

MARK DION (MAYOR)  
PIOUS ALI (A/L)  
APRIL FOURNIER (A/L)  
BENJAMIN GRANT (A/L)



SARAH MICHNIEWICZ (1)  
WESLEY PELLETIER (2)  
REGINA L. PHILLIPS (3)  
ANNA BULLETT (4)  
KATE SYKES (5)

## **CITY COUNCIL MEETING - MARCH 2, 2026 (HYBRID)**

**The Portland City Council will hold a City Council Meeting in Council Chambers. The Honorable Mark Dion, Mayor, will preside.**

To submit written public comment on an agenda item, email [publiccomment@portlandmaine.gov](mailto:publiccomment@portlandmaine.gov). Submissions must be received by 12:00 pm the day before the Council 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 order number (see below).

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall and via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. A recording will be available in the [Agenda Center](#) following the meeting.

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 unmuted by the host when it is time for public comment.

To join this meeting remotely, please visit: <https://portlandmaine.gov.zoom.us/j/88939372800?pwd=PGZPn8OzWJdskYnbLzqHqsYwbGRedlh.1>

### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

### **5:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:**

### **ANNOUNCEMENTS:**

### **RECOGNITIONS:**

### **PRESENTATIONS:**

### **APPROVAL OF MINUTES OF PREVIOUS MEETING:**

**City Council Meeting Minutes 02.23.2026**

### **PROCLAMATIONS:**

**Proclamation 22-25/26 Recognizing Brandon Mazer for Their Service on the Planning Board - Sponsored by Mark Dion, Mayor**

**Proclamation 23-25/26 Recognizing South Portland Resident Juliet Shane for Her Work to Significantly Improve Tracking of Arrivals and Departures at the Portland International Jetport - Sponsored by Mark Dion, Mayor**

### **CONSENT ITEMS:**

**Order 140-25/26 Granting Municipal Officers' Approval of B&G James LLC, dba The Teal Duck. Application for Class X Lounge at 8 Exchange Street - Sponsored by Danielle P. West, City Manager**

Application was filed on 2/9/26. Location was previously Bar and Bites.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

**COMMUNICATIONS:**

**Communication 12-25/26 Committee Work Plans - by Mark Dion, Mayor**

As a communication this item requires no public comment or formal Council action.

**UNFINISHED BUSINESS:**

**Order 88-25/26 Approving the Police Department's Acquisition of an Unmanned Aerial Vehicle in Accordance with 25 M.R.S.A. §4501 - Sponsored by the Health & Human Services and Public Safety Committee, Councilor Anna Bullett, Chair**

On September 9, 2025, the Health & Human Services and Public Safety Committee voted (4-0) to recommend this item to the full City Council.

An Unmanned Aerial System (UAS) — commonly called a drone — for police use is a coordinated set of airborne, ground, and human components operated together to accomplish a variety of approved law-enforcement missions. A UAS typically includes the unmanned aircraft (vehicle), the ground control station and communications link, sensors and payloads, trained operators and observers, and the policies and procedures that govern safe, legal, and effective operation.

The benefits of a UAS include: enhanced search and rescue operations, accident reconstruction, and enhanced officer safety during high risk engagements.

UAS systems have been in use by local, state and federal law enforcement agencies for more than a decade. With appropriate policies and safeguards, these systems provide an opportunity to help maintain public safety with greater efficiency and effectiveness in accordance with the rights of residents and applicable legal requirements. UAS use by Maine law enforcement agencies is well-regulated by state statute and regulations imposed by the Maine Attorney General's Office. UAS operations are also regulated by the Federal Aviation Administration (FAA).

The Portland Police Department has drafted a Standard Operating Procedure ("SOP") that will govern the department's use of the UAS. The SOP is fully aligned with, and builds upon, applicable state and federal requirements.

This item was on the City Council Meeting Agenda on November 17, 2025, at which time public comment was taken. It failed to pass for lack of the required number of votes. A motion to postpone the item indefinitely also failed. This item was read again on December 1, 2025 and postponed to March 2, 2026.

