

PLANNING BOARD

Tuesday, November 4, 2025 at 4:30 PM
This meeting will be held **REMOTELY**



MEMBERS

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

The Planning Board will conduct this meeting REMOTELY via Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the Agenda Center following the meeting. For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27?> For public comment via Zoom, you will need to use the “raise your hand” feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

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+1 507 473 4847 US

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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).

AGENDA:

WORKSHOP - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 28, 2025

Workshop

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

Public Hearing

161 York Street: Fox, Mazer, Messina, Robertson, Silk, Smith, and Zamboni present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 28, 2025

- i. Major Site Plan; 161 York Street; 161 York Street LLC, Applicant. Silk motioned and Zamboni seconded a motion to waive Technical Manual Section 1.10.7, which requires a minimum two-way drive aisle width of 24 feet for right-angle parking. 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 draft approval letter as the Board's decision, and to authorize the Board Chair to sign the letter as drafted Vote 7-0.

5. NEW BUSINESS

- i. Major Site Plan and Subdivision; 57 Castine Avenue; Habitat for Humanity of Greater Portland, Applicant. The Planning Board will hold a remote workshop to consider an application for the creation of a nine-lot conservation residential development (CRD) subdivision with nine single-family dwellings and community open space. The project is located at 57 Castine Avenue within the Residential Neighborhood RN-1 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-003433-2025).