

29-0-3

2001-0019

43-47 Market St.

Parking Lot

Portland Regency

on Spreadsheet

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Department Copy**

20010019

I. D. Number

Portland Regency Inc.

Applicant

43-47 Market Street, Portland, ME 04101

Applicant's Mailing Address

Mark Mueller, Project Rep.

Consultant/Agent

772-9057

Applicant or Agent Daytime Telephone, Fax

2/20/01

Application Date

8,244 sf parking lot; 19 space

Project Name/Description

43 - 47 Market St, Portland, Maine

Address of Proposed Site

029-O-003

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **19 space parking lot**

Proposed Building square Feet or # of Units 8,244 sf Acreage of Site B3 Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other parking lot

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 2/20/01

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied Additional Sheets Attached

Approval Date _____ Approval Expiration _____ Extension to _____

OK to Issue Building Permi _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

FOR APPROVAL

February 14, 2001

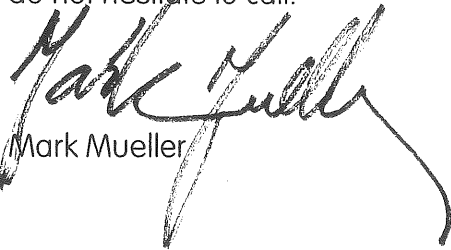
Sarah Hopkins
City Hall
389 Congress Street
Portland, Maine 04101

Dear Sarah,

Enclosed you will find (10) copies of the Site Plan review application for the Portland Regency parking area. I have prepared and documented a site drawing indicating the existing conditions and a one-way parking design utilizing two existing curb cuts. The parking tabulation is 19 (9x18) cars. I am also providing with each set a reduction of the boundary survey which you had in your office and a tax/ location map and deed.

I have also forwarded a copy of this submission and Application of Appropriateness to Deb Andrews.

Should you have any questions concerning this submission prior to your staff review, do not hesitate to call.


Mark Mueller

Mark Mueller

100 Commercial Street
Suite No. 207

Portland, Maine 04101
207 774 9057

Parking Lot

42105 & 9692 B12

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Market Street and the westerly side of Silver Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of Silver Street at the dividing line between land herein conveyed and land formerly of one Farley; thence by the line of said Farley land in a westerly direction one hundred four and twenty-five hundredths (104.25') feet to the easterly side of Market Street; thence northwesterly by the easterly side of Market Street seventy-seven and six-tenths (77.6') feet to the center of the division wall of the building formerly known as the "Milliken Cousens & Short Building"; thence extending through the center of said wall and on the southerly line of land now or formerly of John E. Donnell or others to Silver Street; thence along the westerly sideline of Silver Street in a southerly direction eighty-two and three-tenths (82.3') feet to the point begun at.

Meaning and intending to convey the lot of land situated between Market Street on the west and Silver Street on the east, land formerly of W. D. Marx (lately of Farley) on the south and land formerly of Henry Deering and others on the north.

RECEIVED
RECORDED REGISTRY OF DEEDS
1985 OCT 29 AM 11:48
CUMBERLAND COUNTY

From: William Needleman
To: "srbushey@maine.rr.com"@Portland.gwgwia; Alan Hol...
Date: Wed, Feb 21, 2001 9:54 AM
Subject: Re: Wednesday Development Review Meeting

>>> Sarah Hopkins 02/20 4:32 PM >>>

>>> William Needleman 02/20 2:30 PM >>>

>>> Rick Knowland 02/20 1:57 PM >>>

>>> Sarah Hopkins 02/20 10:02 AM >>>

>>> Kandi Talbot 02/14 2:31 PM >>>

>>> Sarah Hopkins 02/14 2:16 PM >>>

Development Review Interdepartmental Agenda for Wed. 2/24/2001, 10:00 to 11:30, @ Planning Office

Add to the agenda by replying to all recipients (including yourself). Add projects to the end of the list below, your name, and any "heads up" issues for attention. If you wish to be removed from this routing, e-mail Sarah Hopkins. **If you are on the "To:" list and cannot attend, please e-mail me before the meeting.**

1. Fill/Grade sh
2. Northgate Farms, Allen Avenue. kt
3. Barber Foods- I have revised plans which I will deliver today. They are going for PH next Tuesday,, so I will need comments this week. -sh
4. Getty Mart sh
5. Sewall Street parking jr/sh
6. jetport parking garage...public hearing is now march 13 but would appreciate comments as soon as they are available...rk
7. horizon site plan, davis farm road... concern of land bank commission that existing mature white pine trees should be preserved. this is definitely a site inspection monitoring issue..rk.
8. UNE. Amendments coming. bn
9. One City Center, Telcom generator unit. revision. bn
10. 1250 Forest Ave MDOT
11. Cheverus \$?
12. Portland Regency
13. L'Hereux Duplex sh
14. Riverside Corp.
15. Portland Commons. moritorium or no moritorium. bn

CC: "parkside@maine.rr.com"@Portland.gwgwia; Ben Snow...

