



Planning & Urban Development Department

To request a pre-application meeting please fill out the form below with as much detail as possible. Two 30 minute meetings will be scheduled each Wednesday from 12:00-1:00 p.m. in Room 209, 2nd Floor of City Hall. These meetings are by appointment only and will be scheduled upon receipt of this request.

CONTACT INFORMATION			
Name:	David Latulippe	Phone:	207-865-4323
E-Mail Address:	ddlatulip@aol.com		
PROPOSED PROJECT INFORMATION			
Chart, Block, Lot (s) Need help? Go to Property Lookup	Map 113, Block A, Lot 25		
Address	10 Marginal Way		
Is the project located in the Historic District?	No	Does the project involve food?	No
What is the Current Use of this property?	Car Wash		
What is the Proposed Use of this property?	Bank with Drive thru and offices		
Is a zone change being requested?	Yes	What is the Lot Size?	0.35
New Building or Addition Sq. Ft.	7,300	New impervious surface area	0
Please provide a brief description of the proposed project. (200 character limit) Replace the current car wash with a 3 story bank/office building and a ^{double} drive thru. The Bank shall include a walk-up ATM, solar panels on the roof and 2 electric vehicle charging stations.			

Submit this form and attach any additional electronic drawings or supporting documentation to your email.

[Submit Form Now](#)

If you have any questions e-mail Desiree Kelly at dmk@portlandmaine.gov.

FOR INTERNAL USE ONLY			
Meeting set for:			
Public Services	Historic Preservation	Planning	
Fire	Inspections	Traffic	
Health & Human Services	Parking	Zoning	
Internal Comments:			



Zoning Map/Text Amendment Application Portland, Maine

Planning and Urban Development Department
Planning Division and Planning Board

Portland's Planning and Urban Development Department coordinates the development review process for requests for zoning map amendments, zoning text amendments and contract or conditional rezoning. The Division also coordinates site plan, subdivision and other applications under the City's Land Use Code. The **Application Process for a Zone Change** is summarized below under Section I and the associated costs for reviews are found under Section II, **Development Review Fees, Public Notices and Guarantees**, and are listed on the fee structure sheet.

I. APPLICATION SUBMITTAL

Pre-application meeting

Prior to submitting a zoning amendment application, the Planning Division recommends that the applicant or the designated representative schedule a pre-application meeting to discuss the review process and applicable standards for a proposal. Please contact Barbara Barhydt, Development Review Services Manager at 874-8699 to schedule a meeting.

Zoning Amendment Application

All plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

- Submit one (1) complete paper set of the zoning amendment application with a concept plan and a written narrative. Contract and conditional rezoning applications must include site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Applications may be submitted between 8 a.m. and 4:30 p.m. Monday through Friday at the Planning Division on the 4th floor of City Hall, 389 Congress Street, Portland.
- All applications are processed in the order in which they are received.
- In order for the Planning Division's Administrative Staff to accept and log-in an application, the application form must be complete, it shall be signed by the applicant's or the applicant's designated representative, and all applicable fees paid at the time of submittal.
- The Land Use Code is available on the City's website at www.portlandmaine.gov.
- If the application is found to be incomplete, the applicant will be informed in writing of the required plans and materials.

II. DEVELOPMENT REVIEW FEES, PUBLIC NOTICES AND GUARANTEES

Zoning Application Fees

- Each application must be submitted with the applicable fees as listed in the fee structure on page 4. The fees cover general administrative processing costs.
- Application fees may be paid in cash or by check (addressed to the City of Portland).
- An application will not be processed without the required application fees.

Fee for City Review Services

- The City of Portland charges fees for service to cover the cost of reviews by Planning and Legal staff members. The charges will be billed at an hourly rate and will be invoiced monthly for reimbursement.
- Current billing rates: Planning services, \$40.00/ hour and Legal services: \$75.00/hour.

Fee for Third Party Review

- Portland contracts with local engineering firms to conduct engineering reviews of development proposals. The direct cost of all engineering services or third-party consultant reviews, such as the civil engineering review of stormwater management plans, traffic impact reviews and such other reviews as required under the City’s Ordinances, will be included in the monthly invoices for reimbursement.

