

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson
Chip Gavin
Kent Avery

August 2, 2013

Gordon Johnson
Portland Water District
225 Douglass Street
PO Box 3553
Portland, ME 04104

RE: Corner of Great Pond Road & 3rd Street, Peaks Island
CBL: 085 S003
ZONE: IR-2

Dear Mr. Johnson,

At the August 1, 2013 meeting, the Zoning Board of Appeals voted 5-0 to grant a six month extension for the original conditional use approval on January 3, 2013 to build a sewage pumping station. I am enclosing a copy of the Board's decisions.

You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the appeal. Please submit your payment on receipt of this invoice.

You have received approval for Level I: Site Alteration site plan from the Planning Authority and your building permit application (#2013-01179) is in the process of being reviewed by the Inspections Division. You have until January 3, 2014, referenced under section 14-474(f), to commence work on the site or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,


Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: August 2, 2013

RE: Action taken by the Zoning Board of Appeals on August 1, 2013.

Members Present: Mark Bower, William Getz (acting secretary), Kent Avery, Chip Gavin and Sara Moppin (acting chair)

Members Absent: Gordon Smith, and Eric Larsson

1. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, owner, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The Portland Water District was granted a Conditional Use Appeal on January 3, 2013 under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. The approval expired on July 3 2013 because the applicant did not obtain a building permit and begin work within six months of the approval. The appellant is reapplying for a Conditional Use Appeal to build a sewage pumping station. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc. **The Zoning Board of Appeals voted 5-0 to grant a six month extension for the original approval on January 3, 2013 to build the sewage pumping station.**

B. Conditional Use Appeal:

Lot 2, Morning Star Lane, Colleen & Frederick Writt, owners, Tax Map 385A, Block A, Lot 032, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to build an accessory dwelling unit as part of their new single family home. Representing the appeal are the owners. **The Zoning Board of Appeals voted 5-0 to grant the appeal to build an accessory dwelling unit as part of the new single family home with the condition that in consultation with the City Arborist the applicant shall arrange to landscape the property to properly screen vehicles from adjacent properties and streets as allowed by the practical limitations of the property's features such as drainage easements. The approval is granted for two years.**

2. Other Business

Review proposed Planning Board text amendments to Section 14-474 - Conditional Uses.
Postponed until next meeting.

Enclosure:

Decision for Agenda from August 1, 2013

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

IR-2 Island Residential Zone Sewage Pumping Station

Conditional Use Appeal

DECISION

Board members present
Kent Avery
William Getz
Sarah Moppin
Mark Bower
Chip Gavin

Date of public hearing: August 1, 2013

Name and address of applicant: Portland Water District
c/o Michael E. Tadema-Wielandt, P.E.
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

Location of property under appeal: Great Pond Road, Peaks Island

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Mike Tadema-Wielandt.
Norm Fondel - Portland water district

Exhibits admitted (e.g. renderings, reports, etc.):

January appeal request and approval
Additional approvals Army Corp of Engineers
DEP
Sit Plan Approval
Ownership documents for the lot.

Findings of Fact and Conclusions of Law:

The Applicant is requesting a conditional use permit for a property located within the IR-2 zone, in order to add a sewage pumping station. The project site is a 10,752 sq. ft. (0.25 acre) parcel located at the corner of Great Pond Road and 3rd Street. The proposed pumping station will serve 31 residences.

The project will include approximately 4,400 linear feet of new gravity sanitary sewer in the northwestern and southern portions of Peaks Island. The project will also include the installation of a subsurface wet well and valve pit, a 13'x17' wood frame building to house the electric panels, telemetry system controls and emergency generator, and a paved driveway.

