

CITY OF PORTLAND, MAINE.
PLANNING BOARD

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August 21, 1985

David R. Cope
Liberty Group
38 Preble Street
Portland, ME 04101

Dear Mr. Cope:

On August 13, 1985, the Portland Planning Board voted unanimously (6-0) that the plan for the Chandler's Wharf project on Central Wharf is in conformance with the conditional use standards of the zoning ordinance. The Board also found that the plan conforms with the special conditional use standard of the W-1 Waterfront Zone with the following condition:

1. The retention plan must be revised to reflect 790 feet of fishing vessel berthing space and the shared access for vessels along the wharf must have enough linear footage and depth to allow use by the 79 foot boat.

The plan was also found to be in conformance with the City's shoreland zoning.

The Board voted (5-1) to approve a height exception of four (4) feet above the M-1 zone maximum allowable height of forty-five (45) feet for building number on the subdivision plan.

The subdivision plan for Chandler's Wharf was approved unanimously with the following conditions:

1. The final utility information and engineering drawings must be provided to the City for review prior to construction.
2. The sidewalk leading to the public access area on the westerly side of the wharf must be shown as public access; and
3. A revised plan must be submitted which reflects the City Arborist's recommendations, which are stated in the attached memorandum.

The site plan for Chandler's Wharf was approved unanimously.

Mylar copies of the construction drawings for the project must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three years.