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project				I.d. Number
Submitted () & Date	Item	Required Information	Section 14-525 (b,c)	
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:		l
_____	(2)	Name and address of applicant and name of proposed development		a
_____	(3)	Scale and north points		b
_____	(4)	Boundaries of the site		c
_____	(5)	Total land area of site		d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)		e
_____	(7)	Plans based on the boundary survey including:		2
_____	(8)	Existing soil conditions		a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas		b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used		c
_____	(11)	Approximate location of buildings or other structures on parcels abutting the site		d
_____	(12)	Location of on-site waste receptacles		e
_____	(13)	Public utilities		e
_____	(14)	Water and sewer mains		e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows		e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed		f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular accessways		g
_____	(18)	Parking areas		g
_____	(19)	Loading facilities		g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets		g
_____	(21)	Curb and sidewalks		g
_____	(22)	Landscape plan showing:		h
_____	(23)	Location of existing proposed vegetation		h
_____	(24)	Type of vegetation		h
_____	(25)	Quantity of plantings		h
_____	(26)	Size of proposed landscaping		h
_____	(27)	Existing areas to be preserved		h
_____	(28)	Preservation measures to be employed		h
_____	(29)	Details of planting and preservation specifications		h
_____	(30)	Location and dimensions of all fencing and screening		i
_____	(31)	Location and intensity of outdoor lighting system		j
_____	(32)	Location of fire hydrants, existing and proposed		k
_____	(33)	Written statement		c
_____	(34)	Description of proposed uses to be located on site		l
_____	(35)	Quantity and type of residential, if any		l
_____	(36)	Total land area of the site		b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure		b2
_____	(38)	General summary of existing and proposed easements or other burdens		c3
_____	(39)	Method of handling solid waste disposal		4

From: William Needleman
To: "srbushey@maine.rr.com"@Portland.gwgwia; Alan Hol...
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CC: "parkside@maine.rr.com"@Portland.gwgwia; Ben Snow...



CITY OF PORTLAND

NOTE TO FILE

September 18, 2001

Submitted by: William B. Needelman, Senior Planner. *WBN*

Re: Market Street Parking Lot, Regency Hotel.

CC: Alex Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
Deb Andrews, Historic Preservation Services Manager

The Planning Authority has received an application for minor site plan for a temporary parking lot at the corners of Market, Milk, and Silver Streets. While the application has not been completed and the applicant indicates that additional information is not forthcoming, the Planning Authority will treat this application as having met the minimum standards for a temporary parking lot.

The Planning Authority bases this decision on the following facts: (1) the site is paved and presents no traffic or pedestrian circulation difficulties, (2) the number of vehicles proposed to utilize the site does not require stormwater treatment for the site, (3) the applicant indicates that the site is to be developed as a building in the near future and further expense on the temporary parking is not warranted on to protect public safety or correct significant water quality issues, and (4) recognizing that the site currently does not meet the landscaping requirements of the Site Plan or Historic Preservation sections of the City Land Use Codes, the Planning Authority will address these issues during the redevelopment of the site to a higher order use. If, in the future, the applicant fails to apply for further development of the site, the Planning Authority can bring enforcement action against the site to bring it in to compliance with Site Plan and Historic Preservation standards for a permanent parking lot.

DRAFT

From: William Needleman
To: Alex Jaegerman
Subject: Market Street Parking Lot: second violation letter

Alex.

Below (and attached) are copies of a draft letter to be sent to Peggy Ciancette regarding the after-the-fact review of the Market Street parking lot. This letter is follow up to a letter sent in late April which allowed continued operation of the lot under the condition that the applicant supply enough engineering and design information to process a site plan and historic preservation review. No additional information has been provided and the time allowed has expired. Please advise. Thank you.

Bill

June 26, 2001

Ms. Peggy Ciancette
ELC Management
42 Market Street
Portland, Maine 04101

RE: Market Street parking lot Site Plan and Historic Preservation requirements
CBL 29-O-004

Dear Ms. Ciancette:

It has come to the attention of the Planning Office that your organization continues to occupy and operate the parking lot at the corners of Market Street, Milk Street, and Silver Street. As of the writing of this letter, the Planning Office has received no supporting engineering or design information, as required per the conditions outlined in a letter sent to you on April 25, 2001. Please find the enclosed copy of the April 25th letter.

Since the parking lot was constructed and occupied without Planning Authority approval, and since the requested information has not been provided, all use of the lot must cease and the lot must be vacated immediately.

