamboni seconded a motion to approve the Traffic Movement Permit. Vote 7-0. Silk motioned and Zamboni seconded a motion to approve the hotel inclusionary zoning condition use application. Vote 7-0. Silk motioned and Zamboni seconded a motion to approve the major site plan application. Vote 7-0. Silk 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 7-0.

- iii. Major Site Plan Approval; 1584 Forest Avenue; Acre Properties, Applicant. Silk motioned and Zamboni seconded a motion to approve the major site plan application. Vote 6-1 (Silk opposed). Silk motioned Zamboni and seconded a motion to adopt the approval letter approval letter as the Planning Board's decision, and to authorize the Board Chair to sign the approval letter as drafted. Vote 7-0.

5. UNFINISHED 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.

6. NEW BUSINESS

- i. Major Site Plan and Subdivision; 1877 Congress Street; GreenMars Real Estate Services, Applicant. The Planning Board will hold a hybrid public hearing 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.