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Planning & Urban Development Department

Penny St. Louis Littell, Director

Planning Division

Alexander Jaegerman, Director

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.

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) 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