It has always been the intention of the Planning Staff to work cooperatively with you during the after-the-fact review of this project; but without reciprocal cooperation and supporting information it is impossible to proceed with your application.

This letter has been forwarded to the City legal staff.

If you have any questions regarding your application or the conditions described above, please contact the Planning Office.

Sincerely:

Not sent as per instruction of City Manager's office. WBA

Alex Jaegerman

Chief Planner

Enc.

Cc: Joseph Gray, City Manager
Deb Andrews, Historic Preservation Services Manager
Sarah Hopkins, Development Review Services Manager
William B. Needleman, Senior Planner
Lee Urban, Economic Development Director
Jack Lufkin, Economic Development
Michael Nugent, Inspection Services Manager
Jay Reynolds, Development Review Coordinator
Penny Littell, Associate Corporation Counsel

June 26, 2001

Ms. Peggy Cianchette
ELC Management
42 Market Street
Portland, Maine 04101

RE: Market Street parking lot Site Plan and Historic Preservation requirements
CBL 29-O-004

Dear Ms. Cianchette:

It has come to the attention of the Planning Office that your organization continues to occupy and operate the parking lot at the corners of Market Street, Milk Street, and Silver Street. As of the writing of this letter, the Planning Office has received no supporting engineering or design information, as required per the conditions outlined in a letter sent to you on April 25, 2001. Please find the enclosed copy of the April 25th letter.

Since the parking lot was constructed and occupied without Planning Authority approval, and since the requested information has not been provided, all use of the lot must cease and the lot must be vacated immediately.

It has always been the intention of the Planning Staff to work cooperatively with you during the after-the-fact review of this project; but without reciprocal cooperation and supporting information it is impossible to proceed with your application.

This letter has been forwarded to the City legal staff.

If you have any questions regarding your application or the conditions described above, please contact the Planning Office.

Sincerely:

Alex Jaegerman
Chief Planner

Enc.

Cc: Joseph Gray, City Manager
Deb Andrews, Historic Preservation Services Manager
Sarah Hopkins, Development Review Services Manager
William B. Needelman, Senior Planner
Lee Urban, Economic Development Director

Jack Lufkin, Economic Development
Michael Nugent, Inspection Services Manager
Jay Reynolds, Development Review Coordinator
Penny Littell, Associate Corporation Counsel



CITY OF PORTLAND

April 25, 2001

Ms. Peggy Cianchette
ELC Management
42 Market Street
Portland, Maine 04101

RE: Market Street parking lot Site Plan and Historic Preservation requirements
CBL 29-O-004

Dear Ms. Cianchette: *Peggy*

Thank you for providing the land survey regarding your application for the recently constructed parking lot at the corners of Market Street, Milk Street, and Silver Street. As you know from previous discussion with city staff, the Planning and Historic Preservation staff will review this application for Site Plan approval and a Certificate of Appropriateness. The application is complicated by the fact that the lot was paved and occupied without approval and much of this review is occurring after-the-fact. Additionally, it is our understanding that you wish to delay undertaking further improvements to the property while your organization evaluates alternative development options.

The Planning Authority permits the continued occupation of the parking lot under the following conditions. If these conditions are not met within the prescribed timeframe, all use of the lot must cease and the lot must be vacated.

1. In order to proceed with this application, you are required to submit a complete application for Site Plan and Historic Preservation review.

Additional information must be provided within thirty (30) days of the posting of this letter and must include:

- Storm water information that shows the design, routing, and destination of all catch basin and pipe systems utilized by the parking lot. The size, material, location, and invert elevation of each part of the storm water management system must be clearly delineated for the subject parcel and its connection to the municipal system.

From: Anthony Lombardo
To: Sarah Hopkins
Date: Wed, Mar 14, 2001 2:01 PM
Subject: Portland Regency, Inc. Parking Lot

Sarah,

It is not clear exactly what this proposal includes.

1. The plan needs existing and proposed spots grades to insure proper drainage.
2. How much pavement is to be placed ?
3. An existing entrance to the parking area is to be abandoned. Does the applicant plan to install curb and rebuild sidewalk as part of this driveway closure ?
4. Where does the existing catch basin in parking discharge ?
5. What is the pipe size, material, condition that outlets the catch basin ?

Development Review Status Log

Project: Parking lot, 19 spaces ID#: 20010019
Address: 43-47 Market St. CBL 029-0-003
Contact Telephone #: ~~772-9057~~
774-9057

Date	Comments
2/2/01	① 1st look - ② needs stamped survey ③ add'l landscaping
3/13	④ signage for cover boxes ⑤ close curb cut @ Market ⑥ replace gran. curb @ Brick sidewalk ⑦ RTing of storm water and convergence pipe description