

## PLANNING BOARD

Tuesday, June 9, 2026 at 4:30 PM  
City Hall, Room 209, 2nd Floor 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](mailto: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**

#### **1. ROLL CALL AND DECLARATION OF QUORUM**

#### **2. COMMUNICATION AND REPORTS**

#### **3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 26, 2026**

##### Public Hearing

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

16 Purington Way: Din, Messina, Robertson, Silk, Smith, Uhlenhake, and Zamboni present.

0 Dalton Street: Din, Messina, Robertson, Silk, Smith, Uhlenhake, and Zamboni present.

#### **4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 26, 2026**

- i. Major Site Plan; 16 Purington Way; Main-Land Development Consultants, Inc, Applicant. Robertson motioned and Uhlenhake seconded a motion to table this item to the June 23, 2026, Planning Board meeting.
- ii. Major Site Plan; 0 Dalton Street; Main-Land Development Consultants, Inc, Applicant. Robertson motioned and Uhlenhake seconded a motion to table this item to the June 23, 2026, Planning Board meeting.
- iii. Map Amendment; 1220 Brighton Avenue; Portland Hotels, Inc., Applicant. Robertson motioned and Uhlenhake seconded a motion to find that the proposed zoning map amendment is consistent with the City of Portland's comprehensive plan and recommended that the City Council adopt the map amendment to rezone parcels 265 A009002 (1220 Brighton Ave), 265 A001001 (1210 Brighton Ave), 265 A008001 (1200 Brighton Ave), and 265 A007001 (1188 Brighton Ave) from TOD-4 to the B-4 zoning district. Vote 7-0.

#### **5. NEW BUSINESS**

- i. Major Site Plan; 15 & 19 Cedar Street; Avesta Housing Corporation, Applicant. The Planning Board will hold a hybrid public workshop to consider an application for the construction of a five-story, 26,086 square foot multi-family residential building at 15 & 19 Cedar Street. The proposed development includes 30 dwelling units, of which 100% would be deed-restricted affordable dwelling units, along with community space for residents. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003553-2026.