

PLANNING BOARD

Tuesday, May 26, 2026 at 4:30 PM
Room 24 (Basement Level of City Hall)
and Zoom



MEMBERS

Joseph Zamboni, Chair
Kelsey Robertson, Vice Chair
Eric Dinn
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 to join the webinar: Join from PC, Mac, iPad, or Android: <https://portlandmaine-gov.zoom.us/j/82639340163>

Phone one-tap:

+13052241968,,82639340163# US
+13126266799,,82639340163# US (Chicago)

Join via audio:

+1 305 224 1968 US
+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)
+1 309 205 3325 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)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US

Webinar ID: 826 3934 0163

International numbers available: <https://portlandmaine-gov.zoom.us/u/kexYJN0AL>

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 HEARING - 4:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 12, 2026**

Workshop

1871 Forest Avenue: Din, Messina, Robertson, and Uhlenhake present. Smith and Silk recused; Zamboni absent.

Public Hearing

221 Congress Street: Din, Messina, Robertson, Smith, and Uhlenhake present. Silk and Zamboni absent.

9 Cedar Street: Din, Messina, Robertson, Smith, and Uhlenhake present. Silk recused; Zamboni absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 12, 2026

- i. Major Site Plan; 221 Congress Street; GreenMars Real Estate Services, Applicant. Messina motioned, and Smith seconded a motion to approve the Site Plan Application. Vote 5-0 (Silk and Zamboni absent). Messina motioned, and Smith seconded a motion to adopt the findings contained in the May 12, 2026 Staff Report and draft approval letter, and to authorize the Board Chair to sign the approval letter as drafted. Vote 5-0 (Silk and Zamboni absent).
- ii. Major Site Plan; 9 Cedar Street; Boys & Girls Club of Southern Maine, Applicant. Messina motioned, and Smith seconded a motion to waive Site Plan Standard 13.6.2.B.2.c, which requires non-residential development abutting a residential zone to provide a landscaped buffer of no less than 10 feet in depth and six feet tall and instead allow a fenced buffer. Vote 5-0 (Silk recused and Zamboni absent). Messina motioned, and Smith seconded a motion to approve the Site Plan Application. Vote 5-0 (Silk recused and Zamboni absent). Messina motioned, and Smith seconded a motion to adopt the findings contained in the May 12, 2026 staff report and draft approval letter, and to authorize the Board Chair to sign the approval letter as drafted. Vote 5-0 (Silk recused and Zamboni absent).

5. NEW BUSINESS

- i. Map Amendments; 1220 Brighton Avenue; Portland Hotels, Inc., Applicant. The Planning Board will hold a hybrid public hearing to consider a zoning map amendment to rezone properties (265 A009002, 265 A001001, 265 A008001, and 265 A007001) 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; 16 Purington Way; Main-Land Development Consultants, Inc, Applicant. **This item is being tabled to the June 23, 2026 Planning Board Meeting.** The Planning Board will hold a hybrid public hearing to consider an application for the development of eight new dwelling units across two lots. Each lot will contain one four-family building, with eight off-street parking spaces. The subject property is located within the Residential Neighborhood RN-3 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-003302-2025.
- iii. Major Site Plan; 0 Dalton Street; Main-Land Development Consultants, Inc, Applicant. **This item is being tabled to the June 23, 2026 Planning Board meeting.** The Planning Board will hold a hybrid public hearing to consider an application for the development of eight new dwelling units across two lots. Each lot will contain two, two-family buildings, totaling four units per lot, with eight off-street parking spaces in total. The subject property is located within the Residential Neighborhood RN-3 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-003335-2025.