

PLANNING BOARD

Tuesday, August 12, 2025 at 4:30 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brandon Mazer, Chair
David Silk, Vice Chair
Austin Smith
Nicholas Messina
Joseph Zamboni
Kelsey Robertson
Michael Joseph Fox

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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 JULY 22, 2025**

Workshop

1125 Brighton Avenue: Fox, Mazer, Messina, Robertson, Smith, and Zamboni present. Silk absent.

Public Hearing

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

1877 Congress Street: Fox, Mazer, Messina, Robertson, Smith, and Zamboni present. Silk absent.

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

- i. Text Amendment to the Pedestrian Activities District (PAD) Overlay: Robertson motioned and Zamboni seconded a motion to recommend the approval of a text amendment to the Pedestrian Activities District (PAD) Overlay. Vote 6-0 (Silk absent).
- ii. Major Site Plan and Subdivision Approval; 1877 Congress Street; GreenMars Real Estate Services, Applicant. Robertson motioned and Zamboni seconded a motion to approve the Subdivision application. Vote 6-0 (Silk absent). Robertson motioned and Zamboni seconded a motion to approve the Major Site Plan application. Vote 6-0 (Silk absent). Robertson 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 6-0 (Silk absent).

5. **NEW BUSINESS**

- i. Major Site Plan; 76 Saint James Street; City of Portland, Applicant. **This item is being tabled to the September 9, 2025 Planning Board meeting.**
- ii. Major Site Plan; 1125 Brighton Avenue; Developers Collaborative Predevelopment LLC and Prosperity ME, Applicant. The Planning Board will hold a hybrid public hearing 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 33 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.
- iii. Major Site Plan and Traffic Movement Permit; 385 Congress Street; Portland Music Holdings, LLC, Applicant. The Planning Board will hold a hybrid public hearing 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, indoor and outdoor lounge area, and back-of-house operations area. 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.