

PLANNING BOARD

Tuesday, May 12, 2026 at 4:30 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.

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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:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 1871 Forest Avenue; Avesta Housing Development Corporation, Applicant. The Planning Board will hold a hybrid workshop to consider an application for the construction of a four-story, approximately 28,000 square-foot multifamily building at 1871 Forest Avenue in the B-2 Community Business Zone. The proposed development includes 33 dwelling units, 100% of which would be affordable, and eight parking spaces. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003538-2026

PUBLIC HEARING - 5:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 4-28-2026

Public Hearing

97 Warren Avenue: Din, Messina, Robertson, Silk, Smith, Uhlenhake and Zamboni present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-28-2026

- i. 97 Warren Avenue; Peachtree Acquisitions, LLC., Applicant. Robertson motioned and Smith seconded a motion to approve the site plan application. Vote 7-1. Robertson motioned and Smith seconded a motion to adopt the findings contained in the April 28, 2026 Staff Report, the draft approval letter, and to authorize the Board Chair to sign the approval letter as drafted. Vote 7-0.

5. UNFINISHED BUSINESS

- i. Major Site Plan; 221 Congress Street; GreenMars Real Estate Services, Applicant. **This item was tabled from the April 28, 2026 Planning Board meeting.** 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.

6. NEW BUSINESS

- i. Major Site Plan; 9 Cedar Street; Boys & Girls Club of Southern Maine, Applicant. The Planning Board will hold a hybrid public hearing 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