

File: 15156

February 22, 2016

Ms. Barbara Barhydt, Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: SITE PLAN AND SUBDIVISION PLAN APPLICATION
749 CONGRESS STREET

Dear Barbara,

We are pleased to submit the attached plans for the redevelopment of 749 Congress Street. This project has two new parts to it and the existing carriage house with its two units stays in place. The existing building will be repurposed into a Bed and Breakfast with 16 rooms. We will also be adding 7 residential townhouses to the back of the property.

This property has a prominent place on Congress Street. It will remain in that same vein. The existing landscaping has overgrown the building. We will be removing it and converting the area back to the traditional lawn. This will be consistent with the architecture.

The site will access off Congress Street with a single curb cut shared with the property next to this one. The 20 foot curb cut will allow for additional sidewalk where the existing curb cut is located.

Utilities for the existing building will remain as they are now. Utilities for the 7 residential units will be new. The water service will come from Congress Street. The electrical, communication, gas, and sewer service will be by Mellen Street.

The utilities from Mellen Street also provide us with a lawn area for residents.

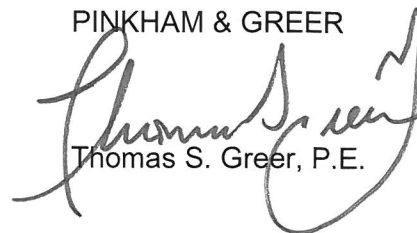
Traffic for this project will generate approximately 200 vehicle trips per day. With peak hourly rates of 20 in the AM and PM peak hours. This is a very small amount given the downtown location.

This project will be a condominium with the residential units for sale.

Please review our application and let me know if you have any questions.

Sincerely,

PINKHAM & GREER



Thomas S. Greer, P.E.

Enclosures

cc: Joe Delois, Tom Federle, David Lloyd, File

TSG/rjs