Public Notices

- Public notices must be sent to property owners within 500 for all proposals at the time an application is received. Zoning map amendments for Industrial zones require notices to be sent to property owners within 1,000 feet.
- In advance of a Planning Board workshop or public hearing, public notices for projects must be sent to property owners and are posted in a legal ad in the Portland Press Herald and on the City’s web site.
- In addition, zoning map amendments, text amendments and conditional rezoning agreements require individual notices to be posted in the Portland Press Herald.
- The Planning Division mails public notices and posts notices in the newspaper. The applicant will be billed for actual or apportioned costs for advertising and sending mailed notices.
- The applicant is required to hold a neighborhood meeting under the City’s regulations for zone change requests. The mailing labels must be purchased from the Planning Division for the neighborhood meeting invitation. A request for labels requires a minimum of two business days to generate the mailing labels and a charge of \$1.00 per sheet will be payable upon receipt of the labels.

Third Party Review Fees

- Engineer and Third Party Review Fees - The fees are assessed by the Consulting Engineers and Third Party Reviewers.
- Inspection Fee - This fee is 2% of the Performance Guarantee or as assessed by Planning or Public Works Engineer with \$300.00 being the minimum.

Noticing/Advertisements Planning Board/City Council Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors upon receipt of an application, workshop and public hearing meetings for Planning Board and public hearing meeting for City Council)

<p>Planning Division Fourth Floor, City Hall 389 Congress Street (207) 874-8721 or 874-8719</p>	<p>Office Hours Monday thru Friday 8:00 a.m. – 4:30 p.m.</p>
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PROJECT ADDRESS: 10 Marginal Way

CHART/BLOCK/LOT: 113 / A / 25

DESCRIPTION OF PROPOSED ZONE CHANGE AND PROJECT:

3-story Bank/office building w/ a drive throughs on a small parcel of land. The conditional use requires a 20,000 s.f building which is not physically possible on this small parcel.

CONTACT INFORMATION:

Applicant's Contact for electronic plans
Name: David Latulippe
e-mail Address: ddlattulip@aol.com
work #: 207-865-4323

Applicant – must be owner, Lessee or Buyer Name: <u>Susan Snowden</u> Business Name, if applicable: <u>Bangor Savings</u> Address: <u>99 Franklin St Bangor</u> City/State: <u>Bangor ME</u> Zip Code: <u>04401</u>	Applicant Contact Information Work #: <u>207-541-2715</u> Home#: Cell #: Fax#: e-mail: <u>susan.snowden@bangor.com</u>
Owner – (if different from Applicant) Name: <u>Northern Pride Auto Wash</u> Address: <u>PO Box 2147</u> City/State: <u>So. Portland ME</u> Zip Code: <u>04116</u>	Owner Contact Information Work #: <u>207-776-5565</u> Home#: Cell #: Fax#: e-mail: <u>wdeseng@maine.nn.com</u>
Agent/ Representative Name: <u>David Latulippe</u> Address: <u>35 Primrose Ln</u> City/State: <u>Freeport, ME</u> Zip Code: <u>04072</u>	Agent/Representative Contact information Work #: <u>207-865-4323</u> Cell #: <u>207-240-1074</u> e-mail: <u>ddlattulip@aol.com</u>
Billing Information Name: <u>Wendy Dunrah</u> Business Name: <u>Bangor Savings Bank</u> Address: <u>99 Franklin St</u> City/State: <u>Bangor ME</u> Zip Code: <u>04401</u>	Billing Information Work #: Cell #: Fax#: e-mail: <u>wendy.dunrah@bangor.com</u>
Engineer Name: <u>AL Palmer</u> Business Name: <u>Gornill-Palmer</u> Address: City/State: <u>Gray, ME</u> Zip Code:	Engineer Contact Information Work #: <u>207-657-6910</u> Cell #: <u>207-415-5903</u> Fax#: e-mail: <u>apalmer@gornillpalmer.com</u>

Surveyor Name: Address: City/State : Zip Code:	Surveyor Contact Information Work # Cell # Fax# e-mail:
Architect Name: Address: City/State : Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Letter of Intent to enter into a long term ground lease subject to a zoning text amendment and site plan approvals.

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

Existing Use: Describe the existing use of the subject property:

Car wash

Current Zoning Designation(s):

B7- Mixed Development District

Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.


Replace the current car wash with a 3 story bank/office building and a ~~drive~~ drive throughs lanes. The Bank shall include a walk-up ATM, solar panels on the roof and 2 electric vehicle charging stations.

Site Plan: On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1" = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood.

APPLICATION FEE:

Check the type of zoning review that applies. Payment may be made in cash or check payable to the City of Portland.

