

## PLANNING BOARD

Tuesday, December 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](mailto: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:**

### **PUBLIC HEARING - 4:30 PM**

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. BOARD ELECTIONS**
- 3. COMMUNICATION AND REPORTS**
- 4. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 18, 2025**

Workshop:

410 Auburn Street: Fox, Mazer, Smith, and Zamboni present. Messina, Robertson, and Silk absent.

- 5. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 18, 2025**

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

- 6. NEW BUSINESS**

- i. Major Site Plan and Traffic Movement Permit; 45 Union Street; East Brown Cow - Kowtower, LLC., Applicant. The Planning Board will hold a hybrid public hearing 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.