



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Todd Morse, Chair
Andrew Weaver, Secretary
Dan Black
Nancy English
Nathaniel Ferguson
Ryan Lizanecz
Graham Louis

ZONING BOARD OF APPEALS DECISION FROM OCTOBER 1, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: October 2, 2026
RE: Actions taken by the Zoning Board of Appeals on October 1, 2026 at a hybrid meeting

Attendance: Todd Morse (Chair), Andrew Weaver (Secretary), Nancy English, Nathaniel Ferguson, Dan Black, and Ryan Lizanecz present. Graham Louis absent.

1. New Business

- A. Conditional Use Appeal ([CU-003666-2026](#))**
159 State ST, State Street Congregational Church, owners, Tax Map 045, Block A, Lot 026, B-3 Mixed-Use Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.6 to operate an emergency shelter on the property. Representing the owners is Stephen Conroy. **The Board voted 6-0 to grant the Conditional Use for a period of three years.**

- 2. Adjournment:** The meeting started at 6:00 pm and adjourned at 6:45 pm.

cc: Danielle West, City Manager
Kevin Kraft, Director Planning & Urban Development
City Councilors
Planning Board Members