Five affirmative votes are required for passage or postponement. No additional public comment will be taken.

**Order 136-25/26 Accepting and Appropriating \$10,000 in Resilient Communities Grant Funding from the Casco Bay Estuary Partnership - Sponsored by Danielle P. West, City Manager**

This order accepts a Resilience and Monitoring Grant from the Casco Bay Estuary Partnership in the amount of \$10,000. Funds from the grant will be used to host a workshop on Great Diamond Island to demonstrate land management strategies that protect coastal infrastructure by reducing erosion from stormwater run-off. The project will also develop educational materials describing techniques and best practices that will be made available to coastal property owners, landscape architects and designers, and landscaping companies who work on the coast in Casco Bay. The project is being conducted in collaboration with GDI residents and the Island Institute.

This item must be read on two separate days. It received its first reading on February 23. Five affirmative votes are required for passage after public comment.

**Order 137-25/26 Accepting and Appropriating a \$1,000 Donation from Justin Alfond for the City's Natural Helpers Program - Sponsored by Danielle P. West, City Manager**

This item would accept and appropriate a \$1,000 donation from Justin Alfond in support of the Natural Helpers Program administered by the City's Office of Economic Opportunity (OEO).

The Natural Helpers Program is based on national best practices designed to improve the inclusivity of government services and programs. It relies heavily on a partnership between the City and community leaders to help connect minority communities to resources in order to achieve a working, sustainable lifestyle in Portland.

This item must be read on two separate days. It received its first reading on February 23. Five affirmative votes are required for passage after public comment.

**Order 138-25/26 Approving Agreement Between the Maine Department of Transportation and Portland RE: Improvements to Franklin Street and Marginal Way - Sponsored by Danielle P. West, City Manager**

This project is being administered through MaineDOT's Multimodal Program. MaineDOT proposes to pay 100% of the project costs for updating traffic signal equipment at Franklin Street and Marginal Way, as well as adjustments at the Exit 7 Ramps and improved detection at the Fox/Somerset intersection. By signing the partnership agreement, it enables MaineDOT to proceed with the project, which obligates the City to ongoing maintenance of the equipment following project completion.

This item must be read on two separate days. It received its first reading on February 23. Five affirmative votes are required for passage after public comment.

**Order 139-25/26 Approving the Payment-in-Lieu-of-Tax (PILOT) Policy - Sponsored by Finance Committee, April Fournier, Chair**

The Finance Committee voted on January 29, 2026 to recommend passage of this item as amended, vote 2-0 (Councilor Fournier absent).

In recent years, several Council Committees have worked towards the goal of development of a voluntary Payment in Lieu of Taxes (PILOT) policy for the City of Portland. At the January 29, 2026 Finance Committee meeting, the Committee members in attendance unanimously recommended a draft policy for consideration by the full Council. The policy has been shaped by many years of outreach and input from peer cities, elected officials, City staff, and exempt entities. Many of the PILOT policy core components are a direct result of feedback received during the multi-year policy development process.

See the Background section of memorandum for additional information on the PILOT policy and key components.

This item was read on February 23 at which point it was postponed to March 2. Five affirmative votes are required for passage after public comment.

### **ORDERS:**

#### **Order 141-25/26 Accepting and Adopting the 2026 Jill C. Duson Housing Trust Fund Annual Plan - Sponsored by the Housing Economic Development Committee, Councilor Pious Ali, Chair**

The Housing and Economic Development Committee met on February 3, 2026, and voted 4-0 to recommend approval by the City Council of the 2026 Jill C. Duson Housing Trust Fund Annual Plan.

The Jill C. Duson Housing Trust Fund Annual Plan (Annual Plan) establishes the priorities for allocating Housing Trust Funds. The 2026 Plan would make available \$1,989,361.45 of the \$2,489,361.45 total housing trust fund balance for development of affordable housing while maintaining a balance of \$500,000 in the fund.

