



PORTLAND MAINE

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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

September 23, 2013

Greg Payne
Avesta Housing
307 Cumberland Avenue
Portland, ME 04103

Dear Mr. Payne:

In November 2002, the City of Portland adopted a comprehensive plan that was found to be consistent with Maine's Growth Management Law by the State Planning Office. The Plan included updates to the housing plan (Housing: Sustaining Portland's Future).

Avesta's proposal to develop a housing project with forty-five (45) units at 33 Boyd Street, which is located within the Residential R-6 zone. The applicant is seeking a rezoning of the site to Residential R-7. Both the R-6 zone and the R-7 zone are designated residential growth zones, as shown on Portland's Future Land Use Plan (copy attached).

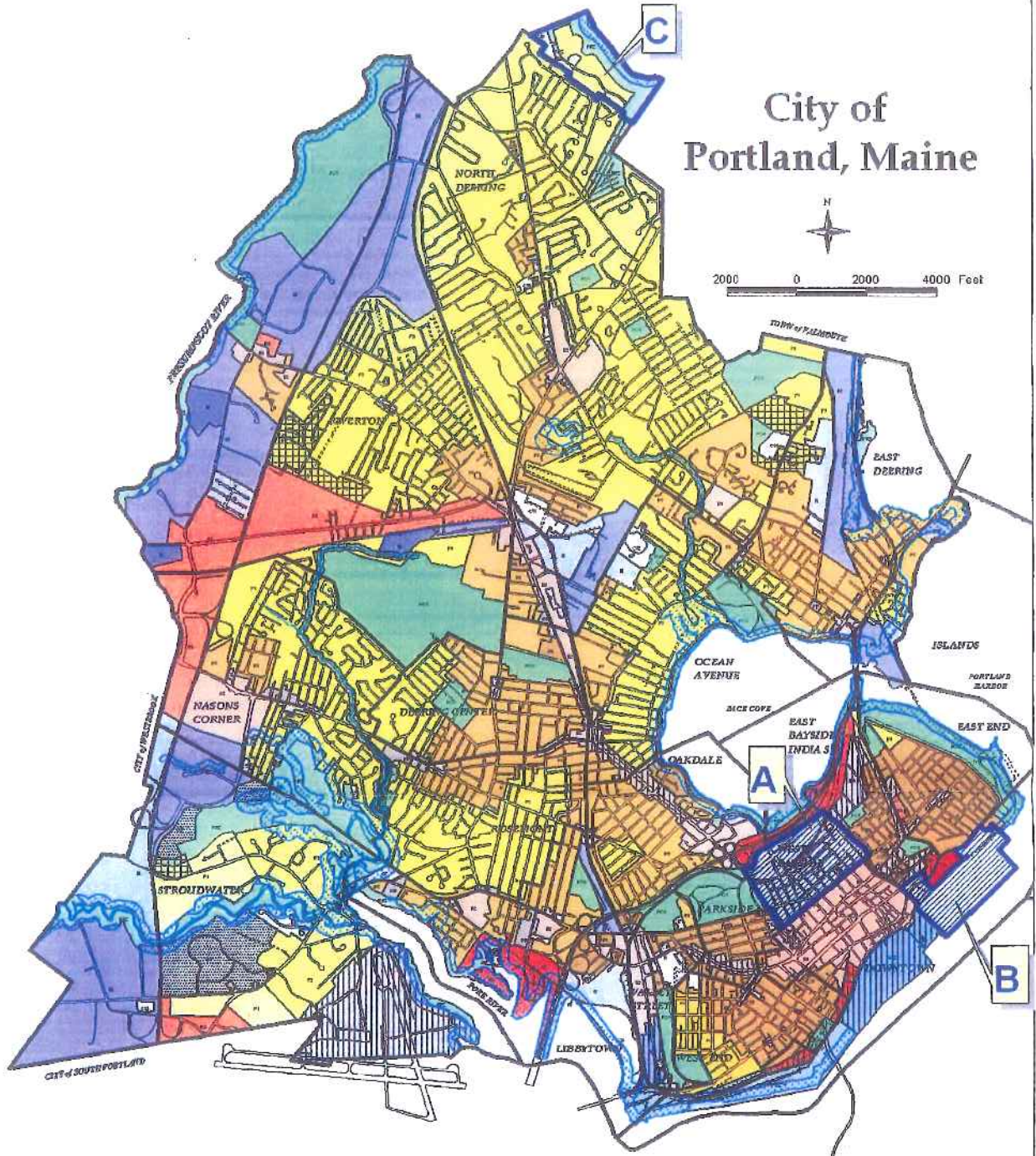
If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Barbara Barhydt
Development Review Services Manager

cc: Jeff Levine, Director, Department of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Mary Davis, Housing and Community Development Director

City of Portland, Maine



FUTURE LAND USE

GROWTH AREAS		INDUSTRIAL ZONES		RURAL AREAS	
RESIDENTIAL ZONES R1 Residential R4 Residential R2 Residential R5 Residential R3 Residential R6 Residential R8 Flexible Zoning R7 Compact Urban Residential Overlay CONTRACT ZONES C1 Contract Commercial Zones OFFICE ZONES O1 Residential-Professional O2 Office Park BUSINESS ZONES B1-1 B1a Neighborhood Business B2-1 B2b Community Business B3 All-past Business B3-1 B3c Professional Business B4 Commercial Corridor B5-1 B5b Urban Commercial Mixed Use		I1-1 I1b Industrial I2-1 I2b Industrial I3 Industrial WATERFRONT ZONES WC1 Watershed Control WC2 Watershed Post-Development WC3 Watershed Special Use REDEVELOPMENT/STUDY AREAS A Bayside Area B Watershed East C Prospect of River Area		CONSERVATION ZONES RPZ Resource Protection RO2 Recreation & Open Space Note: REFER TO ISLAND FUTURE LAND USE MAP FOR ADDITIONAL RURAL AREAS ENVIRONMENTALLY SENSITIVE ZONING PROVISIONS WITHIN BOTH GROWTH AND RURAL AREAS S1 Shoreland Regulations S2 Stream Protection S3 Flood Plain Management Regulations NEIGHBORHOOD AREAS	