

PLANNING BOARD

Tuesday, July 28, 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/82360778093>

Phone one-tap:

+13052241968,,82360778093# US

+13092053325,,82360778093# US

Join via audio:

+1 305 224 1968 US

+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)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+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

Webinar ID: 823 6077 8093

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:

WORKSHOP - 4:30 PM

- i. Text Amendment to Chapter 14, Land Use Code – Section 6.8.14 (Entertainment Businesses in the B-3 and WCZ Zones); City of Portland, Applicant. The Planning Board will hold a workshop to consider a proposed text amendment to Chapter 14 of the City Code, Land Use Code, Section 6.8.14, Entertainment Businesses in the B-3 and WCZ Zones. The proposed text amendment would repeal Section 6.8.14, thereby removing the requirement that entertainment businesses holding an entertainment license and permitting amplified entertainment be located more than 100 feet from another entertainment business, as measured along or across public ways between the main entrances of establishments.

PUBLIC HEARING - 4:45 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 7/28/2026

Public Hearing

19 Cedar Street: Din, Messina, Robertson, Uhlenhake, and Zamboni present. Silk and Smith recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 7/28/2026

- i. Major Site Plan; 19 Cedar Street; Avesta Housing Corporation, Applicant. Robertson motioned and Uhlenhake seconded a motion to approve the Major Site Plan Application. Vote 5-0 (Silk and Smith recused) Robertson motioned and Uhlenhake 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).

5. NEW BUSINESS

- i. Major Site Plan; 879 Congress Street; Portland Housing Development Corporation, Applicant. The Planning Board will hold a hybrid public hearing to consider an application for the construction of a seven-story, approximately 45,000 -square-foot, mixed-use building at 879 Congress Street within the B2-b zone. The proposed development includes 54 dwelling units, of which 100% would be deed-restricted affordable dwelling units, along with a ground floor commercial space. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003584-2026.