

PLANNING BOARD

Tuesday, August 11, 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.

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+1 719 359 4580 US

+1 253 205 0468 US

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Webinar ID: 893 7031 9611

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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 7/28/2026**

Workshop

Text Amendment to Land Use Code Section 6.8.14: Din, Messina, Robertson, Smith, and Zamboni present. Silk and Uhlenhake absent.

Public Hearing

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

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

- i. Major Site Plan; 879 Congress Street; Portland Housing Development Corporation, Applicant. Robertson motioned and Din seconded a motion to waive Site Plan Standard 13.6.1.E, which requires mixed-use developments of 50,000 square feet or more in floor area to provide a Transportation Demand Management Plan. Vote 5-0 (Silk and Uhlenhake absent). Robertson motioned and Din seconded a motion to approve the Major Site Plan Application. Vote 5-0 (Silk and Uhlenhake absent.) Robertson motioned and Din 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 Uhlenhake absent).

5. NEW BUSINESS

- 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 public hearing 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, eliminating the 100-foot separation requirement between businesses holding an entertainment license and permitting amplified music.

WORKSHOP - 4:45 PM

- i. Major Site Plan; 41 Ashmont Street; 509 Forest LLC, Applicant. The Planning Board will hold a workshop to consider an application for the construction of two multi-unit affordable apartment buildings in the B-1 zone. The proposed development includes a four-story, 30-unit building and a five-story, 33-unit building, for a total of 63 affordable dwelling units, along with 10 parking spaces.