

CITY OF PORTLAND, MAINE
PLANNING BOARD

Carol Morrisette, Chair
Stuart O'Brien, Vice Chair
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Jack Solely
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September 12, 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 – Plan Amendments
Address: 433 Fore Street
Applicant: Cow Plaza Hotel, LLC, Applicant
Planner: Nell Donaldson

Project ID: 2013-208
CBL: 32-I-42

Dear Mr. Shinberg:

On September 10, 2013 the Planning Board approved the amended site plan for an 80,000 SF development, now known as the Hyatt Place Hotel, at 433 Fore Street. The Planning Board voted (6-0, Solely recused) to grant the waiver presented below:

The Planning Board waives the site plan standard (*Section 14-526(d)6.b*) regarding the prohibition of uplighting except in the case of public buildings and parklands, clock towers and steeples, landscape features, designated historic landmarks, flags of state, federal, or national jurisdictions, and public art to allow uplighting for the building's corner tower. The waiver was granted based on the general waiver criteria of *Section 14-526(f)* on the grounds that lighting the building's most unique architectural feature, the 'crinkle wall,' is in the public interest and that the singular design of the tower and the technical complexity of lighting it qualify as an extraordinary condition.

Please note that the standard conditions of approval and requirements for approved site plans, enumerated in your original approval letter dated November 14, 2012, still apply. This letter is attached for reference.

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

Sincerely,



Carol Morrisette, Chair
Portland Planning Board

Attachments:

1. Canal Plaza Hotel, Original Approval Letter, 11/14/2012

CC: Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPiero, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
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
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File