A. Conditional Use Standards pursuant to Portland City Code §14-145.9(c)(1):

1. The sewage pumping station is suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood.

Satisfied Not Satisfied

Reason and supporting facts:

By reference of January approval

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

Reason and supporting facts:

By reference of January approval

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No

Reason and supporting facts:

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes No

Reason and supporting facts:

Conclusion: (check one)

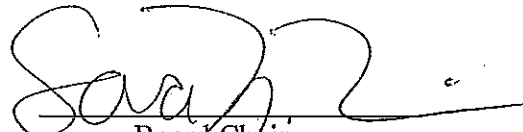
Option 1: The Board finds the standard described in section A above has been satisfied and that not all of the factors (1 through 3) described in section B above are present, and therefore GRANTS the application.

Motion by Mark Bower second Chip: No substantial changes and to approve the requested 6 month extension 5-0 to approve.

Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the factors (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

___ Option 3: The Board finds that not the standard described in section A above has not been satisfied and/or that all of the factors (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: August 1, 2013


Board Chair

Members Present: Sara Mappin (Acting Chair), Chip GAVIN, Mark Bower,
Bill Getz (Acting Sec), Kurt Avery

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Gordon Smith - Eric Larsson -

APPEAL AGENDA

Commenced.
6:28 pm

The Board of Appeals will hold a public hearing on Thursday, August 1, 2013 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, owner, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The Portland Water District was granted a Conditional Use Appeal on January 3, 2013 under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. The approval expired on July 3 2013 because the applicant did not obtain a building permit and begin work within six months of the approval. The appellant is reapplying for a Conditional Use Appeal to build a sewage pumping station. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wjelandt from DuLuca-Hoffman Associates, Inc. *Asked for A six month extension*

B. Conditional Use Appeal:

Lot 2, Morning Star Lane, Colleen & Frederick Witt, owners, Tax Map 385A, Block A, Lot 032, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to build an accessory dwelling unit as part of their new single family home. Representing the appeal are the owners.

Granted
6 month
extension
S-φ

Granted
with completion
S-φ
for 2 years

*MARK Bower disclosed firm involvement
NO ISSUES RAISED SARA Mappin disclosed funds involment
they can participate
received AN about the notice*

2. Other Business

Review proposed Planning Board text amendments to Section 14-474 - Conditional Uses.

3. Adjournment

on Next AGENDA

→ *condition: see condition about working with The City An board
on screening The Parkway*



City of Portland Zoning Board of Appeals

July 24, 2013

Gordon Johnson
Portland Water District
225 Douglass Street
PO Box 3553
Portland, ME 04104

Dear Mr. Johnson,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, August 1, 2013 at 6:30 p.m.** in Room 209 located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the processing fee, legal ad and the notices for the appeal. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, attn. Ann Machado
 389 Congress Street
 Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1755	Applicant: PORTLAND WATER DISTRICT
Project Name: GREAT POND RD	Location: GREAT POND RD
CBL: 085 S003001	Application Type: Conditional Use
Invoice Date: 07/24/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$100.00		\$100.00		\$190.09		\$0.00		\$190.09	On Receipt

First Billing

Previous Balance	\$100.00
Payment Received 7/12/2013 - Thank you	\$100.00

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Processing Fee	1	\$50.00		
Notices - ZBA	58	\$43.50		
Legal Advertisements - ZBA	1	\$96.59		
		<u>\$190.09</u>		
		Total Current Fees:	+	\$190.09
		Total Current Payments:	-	\$0.00
		Amount Due Now:		\$190.09

 Detach and remit with payment

CBL 085 S003001
Bill to: PORTLAND WATER DISTRICT
 225 DOUGLASS ST
 PORTLAND, ME 04102

Application No: 0000-1755
Invoice Date: 07/24/2013
Invoice No: 41940
Total Amt Due: \$190.09
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1755	Applicant: PORTLAND WATER DISTRICT
Project Name: GREAT POND RD	Location: GREAT POND RD
CBL: 085 S003001	Application Type: Conditional Use
Invoice Date: 07/12/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00		On Receipt

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Appeal Application Fee	1	\$100.00
		\$100.00
Total Current Fees:	+	\$100.00
Total Current Payments:	-	\$100.00
Amount Due Now:		\$0.00

