



Ann Machado <amachado@portlandmaine.gov>

25 Alderbrook Rd., Peaks Island - permit #2017-00257

1 message

Ann Machado <amachado@portlandmaine.gov>
To: ppeters270@aol.com

Thu, Mar 2, 2017 at 1:26 PM

Pete -

I have completed my initial zoning review. I need the following before I can sign off:

1. Copy of your current deed.
2. You need to show two parking space beyond the front yard setback of 30 feet on the site plan. The ordinance does not allow you to park in the front yard.
3. I need more information to make sure you are meeting all the Shoreland Zone requirements, particularly section 14-449(c)(4).
 - on the site plan the 75' setback should be located from the upland edge of the freshwater wetland associated with Great Trout Pond. The 250' setback from this wetland should also be shown.
 - the existing cleared openings need to be shown on the site plan & the total square footage of cleared openings needs to be calculated
 - between the 75' and 250' setbacks selective cutting of 40% of volume of trees 4" or more in diameter is allowed within 10 year period - tree removal related to development is included in the 40% volume - cleared openings for development can't exceed in the aggregate more than 25% of the lot area within the shoreland zone including land previously cleared. - you need to calculate square footage of new openings for development to demonstrate that the total square footage of cleared openings does not exceed the 25%.

The Development Review Coordinator will also be reviewing the site plan and will contact you if he needs any changes or additions to the site plan as well.

Please let me know if you have any questions.

Ann
Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709