<p>Zoning Map Amendment ___ \$2,000.00 (from ___ zone to ___ zone)</p>	<p>Fees Paid (office use) ___</p>	<p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) (notices are sent to neighbors upon receipt of an application, workshop and public hearing meetings for Planning Board and public hearing meeting for City Council) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) <p>Third party review is assessed separately.</p>
<p>Zoning Text Amendment <input checked="" type="checkbox"/> \$2,000.00 (to Section 14- <u>296</u>) (For a zoning text amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example) and language to be added is depicted as underline (<u>example</u>)</p>	<p>___</p>	
<p>Combination Zoning Text Amendment and Zoning Map Amendment ___ \$3,000.00</p>	<p>___</p>	
<p>Conditional or Contract Zone ___ \$3,000.00 (A conditional or contract rezoning map be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Please refer to Division 1.5, Sections 14-60 to 62.)</p>	<p>___</p>	

<p>Signature of Applicant: </p>	<p>Date: 1-28-15</p>
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Further Information

In the event of withdrawal of the zoning amendment application by the applicant, a refund of two-thirds of the amount of the zone change fee will be made to the applicant as long as the request is submitted to the Planning Division prior to the advertisement being submitted to the news paper.

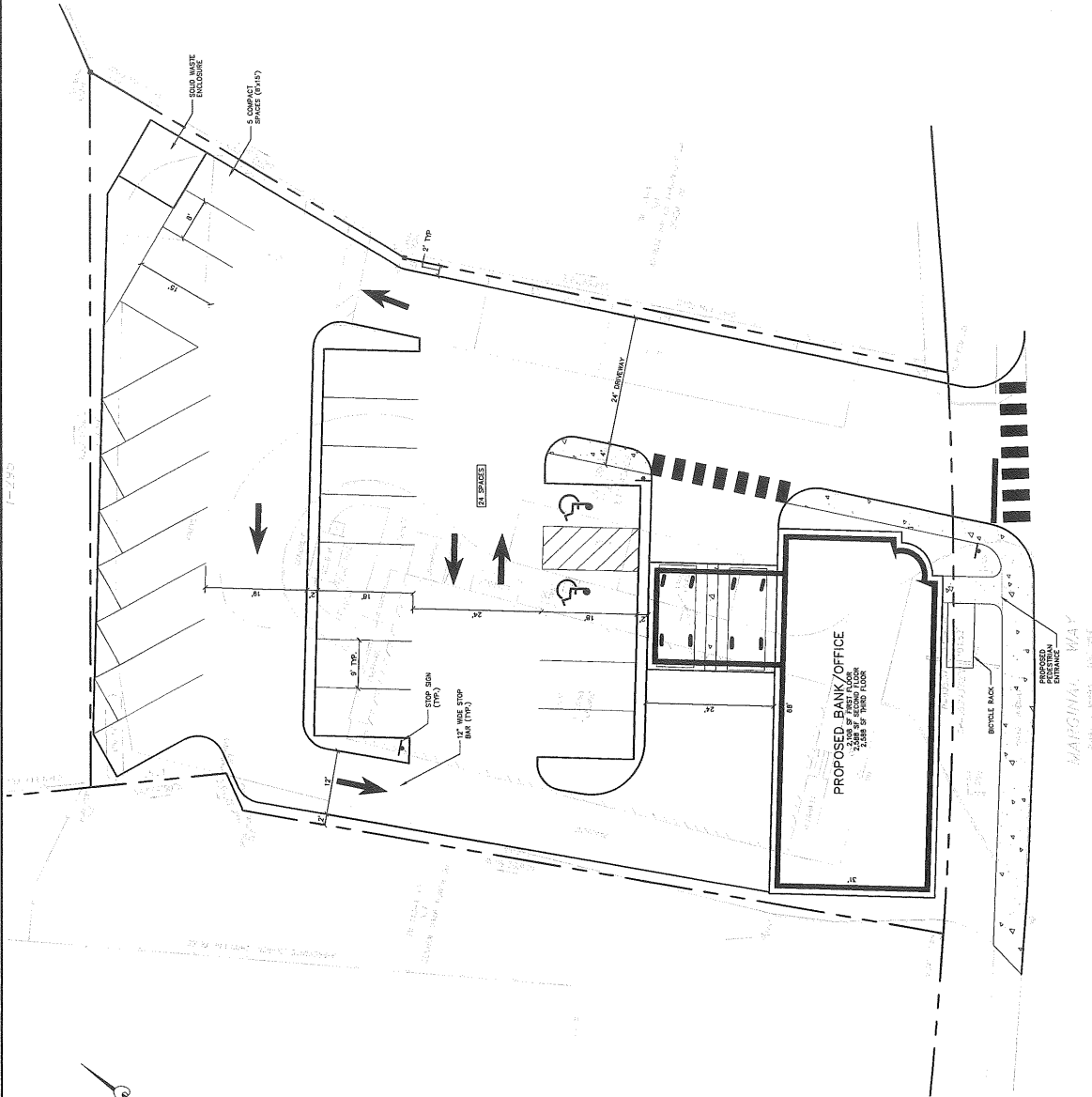
- a. Meeting, convention and exhibition halls limited to a total of twenty-five thousand (25,000) gross square feet of interior floor area.
- b. Wholesaling, providing that the wholesale operation is associated with an onsite retail establishment and that the wholesaling component of the facility occupies a building gross floor area of less than fifteen thousand (15,000) square feet.
- c. Drive-up banking provided that:
 - i. The drive-up is accessory to a banking service occupying a minimum floor area of four thousand (4,000) square feet; and
 - ii. *For parcels of 20,000 sq. ft. or greater in area,* The drive-up is attached to or included within a building with a minimum floor area of twenty thousand (20,000) square feet; and
 - iii. All drive-up features, such as automated teller machines and service windows, shall not extend nearer than twenty-five (25) feet to the street right-of-way line; and
 - iv. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular or pedestrian circulation or creating hazards to vehicular or pedestrian circulation on adjoining streets; and
 - v. Drive-up vehicle circulation shall not be located between the building and any adjacent public streets; and
 - vi. The drive-up shall be limited to two vehicle drive-up lanes; and
 - vii. The location of any drive-up shall be limited to the geographic area between Somerset Street/I-295/Franklin Arterial/Forest Avenue.
- d. The expansion of automotive repair facilities existing as of March 9, 2005, but in no case shall such expansion over the life of the building exceed

