

PLANNING BOARD

Tuesday, September 23, 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:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 45 Union Street; East Brown Cow - Kowtower, LLC., Applicant. The Planning Board will hold a hybrid workshop to consider an application for the development of a 30-story, approximately 199,803 square-foot mixed-use residential commercial building, with 73 residential condominiums and an 88-room hotel, located at 45 Union Street within the Downtown Business B-3 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-003157-2024.
- ii. Major Site Plan; 16 Purington Way; Main-Land Development Consultants, Inc., Applicant. The Planning Board will hold a hybrid workshop to consider an application for the development of eight new dwelling units across two lots. Each lot will contain two duplexes, totaling four units per lot, with eight off-street parking spaces, one space allocated per unit. The subject property is located within the Residential Neighborhood RN-3 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-003302-2025.

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

Historic Designations Interactive Web-Based Map: Historic Preservation staff will present to the Board the newly launched interactive web-based map of Portland's local historic designations.

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 9, 2025.

Public Hearing

76 St. James Street: Fox, Messina, Robertson, Silk and Zamboni present. Mazer and Smith absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 9, 2025.

- i. Major Site Plan; 76 St. James Street; City of Portland, Applicant. Zamboni motioned and Robertson seconded a motion to waive Technical Manual Section 13.6.1.D.2.a, which states that one bicycle parking space shall be provided for every 1,000 square feet of lot area; and to waive Technical Manual Section 13.6.2.B.1.A, which states that new development shall provide a certain number of trees or landscape plantings per 5,000 square feet of lot area. Vote 5-0 (Mazer and Smith absent). Zamboni motioned, and Robertson seconded a motion to approve the major site plan application. Vote 5-0 (Mazer and Smith absent). Zamboni motioned, and Robertson 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 (Mazer and Smith absent).

5. NEW BUSINESS

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