



*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, Director

April 25, 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      Project ID: 2013-089  
Address: 433 Fore Street      CBL: 32-I-42  
Applicant: Cow Plaza Hotel, LLC, Applicant  
Planner: Nell Donaldson

Dear Mr. Shinberg:

On April 25, 2013 the Planning Authority approved the amendments to the plans for Canal Plaza Hotel, at 433 Fore Street. These amendments include, among others, an increase in the number of hotel rooms from 123 to 130 and changes to the exterior elevations. It is our understanding that there have been no edits to the final stamped site plan, which was dated 2/7/2013.

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,

Alex Jaegerman  
Planning Division Director

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 DiPierro, 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 Robinsky, Public Services Director

## Marge Schmuckal - Re: Cow Plaza Hotel - 433 Fore Street

---

**From:** Helen Donaldson  
**To:** Marge Schmuckal  
**Date:** 6/4/2013 12:09 PM  
**Subject:** Re: Cow Plaza Hotel - 433 Fore Street

---

Marge,

We approved it for 130 rooms as an amendment in late April. It's in urban insight as #2013-89 (under Union Street). Apologies that you didn't get a copy of the approval....

Nell

>>> Marge Schmuckal 6/4/2013 11:44 AM >>>

Nell,

I believe that I asked you a while back when the building permit came in for this project. They were originally approved for 123 rooms, but amended it thru planning for more rooms. Was that approved by planning and how many rooms were ultimately approved? the applicant wants us to update our permit application. I don't remember seeing any paperwork on that.

Thank you,  
Marge

City of Portland  
 Development Review Application  
 Planning Division Transmittal Form

**Application Number:** 2013-089

**Application Date:** 04/03/2013

**CBL:** 032 I042001

**Application Type:** Plan Amendment - Staff Level II

**Project Name:** Plan Amendment - Hotel

**Address:** 29 UNION ST

**Project Description:**

**Zoning:**

**Other Required Reviews:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement   |
| <input type="checkbox"/> Storm Water      | # Units _____                           | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision      | <input type="checkbox"/> Flood Plain    | <input type="checkbox"/> Other:                |
| # Lots _____                              | <input type="checkbox"/> Shoreland      |  |
| <input type="checkbox"/> Site Location    | <input type="checkbox"/> Design Review  |  |
| # Unit _____                              |   |  |

**Distribution List:**

<b>Planner</b>	Nell Donaldson	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

**Comments needed by 6/11/2013**

---

---

**MEMORANDUM**

---

---

**To:** FILE

**From:** Nell Donaldson

**Subject:** Application ID: 2013-089

**Date:** 6/4/2013

---

**4/25/2013**

Design review group reviewed revised west elevations received from Tim Hart, Canal 5 Studios, 4/24/13

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

201-3089

Application I. D. Number

4/3/2013

Application Date

Plan Amendment - Hotel

Project Name/Description

Applicant

Applicant's Mailing Address

Consultant/Agent

#Error #Error

Applicant or Agent Daytime Telephone, Fax

29 - 29 UNION ST, Portland, Maine

Address of Proposed Site

032 1042001

Assessor's Reference: Chart-Block-Lot

**Traffic Comments**

From: Tom Errico <thomas.errico@tylin.com>  
To: HCD@portlandmaine.gov  
CC: JST@portlandmaine.gov; JBartlett@portlandmaine.gov; KAS@portlandmaine.gov; DMP@portlandmaine.gov  
Date: 1/31/2013 7:40 AM  
Subject: Canal Plaza Hotel - Revised Trip General Analysis

Nell I have reviewed the revised trip general analysis conducted by Gorrill Palmer Consulting Engineers, Inc. dated January 29, 2013 and find the conclusions to be acceptable. I would note that this conclusion is based upon the assumption that the restaurant is an ancillary use of the hotel and not a restaurant operated by others. Examples include the Hilton Garden Hotel at the corner of Commercial Street and Franklin Street (restaurant part of hotel operations) and the Hampton Inn at the corner of Franklin Street and Fore Street (Sebago Brewery Restaurant is not operated by the hotel). Based upon the permitting of other hotel/restaurant projects in the City, the applicant would need to obtain a Traffic Movement Permit if the restaurant is something other than a hotel functioning restaurant. My conclusion that a Traffic Movement Permit is not required is based upon a hotel that will be similar to the Hilton Garden Hotel in respect to restaurant operations.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE  
Senior Associate  
Traffic Engineering Director  
[T.Y. Lin International]T.Y. Lin International  
12 Northbrook Drive  
Falmouth, ME 04105  
207.347.4354 direct  
207.400.0719 mobile  
207.781.4753 fax

**Planning Comments**

Design review group reviewed revised west elevations received from Tim Hart, Canal 5 Studios, 4/24/13