Five affirmative votes are required for passage after public comment.

#### **Order 142-25/26 Approving Agreement Between the Maine Department of Transportation and Portland RE: Baxter Boulevard Pavement Rehabilitation Project - Sponsored by Danielle P. West, City Manager**

This project is part of the MaineDOT Municipal Partnership Initiative (MPI) Program; the City administers the project and typically receives 50% of project costs from the state. By signing the partnership agreement, it enables the City to proceed with the project and obligates MaineDOT to pay \$570,000 or approximately 50% and the City to pay for approximately 50% of the original estimated project cost; the City share is estimated to be \$570,000.

This item must be read on two separate days. This is its first reading.

#### **Order 143-25/26 Approving Agreement Between the Maine Department of Transportation, Portland Area Comprehensive Transportation System, the Greater Portland Council of Governments, and the City of Portland RE: Improvements to**

**High Street - Proposed Improvements to High Street - Sponsored by Danielle P. West, City Manager**

This project is part of the Municipal Partnership Initiative (MPI) Program; the City administers the project and typically receives a portion of funding from the state MPO. By signing the partnership agreement, it enables the City to proceed with the project and obligates PACTS to pay \$300,000 or approximately 30% and the City to pay for approximately 70% of the original estimated project cost; the City share is estimated to be \$695,000.

This item must be read on two separate days. This is its first reading.

**Order 144-25/26 Approving Agreement Between the Maine Department of Transportation and the City of Portland RE: Improvements to Signal Equipment at the the Interstate 295 Ramps & Veranda Street - Sponsored by Danielle P. West, City Manager**

This project was administered through MaineDOT's Bridge Program, and was generally completed in 2023. However, additional work was done on the new traffic signal and related equipment to enhance traffic and bicycle flow along Veranda Street. By signing the maintenance agreement, it enables MaineDOT to close out the project, which obligates the City to ongoing maintenance of the equipment following project completion.

This item must be read on two separate days. This is its first reading.

**AMENDMENTS:**

**Order 145-25/26 Amendment to Portland City Code Chapter 14 RE: Land Use Code Updates - Sponsored by Joseph Zamboni, Chair, Portland Planning Board**

This is a companion order to the order below.

On January 27, 2026, the Planning Board voted unanimously (6-0, Fox recused) to recommend a set of text and map amendments to the City Council. These amendments were developed by the Planning & Urban Development Department in collaboration with Permitting & Inspections and Corporation Counsel. They are intended to address minor errors, inconsistencies, and interpretation issues that have become apparent in the year following the adoption of ReCode. They include text amendments to seven articles of the land use code (Administration, Definitions, Use Standards, Dimensional Standards, Overlay Zones, Site Plan, and Signs) and four map amendments.

This item must be read on two separate days. This is its first reading.

**Order 146-25/26 Amendment to Portland Zoning Map RE: Updates - Sponsored by Joseph Zamboni, Chair, Portland Planning Board**

This is a companion order to the order above.

On January 27, 2026, the Planning Board voted unanimously (6-0, Fox recused) to recommend approval of a set of zoning map amendments to the City Council. These four map amendments are companion items to the zoning text amendments developed by the Planning & Urban Development Department as part of a broader package of proposed

Land Use Code and zoning map updates, prepared in collaboration with Permitting & Inspections and Corporation Counsel. Together, they are intended to address minor errors, inconsistencies, and interpretation issues identified during the first year of ReCode implementation. The package of map amendments is intended to correct mapping errors and address changes in ownership affecting lots that were unintentionally split between zoning districts. This effort was informed by a comprehensive review of all split-lot conditions on the peninsula and is designed to remedy those that were unintentional, as well as to update the University of Southern Maine Overlay Zone to reflect existing conditions.

This item must be read on two separate days. This is its first reading.

**EXECUTIVE SESSION:**

**ADJOURNMENT:**