CBL 085 S003001
Bill to: PORTLAND WATER DISTRICT
 225 DOUGLASS ST
 PORTLAND, ME 04102

Application No: 0000-1755
Invoice Date: 07/12/2013
Invoice No: 41815
Total Amt Due: \$0.00
Payment Amount: \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Portland Water District

VENDOR NO. 00002963

CHECK NO. 144648

ACCOUNT	PURCH. ORDER	INVOICE NUMBER	AMOUNT	DESCRIPTION
E2CX10 6631		APP FEE	100.00	

00002963 CITY OF PORTLAND



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

July 12 2013

Received from Portland Water District

Location of Work Great Pond Rd 3rd St, Peaks Island

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.00

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other 2BA Coolant Use

CBL: 85-5-3

Check #: 144648 Total Collected \$ 100.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: ABM

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Ann Machado - RE: Zoning Board of appeal Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 7/23/2013 4:21 PM
Subject: RE: Zoning Board of appeal Legal Ad
Attachments: Agenda july 26.pdf

Hi Ann,

All set to publish your ad on Friday, July 26.
The cost is \$193.18 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
295 Gannett Drive
South Portland, ME 04106
Tel. 207-791-6157
Fax: 207-791-6910
Email: jjensen@mainetoday.com

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, July 23, 2013 12:58 PM
To: classified@mainetoday.com
Subject: Zoning Board of appeal Legal Ad

Joan -

Attached is the Zoning Board of appeal legal Ad for Friday July 26, 2013.

Thanks.

