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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, Director

February 6, 2013

Greg Shinberg
Shinberg Consulting
477 Congress Street
Portland, ME 04101

Cow Plaza Hotel, LLC
100 Commercial Street
Suite 306
Portland, ME 04101

Project Name: Canal Plaza Hotel
Address: 433 Fore Street
Applicant: Cow Plaza Hotel, LLC, Applicant
Planner: Nell Donaldson

Project ID: 2012-558
CBL: 32-I-40

Dear Mr. Shinberg:

On November 5, 2012, the Planning Board approved your application for an 80,000 SF development, the Canal Plaza Hotel, at 433 Fore Street. Since that time, there has been some discussion of the scope of the restaurant associated with the proposed hotel.

Note that city's approval is based upon the assumption that the restaurant is an ancillary use of the hotel and not a restaurant operated by others. Confirmation of the restaurant as an ancillary use will be required as a condition of certificate of occupancy. Should this arrangement change at any point, revised trip generation numbers will be required by the city. Pending the outcome of the trip generation calculations, a traffic movement permit and additional Planning Board review may be necessary.

Please add a note indicating the above on the final plan set.

If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,

Barbara Barhydt
Acting Planning Division Director

CC: Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director

Lannie Dobson, Administration, Inspections Division
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Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
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David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File