

PLANNING BOARD

Tuesday, April 28, 2026 at 5:30 PM
Room 24 (Basement Level of City Hall)
and Zoom



MEMBERS

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

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.

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/84978325562>

Phone one-tap:

+16469313860,,84978325562# US

+19292056099,,84978325562# US (New York)

Join via audio:

+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

+1 312 626 6799 US (Chicago)

+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

+1 253 215 8782 US (Tacoma)

Webinar ID: 849 7832 5562

International numbers available: <https://portlandmaine-gov.zoom.us/j/84978325562>

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:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Subdivision; 410 Auburn Street; GreenMars Real Estate Services, Applicant. The Planning Board will hold a hybrid workshop to consider an application for the creation of a 13-lot conservation residential development (CRD) subdivision and the creation of 130 dwelling units. The subject property totals 4.21 acres and is located within the RN-1 Residential Neighborhood 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-003475-2025. **This workshop item will not be held.**

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 4-14-2026**

Workshop

1220 Brighton Avenue: Din, Messina, Robertson, Silk, Smith, Uhlenhake, and Zamboni present.
9 Cedar Street: Din, Messina, Robertson, Silk, Smith, Uhlenhake, and Zamboni present.

Public Hearing

42 Atlantic Street: Din, Messina, Robertson, Silk, Smith, and Zamboni present. Uhlenhake rescued.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON 4-14-2026**
 - i. Appeal of HPBR-002814-2024; 42 Atlantic Street; LB Atlantic, LLC, Applicant. Silk motioned and Robertson seconded a motion to table the appeal to a date uncertain, to provide time for the Superior Court to provide additional clarification around whether the Court retained jurisdiction and whether it is appropriate for the Board to consider this appeal and the Historical Preservation Board's additional findings of fact. Vote 6-0 (Uhlenhake recused).
5. **NEW BUSINESS**
 - i. Major Site Plan; 221 Congress Street; GreenMars Real Estate Services, Applicant. The Planning Board will hold a hybrid public hearing to consider an application to facilitate the construction of a seven-story mixed-use building with 87 residential units and ground floor retail space at 221 Congress Street within the B-2b Community Business zone. A project and plan summary is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003525-2026. **Tabled to a date certain.**
 - ii. Major Site Plan; 97 Warren Avenue; Peachtree Acquisitions, LLC., Applicant. The Planning Board will hold a hybrid public hearing to consider an application to facilitate the construction of a four-story self-storage building with 11 parking spaces at 97 Warren Avenue within the B-4 Commercial Corridor 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-003487-2025.