Ann

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
085 J019001	WINTER-DIGIROLAMO JACK & COLLEEN WINTER-DIGIROLAMO	40 HILLTOP DR NORTH SALEM, NY 10560	26 MAPLE ST	1
085 J020001	SACCOCIA ALBERT LIFE ESTATE	434 GRAND AVE # 7 MONROVIA, CA 91016	3 MERRIAM ST	1
085 J021001	CERESTE PAUL J VN VET	7 LIZA LN WEST BATH, ME 04530	30 MAPLE ST	1
085 J022001	CERESTE TIMOTHY J	497 BEDFORD RD ARMONK, NY 10504	34 MAPLE ST	1
085 J023001	REED ROBBYN & CHRISTOPHER W REED JTS	38 MAPLE ST PEAKS ISLAND, ME 04108	38 MAPLE ST	1
085 J027001	BRAGDON FREDERICK L & MARGARET C BRAGDON	44 MAPLE ST PEAKS ISLAND, ME 04108	44 MAPLE ST	1
085 J028001	MORGAN SUSAN C	30 BARKLEY AVE AUBURN, ME 04210	48 MAPLE ST	1
085 J031001	O'BRIEN ROBERT R & ANNE SIBLEY JTS	50 MAPLE ST PEAKS ISLAND, ME 04108	50 MAPLE ST	1
085 J033001	ASHMORE RALPH W & JEAN A ASHMORE JTS	20 WELCH ST PEAKS ISLAND, ME 04108	4 WINDING WAY	1
085 J034001	ASHMORE RALPH W	20 WELCH ST PEAKS ISLAND, ME 04108	8 WINDING WAY	1
085 J035001	ASHMORE RALPH W & JEAN A ASHMORE JTS	20 WELCH ST PEAKS ISLAND, ME 04108	12 WINDING WAY	1
085 J036001	HUTCHINSON PETER J & CHERYL HUTCHINSON JTS	4280 OLD WILLIAM PENN HWY MURRYSVILLE, PA 15668	16 WINDING WAY	1
085 J037001	O'BRIEN CHARLES BRENDAN & REGINA A O'BRIEN JTS	91 BRADLEY ST PORTLAND, ME 04102	20 WINDING WAY	1
085 J038001	BROGAN W PAUL JR	149 HURRICANE RD FALMOUTH, ME 04105	ORDWAY AVE	1
085 J039001	SHEA CHRISTOPHER T & MARYANN V JTS	303 SCHOOL ST ACTON, MA 01720	24 WINDING WAY	1
085 J040001	O'BRIEN JAMES H ETALS	53 LABEL AVE PORTLAND, ME 04103	22 WINDING WAY	1
085 J049001	CERESTE TIMOTHY J	497 BEDFORD RD ARMONK, NY 10504	36 MAPLE ST	1
085 K001001	DONAHUE JOHN E JR & ANNE M ULRICH JTS	4903 KINGSTON WAY NAPLES, FL 34119	36 WINDING WAY	1
085 K002001	MORRIS DOROTHY M	30 WINDING WAY PEAKS ISLAND, ME 04108	30 WINDING WAY	1
085 K003001	MURRAY CATHLEEN Z	91 BECKETT ST PORTLAND, ME 04101	11 2ND ST	1
085 O003001	CRESWELL RANDY J	70 FESSENDEN ST PORTLAND, ME 04103	17 MAPLE ST	1
085 O004001	SHAW RONALD K & CATHERINE C JTS	27 MAPLE ST PEAKS ISLAND, ME 04108	27 MAPLE ST	1
085 O008001	CDK MARIPOSA LLC	781 NE 37TH ST BOCA RATON, FL 33431	11 OCEAN VIEW TER	1
085 O010001	VALENTINE DEBORAH A & DEIRDRE V BOELKE JTS	5 OCEAN VIEW TER PEAKS ISLAND, ME 04108	5 OCEAN VIEW TER	1
085 O011001	MACMULLIN ALISON S & LESLIE M SHAW	53 LAKEVIEW AVE HAVERHILL, MA 01830	33 MAPLE ST	1
085 O013001	FOSHAY DONALD A JR	5 COLONY LN SOUTH PORTLAND, ME 04106	43 MAPLE ST	1
085 O015001	PRICE JANIS B	8 OCEAN VIEW TER PEAKS ISLAND, ME 04108	8 OCEAN VIEW TER	1
085 O016001	SADER RONALD J & ELIZABETH I JTS	626 GULF ST MILFORD, CT 06460	12 OCEAN VIEW TER	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
085 0017001	FOSHAY DONALD A JR	5 COLONY LN SOUTH PORTLAND, ME 04106	6 OCEAN VIEW TER	1
085 0018001	KILMARTIN MARY BALL	7 FAIRBROOK RD FRAMINGHAM, MA 01701	49 MAPLE ST	1
085 0019001	SIEGENTHALER JOHN C & BETTY W JTS	131 MILLBROOK SCHOOL RD MILLBROOK, NY 12545	7 WINDING WAY	1
085 0020001	HUGHES PATRICE R & SAMUEL M HUGHES JTS	210 CHESTNUT AVE NARBERTH, PA 19072	11 WINDING WAY	1
085 0021001	MARTONE NEIL A & GLORIA J MARTONE	1910 ARMONDO DR LADY LAKE, FL 32159	15 WINDING WAY	1
085 0022001	CLIFFORD JACQUELINE A & CAROL F WARNER JTS	28 GREAT POND RD PEAKS ISLAND, ME 04108	28 GREAT POND RD	1
085 0024001	HORN SUSAN & BEATRICE HAILES	312 WRIGHT CROSSING RD POMFRET CENTER, CT 06259	16 GREAT POND RD	1
085 0028001	MCENTEE JACK J & GERALYN JTS	31 BUCKS POINT HOSCHTON, GA 30548	150 SEASHORE AVE	1
