

PLANNING BOARD

Tuesday, September 9, 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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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email planningboard@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Planning Board meeting to guarantee their inclusion in the

agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

Please note that the placement of items on this agenda are subject to change – please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

Request for Reconsideration (PL-003179-2024); Kevin Kraft, Director of Planning & Urban Development. On August 19, 2025, the applicant, Portland Music Holdings, LLC, submitted a letter to the Portland Planning Board requesting that the Board reconsider its August 12, 2025, decision to postpone the public hearing on the Major Site Plan and Traffic Movement Permit (TMP) application to facilitate the development of a new music hall and schedule it for a public hearing on September 9, 2025. This communication is intended to share the applicant's request to reconsider the postponement of the public hearing.

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 12, 2025.

Public Hearing

385 Congress Street: Mazer, Messina, Robertson, Smith and Zamboni present. Fox and Silk absent.
76 St. James Street: Mazer, Messina, Robertson, Smith and Zamboni present. Fox and Silk absent.
1125 Brighton Avenue: Mazer, Messina, Robertson, Smith, and Zamboni present. Fox absent. Silk recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 12, 2025.

- i. Major Site Plan and Traffic Movement Permit; 385 Congress Street; Portland Music Holdings, LLC., Applicant. Smith motioned and Robertson seconded a motion to table this item to the March 26, 2026 meeting. Vote 5-0 (Fox and Silk absent).
- ii. Major Site Plan; 76 St. James Street; City of Portland, Applicant. Smith motioned and Robertson seconded a motion to table this item to the September 9, 2025 meeting. Vote 5-0 (Fox and Silk absent).
- iii. Major Site Plan; 1125 Brighton Avenue, Developers Collaborative Predevelopment, LLC., and Prosperity ME, Applicant. Robertson motioned and Zamboni seconded a motion to waive Technical Manual Section 1 - Design standard figure 1-16A depicting typical standard parking drive aisle dimension, which requires a 2-foot aisle width for 90-degree parking spaces. Vote 5-0 (Fox absent, Silk recused). Robertson motioned and Zamboni seconded a motion to approve the major site plan application. Vote 5-0 (Fox absent, Silk recused). Robertson motioned and Zamboni seconded a motion to adopt the draft approval letter as the Board's decision, and to authorize the Board Chair to sign the letter as drafted. Vote 5-0 (Fox absent, Silk recused).

5. NEW BUSINESS

- i. Major Site Plan; 76 Saint James Street; City of Portland, Applicant. The Planning Board will hold a hybrid Public Hearing to consider a major site plan application to facilitate the disposal of contaminated soils at Dougherty Sports Field and related field improvements including

revised grading, field drainage, field striping, and irrigation. The subject property is located in the R-OS Recreation Open Space 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-003391-2025.

- ii. Major Site Plan and Traffic Movement Permit; 385 Congress Street; Portland Music Holdings, LLC, Applicant. In the event that the Planning Board reconsiders its August 12, 2025 decision to postpone the public hearing to March 26, 2026, the 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. 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.