



# PORTLAND MAINE

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Planning and Urban Development Department  
Penny St. Louis, Director

Planning Division  
Alexander Jaegerman, Director

March 24, 2011

Senator Justin Alford  
Bowl Portland  
58 Alder Street  
Portland, ME 04101

Dear Senator Alford:

I assigned Shukria Wiar, Planner, to project manage the site plan review of the seasonal outdoor seating area for Bowl Portland. David Matero will receive an e-mail from the Department to upload the plans and documents to a designated web site for review by City staff and consultants.

We will review the project as presented. You noted in our phone conversation on Friday, March 18<sup>th</sup> that you want to use the area for parking. As we have told you in the past, if you wish to use the area for parking, you will need to revise your application to include this use and address the zoning and design standards for parking lots in the B-7 zone. In our conversation, you stated that parking was not discussed as an issue at the December 10, 2010 meeting with City staff and you suggested I review Marge Schmuckal's meeting notes. Attached please find copies of Marge's notes, Rick Knowland's December 20, 2010 letter to David Matero, and my March 7, 2011 letter to you for your records, all of which refer to parking. As you will recall in your original Bowl Portland application, we had lengthy conversation about the limitations about using that lot for parking. We again invite you to participate in the on-going public discussion of B-7 text amendments regarding surface parking lots.

If you decide to amend your application, the Land Use Code and the Design Manual are available on the City's web site: <http://www.portlandmaine.gov/planning/devreview.asp>

Sincerely,

Barbara Barhydt  
Development Review Services Manager

Attachments:

1. Marge Schmuckal, 12/10/10 notes for meeting on 58 Alder Street
2. Rick Knowland's letter to David Matero, dated December 20, 2010
3. Barbara Barhydt letter to Senator Alfond, dated March 7, 2011

Electronic Distribution:

Penny St. Louis, Director, Department of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Rick Knowland, Senior Planner

Marge Schmuckal, Zoning Administrator

Greg Mitchell, Director, Department of Economic Development

Nelle Hanig, Business Representative

Shukria Wiar, Planner

Mr. David Matero, DayMatero Studio, 100 Front Street, Bath Maine 04530



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Penny St. Louis Littell, Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

## Meeting Information

DATE: 12/10/10 ZONE: B-7

LOCATION: 59 Alder St

PEOPLE PRESENT: Rick Knowland - Greg Mitchell -

Penny - MARGE - Justin Alford

DISCUSSION: Have outdoor seating area - 54' x 78' fenced in -

Outdoor Grill & Bar - outside tables - 153 people  
Horse Shoes - ~~Bar~~ - Cornhole Court (bean bag)

Be Accessory to the existing use

- Rick - How high the fence? - Control, but not Block Views
- mentioned the Noise ~~dBAs~~ - head phones
- party discussed -
- may be an exemption - maybe level I - not sure yet
- PATIO PAVES on the
- lighting discussed
- Sidewalks - not install it, but guarantee it - is an option
- Quality of the Plan Assures the Speed of the Review.

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).

December 20, 2010

Mr. David Matero  
DayMatero Studio  
100 Front Street  
Bath, Maine 04530

RE: Bayside Bowl

David,

It was a pleasure meeting with you and Justin recently to discuss plans for the outdoor expansion of Bayside Bowl. After reviewing the concept plan presented at our meeting, I have generated some preliminary staff comments that you may find helpful in preparing a formal development application submission.

1. Traffic generation and parking demand analysis should be updated.
2. The TDM should be updated.
3. Utilities should be shown on the plan.
4. A survey should be submitted with the plan.
5. What is the ground surface of the outdoor facility? Will the site be regraded and if so, how will it affect drainage?
6. The property is a separate lot from the existing facility so new curb and sidewalk will be required along the property's street frontage on Alder Street and Hanover Street. The street frontage along Kennebec Street is likely to be discontinued under a proposed re-alignment of Kennebec Street and Somerset Street. In lieu of installing sidewalk and curb along Kennebec Street, it may make sense to require a financial contribution to the re-alignment (in the amount of the curb and sidewalk) for the City to install later.
7. I noticed there are new parking spaces shown on the plan. Under the existing ordinance, new surface parking is not allowed within 35 feet of the street. New parking more than 35 feet from the street requires Planning Board conditional use review. We are working on some new zoning revisions that would allow parking more than 35 feet from the street as a permitted use.
8. The proposed 6 foot high fence seems high. In the context of Bayside the design of the fence will be important.

