



Ann Machado <amachado@portlandmaine.gov>

Meeting

Silas Canavan <silas@walsh-eng.com>

Wed, Oct 12, 2016 at 10:14 AM

To: Barbara Barhydt <bab@portlandmaine.gov>

Cc: Bill Walsh <bill@walsh-eng.com>, Ann Machado <amachado@portlandmaine.gov>, Christina Stacey <cstacey@portlandmaine.gov>, cmulkern@lpamarine.com

Hi Barbara,

Lionel Plante Associates, Inc. (LPA) would like to construct a building to supplement their working waterfront marina operations at their property located at 98 Island Ave on Peaks Island, which falls within the I-B zone. Marinas are listed as a permitted use within the I-B zone. LPA is proposing the construction of a 50' x 60' building to be placed on the existing parking lot adjacent to Casco Bay. The building will be used for commercial boat maintenance and storage, which is classified as a working waterfront activity. A survey has not yet been conducted, but based on Lidar information, the building will be located approximately 14 feet away from the highest annual tide (elev. 6.7 NAVD88) and outside of the 100-year flood zone. Per Section 14-449(a)1.b. of the ordinance, our understanding is that there is no required setback from the edge of the coastal wetland in the I-B zone.

We have attached a concept plan and a rendering showing the approximate location of the proposed building. We would like to schedule a meeting with the planning department and zoning department to discuss the project and verify the following before proceeding.

1. The proposed use is allowable based on current zoning regulations.
2. The proposed building location is allowable based on zoning setbacks.
3. Discuss any questions or concerns of City staff regarding the proposed project.

Per our previous correspondence, is the staff available for a meeting on Thursday 10/13/16 to discuss the project?

Thanks,

Silas

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From: Barbara Barhydt [mailto:bab@portlandmaine.gov]

Sent: Friday, October 07, 2016 10:50 AM

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2 attachments



3DView1.jpg
685K

 **Concept Plan_10-12-16.pdf**
1393K