



Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

February 5, 2019

Ms. Barbara Barhydt

Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: Revised Application for Level II Site Plan Application
For Drydock Restaurant Kitchen Renovations
84 Commercial Street
Tax Map 030/Lot D005
Supplemental Information**

Dear Barbara:

On behalf of **84 Commercial Street LLC** (Applicant), our office is pleased to provide the accompanying updated materials in support of a proposal to add an 851 SF first floor kitchen area and 413 SF of second floor restroom space to the existing Drydock Restaurant at 84 Commercial Street. This proposal reflects recent discussions we have conducted with City Staff revolving around the waterfront moratorium and what will be allowed by the City for proposed activity during the moratorium period. The applicant is formally requesting a change to the previously submitted Site Plan application materials. The current proposal involves simply a small building renovation/expansion onto the Drydock Restaurant to increase the first-floor kitchen size by 851 SF and to provide new bathrooms and office/storage space on the 2nd floor. We have also dropped any modifications to the existing deck areas at the rear of the building. The building renovation area footprint lies entirely within the existing property and within an area of existing paved surface.



The proposed kitchen renovations and additional restroom space are needed to modernize the space for the restaurant use so the owner/operator can continue to operate the space in a competitive manner. A typical unfinished basement will support the addition area. The building has long been a well-known restaurant and destination for Old Port visitors and residents alike; however, like all businesses, it is time for some renovations and improvements to make the building and space more suitable for its intended use and to keep up with competing restaurants and taverns in the Old Port.



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We have included revised site and architectural plans to support this request.

A list of the updated material includes the following:

- General Application Documents
 - Cover Letter/Project Description – **Updated**
 - Level II Application Checklist – **No Change**
 - Right, Title and Interest – **Updated**
 - Zoning Assessment – **No Change**
 - Existing and/or Proposed Easements (survey plan) – **No Change**
 - Waiver Request and Waiver Table – **No Change**
 - Financial Capacity – **No Change**
 - Technical Capability – **No Change**
- Transportation – **Updated**
- Environmental and Landscape Features – **Updated**
- Environmental and Stormwater – **Updated**
- Public Infrastructure and Safety – **Updated**
- Site Design – **Updated**
- Construction Management Plan – **Updated**
- Site Plan and Architectural Plans – **Updated**

If you have any questions regarding the materials being submitted, please contact this office.

Sincerely,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "Stephen R. Bushey".

Stephen R. Bushey, PE
Sr. Project Manager-Associate
Phone: 207.887.3478
stephen.bushey@stantec.com

Enclosure

c: Bill Hopkins, Archetype
Dale Akeley - 84 Commercial Street

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