

PLANNING BOARD

Tuesday, July 14, 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

REMOTE ACCESS INFORMATION:

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 unmuted 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.

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/84514499230>

Phone one-tap:

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+13126266799,,84514499230# US (Chicago)

Join via audio:

+1 309 205 3325 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)

+1 305 224 1968 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)

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Webinar ID: 845 1449 9230

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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).

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.

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 JUNE 23, 2026

Public Hearing

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

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 23, 2026

- i. Major Site Plan; 1871 Forest Avenue; Avesta Housing Corporation, Applicant. Robertson motioned, and Messina seconded, a motion to waive Site Plan Standard 13.6.2.B.3.a and approve the alternative parking lot landscaping plan, consisting of one tree planted in a landscaped island and the remaining required trees planted around the perimeter of the parking area. Vote 5-0 (Silk and Smith recused). Robertson motioned, and Messina seconded, a motion to waive Technical Standard 6.9.7 and allow the development to connect to the existing City-owned catch basin on Forest Avenue. Vote 5-0 (Silk and Smith recused). Robertson motioned, and Messina seconded, a motion to grant an exception to the build-to requirement in Table 7-C of the Land Use Code, pursuant to Section 7.6.5.B, to allow a build-to zone of 0 to 32 feet. Vote 5-0 (Silk and Smith recused). Robertson motioned and Messina seconded a motion to approve the Major Site Plan Application. Vote 5-0 (Silk and Smith recused). Robertson motioned and Messina seconded a motion to adopt the findings contained in the Staff Report and the draft approval letter, and to authorize the Board Chair to sign the approval letter as drafted and amended. Vote 5-0 (Silk and Smith recused).
- ii. Major Site Plan; 0 Dalton Street; Main-Land Development Consultants, Inc., Applicant. Robertson motioned and Messina seconded a motion to waive Technical Manual Standard Section 13.6.1.B.2, to allow no sidewalk installation along the property frontages. Vote 6-0 (Silk absent). Robertson motioned and Messina seconded a motion to approve the Subdivision application. Vote 6-0 (Silk absent). Robertson motioned and Messina seconded a motion to approve the Major Site Plan application. Vote 6-0 (Silk absent). Robertson motioned and Messina seconded a motion to adopt the findings contained in the Staff Report and draft approval letter and authorize the Board Chair to sign the approval letter as drafted. Vote 6-0 (Silk absent).

- iii. Major Site Plan; 16 Purington Way; Main-Land Development Consultants, Inc, Applicant. Robertson motioned and Messina seconded a motion to waive Technical Manual Standard Section 1 – Design Standards (Figure 1-16A) to reduce the required two-way drive aisle width from 24 feet to 20 feet. Vote 5-0 (Uhlenhake abstained; Silk absent). Robertson motioned and Messina seconded a motion to approve the Major Site Plan application. Vote 6-0 (Silk absent). Robertson motioned and Messina seconded a motion to adopt the findings contained in the Staff Report and draft approval letter and authorize the Board Chair to sign the approval letter as drafted and amended. Vote 6-0 (Silk absent).

5. NEW BUSINESS

- i. Major Site Plan; 15 & 19 Cedar Street; Avesta Housing Corporation, Applicant. The Planning Board will hold a hybrid public hearing 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.