

PLANNING BOARD

Tuesday, February 24, 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

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.

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).

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/82950107415>

Phone one-tap:

+13126266799,,82950107415# US (Chicago)

+16469313860,,82950107415# US

Join via audio:

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

AGENDA:

PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 10, 2026

Public Hearing

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 10, 2026

- i. Map and Text Amendments to the Land Use Code; City of Portland, Applicant. Robertson motioned, and Mazer seconded a motion to table the public hearing to a date uncertain. Vote 7-0.
- ii. Major Site Plan and Subdivision; 57 Castine Avenue; Habitat for Humanity of Greater Portland, Applicant. Robertson motioned, and Mazer seconded a motion to waive Technical Manual Section 1, Figure I-1 – Local Street Cross Section, which requires two travel lanes at a width of fourteen feet in both directions for a two-way local street and instead allow for a reduced travel lane width of twelve feet in both directions. Vote 7-0. Robertson motioned, and Mazer seconded a motion to waive Site Plan Standard Section 13.6.1.B.2, which requires sidewalk installation along property frontages and instead not require the installation of sidewalks along property frontages. Vote 5-2 (Smith and Robertson opposed). Robertson motioned, and Mazer seconded a motion to approve the Subdivision application. Vote 7-0. Robertson motioned, and Mazer seconded a motion to approve the Site Plan application. Vote 7-0. Robertson motioned, and Mazer seconded a motion to adopt the findings contained in the February 10, 2026 Staff Report and draft approval letter, and to authorize the Board Chair to sign the approval letter as drafted. Vote 7-0.

5. NEW BUSINESS

- i. Amendments to the Planning Board's Rules. The Planning Board will hold a hybrid public hearing to consider amendments to the Board's rules.