085 0034001	PIOTROWSKI CHARLES G & JOAN PIOTROWSKI JTS	1386 CYPRESS WAY BOCA RATON, FL 33486	23 MAPLE ST	1
085 P001001	MURO ANTOINETTE	33 GREAT POND RD PEAKS ISLAND, ME 04108	33 GREAT POND RD	1
085 P004001	PARKER WALTER G JR & MARY MEGHAN CASEY JTS	1 SOUTH ST YARMOUTH, ME 04096	35 WINDING WAY	1
085 P005001	WAINRIGHT SAM C & PATRICIA O WAINRIGHT JTS	34 WEST MAIN ST CHESTER, CT 06412	45 WINDING WAY	1
085 P006001	BRODEUR ALAN J & SUSAN L JTS	15 FORBES AVE MARLBORO, MA 01752	30 3RD ST	1
085 P007001	KOWALCZYK WILLIAM A & JODY HALLIDAY JTS	32 PROSPECT ST KEENE, NH 03431	28 3RD ST	1
085 P008001	BROWN MICHELLE H & DAVID P SULLINS JTS	24 3RD ST PEAKS ISLAND, ME 04108	24 3RD ST	1
085 P009001	KENNEDY HARRIS & ALICE KENNEDY JTS	10 3RD ST PEAKS ISLAND, ME 04108	10 3RD ST	1
085 P012001	WEST SOPHIA	49 WINDING WAY PEAKS ISLAND, ME 04108	49 WINDING WAY	1
085 Q001001	HELLER HOWARD U & BETTY D HELLER	K103 PIPER SHORE 15 PIPER RD PEAKS ISLAND, ME 04108	48 WINDING WAY	1
085 Q002001	FEXA CAROL J & NANCY BEEBE	46 WINDING WAY PEAKS ISLAND, ME 04108	46 WINDING WAY	1
085 S001001	BURNHAM H ALLEN & ROBERT E BURNHAM	1532 WASHINGTON AVE PORTLAND, ME 04103	156 SEASHORE AVE	1
085 S002001	BYLENSKI PATRICIA B & JOHN BYLENSKI ETALS	71 SILKEY RD NORTH GRANBY, CT 06060	15 GREAT POND RD	1
085 S003001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	GREAT POND RD	1
085 S004001	STROUT GLENN D SR	17 THIRD ST PEAKS ISLAND, ME 04108	19 3RD ST	1
085 S005001	STROUT GLENN D	17 THIRD ST PEAKS ISLAND, ME 04108	17 3RD ST	1
085 S006001	BOYLE JON & ALLYSON BURTON JTS	8809 STEWART ST BURKE, VA 22015	200 SEASHORE AVE	1
085 S007001	ROMANYSHYN JOHN M WWII VET ANNIE L JTS	59 WINDING WAY PEAKS ISLAND, ME 04108	59 WINDING WAY	1
085 S012001	HOPPIN CHRISTOPHER J VN VET BARBARA A JTS	196 SEASHORE AVE PEAKS ISLAND, ME 04108	196 SEASHORE AVE	2
085 S015001	HOPPIN CHRISTOPHER J & BARBARA A JTS	196 SEASHORE AVE PEAKS ISLAND, ME 04108	192 SEASHORE AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
085 S016001	MOAN JOSEPH P & JANET MOAN JTS	4465 HIGHGROVE POINTS ATLANTA , GA 30319	186 SEASHORE AVE	1
085 S017001	DEANGELO DEBORAH & DOMINIC J TRUSTEES	37059 CARDIGAN PL PURCELLVILLE , VA 20132	176 SEASHORE AVE	1
085 T001001	ASHMORE RALPH W	20 WELCH ST PEAKS ISLAND, ME 04108	68 WINDING WAY	1
085 V001001	HAYKAL THEODORE W	522 ISLAND AVE PEAKS ISLAND, ME 04108	59 3RD ST	1
085 V007001	WELCH GEORGE D DEVS	10789 E 39TH PL YUMA, AZ 85365	5TH ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	61	UNITS	62	

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

**IN THE VICINITY OF GREAT POND RD. & 3RD ST., PEAKS
ISLAND**

The Zoning Board of Appeals will hold a public hearing on Thursday, August 1, 2013 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

Conditional Use

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, owner, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The Portland Water District was granted a Conditional Use Appeal on January 3, 2013 under section 14-145.9©(1) to build a sewage pumping station on the vacant lot. The approval expired on July 3 2013 because the applicant did not obtain a building permit and begin work within six months of the approval. The appellant is reapplying for a Conditional Use Appeal to build a sewage pumping station. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc.

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

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For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.