

PLANNING BOARD

Tuesday, October 28, 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:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Traffic Movement Permit; 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 and commercial building. This project includes 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.

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 SEPTEMBER 23, 2025**

Workshop

45 Union Street: Fox, Mazer, Messina, Silk, and Zamboni present. Robertson absent. Smith recused.
16 Purington Way: Fox, Mazer, Messina, Silk, Smith, and Zamboni present. Robertson absent.

Public Hearing

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

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 23, 2025**

- i. Text Amendment to Inclusionary Zoning for Hotel Projects; City of Portland, Applicant. Silk motioned and Zamboni seconded a motion to recommend approval of a text amendment to Section 17.2.4 of the Land Use Code. Vote 3-3 (Fox, Mazer, and Silk opposed; Robertson absent).

- 5. NEW BUSINESS**

- i. Major Site Plan; 161 York Street; 161 York Street, LLC., Applicant. The Planning Board will hold a hybrid public hearing to consider an application for the development of two lots off of York Street with both lots consisting of a three-family dwelling unit, ten total parking spaces, and associated site improvements. The project is located at 161 York Street within the Residential Neighborhood RN-4 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-003412-2025.