

## PLANNING BOARD

Tuesday, January 27, 2026 at 4:30 PM  
Room 24 (Basement Level of Cty Hall)  
and Zoom



## MEMBERS

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

The Planning Board will conduct this meeting in a hybrid format 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. 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.

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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:**

### **WORKSHOP - 4:30 PM**

- i. Text Amendment to Article 7 of the Land Use Code; Peaks Island Council, Applicant. The Planning Board will hold a hybrid workshop to consider a proposed amendment to Article 7 of the Land Use Ordinance. This amendment would restrict lot coverage allowances for small island lots and would reduce the minimum lot area threshold for the creation of new small island lots within the IR-2 zone. A project and plan summary is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-003492-2025.

### **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 JANUARY 13, 2026**

##### Public Hearing

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

#### **4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 13, 2026**

- i. Subdivision; 138 Auburn Street; DBA First Lutheran Church, Applicant. Robertson motioned and Mazer seconded a motion to approve the Subdivision application. Vote 7-0. Robertson motioned and Mazer seconded a motion to adopt the staff report and draft approval letter as the Planning Board's decision, and to authorize the Board Chair to sign the approval letter as drafted. Vote 7-0.

#### **5. NEW BUSINESS**

- i. Remand of HPBR-002814-2024; 42 Atlantic Street; LB Atlantic, LLC, Applicant. The Planning Board will hold a hybrid public hearing to remand a Certificate of Appropriateness (HPBR-002814-2024), for the development of a 30-unit housing project at 42 Atlantic Street within the Munjoy Hill Historic District, approved by the Historic Preservation Board on May 28, 2024, back to the Historic Preservation Board to make and adopt findings of fact pursuant to orders from the Maine Superior Court. A project and plan summary is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002814-2024. No public comment will be taken for this item.
- ii. Map and Text Amendments to the Land Use Code; City of Portland, Applicant. The Planning Board will hold a hybrid public hearing to consider and make a recommendation to the City Council on a series of proposed map and text amendments to the City's Land Use Code. The amendments include changes to eight articles based on experience implementing ReCode, adopted in November, 2024. The proposed amendments address technical corrections, clarify interpretation, and resolve issues identified since the adoption of the City's updated Land Use

Code. Materials associated with these amendments will be posted to the City of Portland Agenda Center on Wednesday, January 21, 2026.