Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/28/17

Chapel Street

Meeting with Michael Farmer, Senior City Engineer on March 30, 2017

This meeting concluded the following facts:

Chapel Street is an accepted City street as of September 8, 1829 (attachment A).
As an accepted City street it is drawn on the official City of Portland map.

The width of Chapel Street is 22' wide.

Many streets in Portland that were established over 100 years ago do not meet the current standards of today (50' width).

Any lot of record (which is the case for these 2 lots)has status on the street because it was not created recently.

It would be an impossible task to require an applicant who is building new construction to bring a street up to the current City width of 50'. On many streets, the houses were built right to the front of the property line with no extra width to spare.

Condition of the street: Chapel street is not on the list for streets to improve in the next year. Unfortunately, the budget for streets is very small and only a select few have been named for re-paving this year. The repair of Chapel Street is not the responsibility of any property owner on the street and should not be a requirement for a building permit. The applicant has sent an e-mail to the Director of Public Works requesting that the street be updated (attachment B)

At this meeting, I discussed the project located at 22 Tate Street, Westport Lofts. Tate Street is 20' wide. The developer was granted a permit for a new construction for a 6 unit building. Since the original use was a single family, the developer virtually added 5 new residences to this Tate Street Location. There was no waiver granted in regards to Land Use Code 14-403.

ATTACHMENT A

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CHAPEL STREET

Voted, to allow and accept the laying out of a street as follows: viz-

Laid out for the use of the town of Portland a street or way as follows, viz: Beginning at a stake standing on the northerly side of Congress Street and nineteen feet two inches southwesterly from the southerly corner of the underpinning stone of the Porch of the 3rd Congregational Meeting House, thence north 34-1/4 degrees west to a post standing on the southerly side of Cumberland Street and in the northerly corner of Dr. John Coe's land: said Street to lie on the easterly side of said course, and to be fourteen feet wide on Congress Street and twenty one feet on Cumberland Street; Thence beginning on the northerly side of Cumberland Street at a post standing on the easterly corner of Gen. John W. Smith's land, and running north 35-1/4 degrees west to the Northerly corner of William Plummer's fence on the southerly side of Oxford Street; said Street or way to lie on the easterly side of said course and to be 22 feet wide from Cumberland Street to Oxford Street and called Chappel Street.

City of Portland Records 3-88 Sept. 8, 1829

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ATTACHMENT B

Dear Mr. Branch,
I am a property owner on Chapel Street in Portland, ME. Chapel Street is a small street that runs one block between Cumberland Avenue and Oxford Street. This street is located one block from City Hall. Although this street is not a high traffic street, it has been in disrepair for many years. Can you put this street on your list of streets to upgrade?
Sincerely,
Brent Adler