

PLANNING BOARD

Tuesday, November 18, 2025 at 4:30 PM
Room 24 (Basement of City Hall)



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).

AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Subdivision; 410 Auburn Street; GreenMars Real Estate Services, Applicant. The Planning Board will hold a hybrid workshop to consider an application for the creation of a 13-lot conservation residential development (CRD) subdivision and the creation of 130 dwelling units. The subject property totals 4.21 acres and is zoned Residential Neighborhood RN-1. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003475-2025.

1. PUBLIC HEARING - 5:30 PM

2. ROLL CALL AND DECLARATION OF QUORUM

3. COMMUNICATION AND REPORTS

4. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 4, 2025

Workshop

57 Castine Avenue: Fox, Mazer, Messina, Robertson, Silk, and Smith present. Zamboni absent.

5. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 4, 2025

- i. There were no public hearing items scheduled on the agenda to report on.

6. NEW BUSINESS

- i. Subdivision; 138 Auburn Street; DBA First Lutheran Church, Applicant. **This item is being tabled to the Decemer 9, 2025 Planning Board Meeting.**