

City of Portland, Maine  
Memorandum

TO: Chairman and Members of the Planning Board

FROM: Douglas Mason, Planning Department

DATE: October 18, 1979

SUBJECT: Maine State Housing Authority - Spring Street Subdivision

Maine State Housing Authority requests that the Planning Board determine whether or not a proposed rehabilitation project at 145-151 Spring Street will be reviewed by the Board as a subdivision under the City Subdivision Ordinance.

The proposed development includes rehabilitation of three existing buildings into a 21 unit apartment complex, under Section 8 housing financed by the M.S.H.A. the development has received necessary waivers by the Board of Appeals.

It is the opinion of the Planning Department and Corporation Counsel that the development does not constitute a subdivision for the following reasons: 1) the apartment lease periods are less than two years, and in keeping with state statutes, such properties are not ordinarily recorded (as subdivisions) by the Registry of Deeds and 2) no other characteristics of the property, such as significant land or open space, are associated with the development.

Recommendation: The Staff recommends that the Planning Board not accept subdivision jurisdiction over this development.

① Weston Assoc. developer George Reese  
Pete Staffer

- reviewed by the Board of Appeals w/ Planning Dept.  
Comment