

PLANNING BOARD

Tuesday, April 14, 2026 at 4:30 PM
Room 24 (Basement Level of City Hall)
and Zoom



MEMBERS

Joseph Zamboni, Chair
Kelsey Robertson, Vice Chair
Austin Smith
Beverly Uhlenhake
David Silk
Eric Din
Nicholas Messina

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. 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 WORKSHOP - 4:30 PM

- i. Map Amendments; 1220 Brighton Avenue; Portland Hotels, Inc., Applicant. The Planning Board will hold a hybrid public workshop to consider a zoning map amendment application proposing to rezone the parcel at 1220 Brighton Avenue from Transit Center Zone (TOD-2) to Commercial Corridor (B-4). A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-003527-2026.
- ii. Major Site Plan; 9 Cedar Street; Boys & Girls Club of Southern Maine, Applicant. The Planning Board will hold a hybrid public workshop to consider an application for the construction of a two-story, approximately 13,000 square foot building addition at 9 Cedar Street within the B-3 and RN-4 zones. The proposed development includes new educational programming space for the Boys & Girls Club, along with a new outdoor play area. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003520-2026.

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 MARCH 24, 2026

Public Hearing

Text Amendments to Article 3 (Definitions) and Article 6 (Uses): Messina, Robertson, Smith, Uhlenhake, and Zamboni present. Din recused and Silk absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 24, 2026

- i. Text Amendments to Article 3 (Definitions) and Article 6 (Uses): Robertson motioned and Smith seconded a motion to find that the proposed text amendments, which modify the definition of theaters and performance halls and which establish a 750-foot buffer, are not consistent with the City of Portland's comprehensive plan and recommend against the adoption of the proposed text amendments to article 3 and 6. Vote 5-0 (Din recused, Silk absent). Robertson motioned and Smith seconded a motion to find that the proposed text amendment to Section 6.8.14.C, which clarifies how separation requirements are measured between businesses with an entertainment license in the B-3 and WCZ zone, is consistent with the City of Portland's comprehensive plan and recommends to the City Council the adoption of the text amendment. Vote 5-0 (Din recused, Silk absent).

5. NEW BUSINESS

- i. Appeal of HPBR-002814-2024; 42 Atlantic Street; LB Atlantic, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider an appeal to 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 29, 2024. Following a remand order from the Superior Court, the Historic Preservation Board adopted written findings of fact

dated February 5, 2026 reflecting it's May 29, 2024 decision. 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.