**IMPORTANT NOTICE FROM THE CITY OF PORTLAND - PLANNING DIVISION**

# To residents and property owners in the vicinity of

**118 SUNSET AVENUE (GREAT DIAMOND ISLAND)**



To Residents and Property Owners: The Portland Planning Board will hold a public hearing to consider a proposed conditional zone by Dinosaur Enterprises, Ltd. for a fuel distribution service at 118 Sunset Avenue on Great Diamond Island. The proposal would allow an existing fuel distribution business to continue its operations. The existing underlying zoning of the property (IR-2 Residential) does not permit such uses. The size of the property and zone change is 21,643 sq. ft. The proposal would allow two fuel delivery trucks and a dispensing gasoline trailer on the site. Conditional zoning provisions including but not limited to, applicant to demonstrate compliance with federal, state and local permits, licenses and other requirements; restriction on uses on the site; and termination of agreement if Dinosaur or immediate family discontinues business for at least 12 months. Public comments will be taken at this meeting.

A vicinity map of the proposed zone change is to the right.

The meeting will be held:

 Tuesday, July 9, 2013

 3:30 p.m.

 City Hall, Room 209, 2nd Floor

The proposed Conditional Zone Agreementis available for viewing in the Portland Planning Division, 4th Floor, City Hall. If you wish to submit written comments, address them to Rick Knowland, Senior Planner, Planning Division, City Hall, 4th Floor, 389 Congress Street, Portland, ME 04101; contact by phone at (207)874-8725 or e-mail at rwk@portlandmaine.gov

Please visit [http://www.portlandmaine.gov/planning.htm#Current\_Backup\_Material](http://www.portlandmaine.gov/planning.htm%22%20%5Cl%20%22Current_Backup_Material) on or after the preceding Friday of the Planning Board meeting for current memos and reports.

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