

**A NOTICE FROM THE PORTLAND PLANNING BOARD
RE: 118 SUNSET AVE. (GREAT DIAMOND ISLAND)**

To Residents and Property Owners: The Planning Board will hold a public hearing to consider a proposed conditional zone (as shown on the map) 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 include 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.

The meeting will be held:

Tuesday, November 13, 2012
3:30 p.m.
Room 209, 2nd Floor, City Hall

FOR MORE INFORMATION:

The proposed Conditional Zone Agreement is available 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, Maine 04101, contact by phone at 874-8725 or e-mail at rwk@portlandmaine.gov. To access materials on-line prior to the meeting, please visit the following web address:

http://www.portlandmaine.gov/planning.htm#Current_Backup_Material



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