

PLANNING BOARD

Tuesday, February 10, 2026 at 4:30 PM
Room 24 (Basement Level of City Hall)
and Zoom



MEMBERS

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

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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:

PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

Planning Board Rules Amendment

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 27, 2026

Workshop

Text Amendments to Article 7 of the Land Use Code: Fox, Mazer, Messina, Robertson, Smith, Silk and Zamboni present.

Public Hearing

42 Atlantic Street: Fox, Mazer, Messina, Robertson, Smith, Silk and Zamboni present.

Map and Text Amendments to the Land Use Code: Mazer, Messina, Robertson, Smith, Silk and Zamboni present. Fox recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 27, 2026

- i. Remand of HPBR-002814; 42 Atlantic Street; LB Atlantic, LLC, Applicant. Silk motioned and Mazer seconded a motion to remand Certificate of Appropriateness HPBR-002814-2024 for 42 Atlantic Street back to the Historic Preservation Board for the purpose of making and adopting findings of fact consistent with the orders of the Maine Superior Court. Vote 7-0
- ii. Map and Text Amendments to the Land Use Code; City of Portland, Applicant. Robertson motioned and Mazer seconded a motion to recommend the approval of the map and text amendments. Silk moved, and Mazer seconded, to amend staff's recommendation to permit single-family dwellings in the mixed-use zones, thereby continuing their exclusion. Vote 3-3 (Fox recused). The Board voted 6-0 for the main motion (Fox recused)

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 hybrid public hearing 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.
- ii. Text Amendments to Article 7 of the Land Use Code; City of Portland on behalf of the Peaks Island Council, Applicant. **This item is being tabled to a future meeting.**