9. It appears this proposal qualifies for site plan review with staff review assuming no new parking spaces are created (see #7 above).
10. The submission requirements for a site plan are outlined in the ordinance.
11. If outdoor music is proposed noise is regulated under the zoning ordinance [sec. 14-299 (b)].

Based on the concept plan, the above preliminary comments were generated at our staff review meeting. Should you have any questions concerning this letter, please feel free to contact me by email ([rwk@portlandmaine.gov](mailto:rwk@portlandmaine.gov)) or by phone (874-8725).

Sincerely,

Richard Knowland  
Senior Planner

Cc: Penny St. Louis Littell, Director of Planning and Urban Development  
Alex Jaegerman, Director of Planning Division  
Barbara Barhydt, Development Review Manager  
Marge Schmuckal, Zoning Administrator  
Greg Mitchell, Director of Economic Development



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**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director

March 7, 2011

Senator Justin Alford  
58 Alder Street  
Portland, ME 04101

Dear Mr. Alford:

Thank you for submitting an administrative authorization application for 58 Alder Street. I reviewed the application and have determined that the proposal triggers a Level I Site Alteration review under provision 14-523 (d) 2 c of the Site Plan Ordinance:

The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet, or creation of other impervious surface areas between 1,000 and 7,000 square feet.

The amount of area to be paved is not shown on the site plan, but I estimate that it is roughly 2,560 square feet of impervious surface area. Enclosed please find your check for the administrative authorization, which is being returned, and a copy of the Level I application for your use.

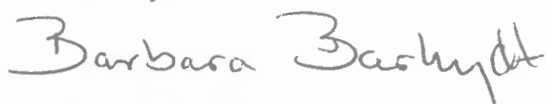
To assist in preparing the Level I application, you will find a check list of the submittal requirements within the application form. We are particularly interested in answers to the following:

- Evidence of Right, Title and Interest;
- Confirmation that the seating area is not a parking lot, nor will be used as a parking lot following approval as a patio area.. Please note the Planning Board is holding a public hearing on proposed amendments to the B-7 zone to allow some surface parking lots as a permitted use on Tuesday, March 8th. As drafted, the changes may not impact your proposal, but you may want to discuss the pending amendments with Rick Knowland or attend the meetings. Please let us know if you would like to be placed on our interested party list so you receive notice of when the Planning Board or City Council will be considering the B-7 amendments;
- Address closing off the curb cut with curb and sidewalk along Alder Street;
- Provide a plan for the management of storm water on the site and show the contours or spot elevations for the re-grading of the site;

- Address any proposed landscaping and the details of the fencing, including whether the fencing is permanent or temporary and any separation needed between the seating and 7 space parking area:
- An expanded project description would be helpful, such as the proposed hours of operation, proposed time frame for this seasonal use, the proposed uses for the area, including whether outside music is proposed, will food be prepared outside and where and how will the equipment be stored during off-season. (If the site will be used for off-season storage of equipment and fencing, please provide a winter conditions plan.)
- The traffic engineer will review the TDM as part of the Level I review, so there are no preliminary comments at this time.

We look forward to receiving the Level I application. It is exciting that your new business is looking to further invest in the Bayside neighborhood.

Sincerely,



Barbara Barhydt  
Development Review Services Manager

cc: Penny St. Louis, Director, Department of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Rick Knowland, Senior Planner  
Mr. David Matero, DayMatero Studio, 100 Front Street, Bath Maine 04530