SPACE AND BULK STANDARDS	
MIN. LOT SIZE	NONE
MIN. FRONT SETBACK	17,982 S.F.
MIN. SIDE SETBACK	NONE
MIN. REAR SETBACK	104.5F
YARD DIMENSIONS	NONE
MAX. BUILDING SETBACK FROM FRONT	100'
MAX. BUILDING SETBACK FROM SIDE	100'
MAX. BUILDING SETBACK FROM REAR	2.5'
MAX. LOT COVERAGE	100%
MAX. BUILDING HEIGHT	100'
MAX. BUILDING FOOTPRINT	100' x 100'
MAX. BUILDING AREA	APPROX. 32'

** MAX. STREET STRIKE MAY BE GREATER THAN 10' PROVIDED AT LEAST 75% OF BUILDING FRONT IS WITHIN THE FRONT AND NO PARKING IS LOCATED BEHIND FRONT OF EACH AND STREET.

SITE DATA	
BUILDING AREA	
RETAIL *	1,000 S.F.
OFFICE	5,704 S.F.
CLASS TOTAL	6,704 S.F.
REQUIRED	PROVIDED
NEW STRUCTURE	
TOTAL PARKING	
OFFICE / 100 S.F.	15
RETAIL / 200 S.F.	5
BI-CYCLE RACK	1
BURGER FEES	2

* BASED UPON PREVIOUS DECISIONS WITH CITY. TRANSLATION AREA SHALL BE DESIGNATED RETAIL AND SHALL BE SUBJECT TO ALL CITY REQUIREMENTS AND NOT EXEMPT FROM THE MUNICIPAL ORDINANCE.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Drawing No. **C101**

Concept Plan

Bangor Savings Bank

20 Original Copies, Permitted, Sealed

20 Sealed Copies

98 Franklin Street, Bangor, Maine 04401

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207.627.4910

PROPOSED MAP DATE: 01/10/2017

SCALE: 1/8" = 1'-0"

DATE: 02/20/14

ISSUED BY: [Signature]

REVISION: [Signature]

Rev.	Date	Revised

Donovan, Jason

From: Barbara Barhydt <BAB@portlandmaine.gov>
Sent: Wednesday, January 28, 2015 3:51 PM
To: David Latulippe
Cc: Donovan, Jason; Snowden, Susan; Durrah, Wendy
Subject: Re: Bangor Savings Bank- Zoning Text Amendment Application

Follow Up Flag: Follow Up
Flag Status: Flagged

Hi David:

The application and fee should be submitted to Lannie Dobson, Inspections Division. Right now she is sitting in the fourth floor planning office due to the construction going on in the Inspection office. Just so you know, we have consolidated the intake of all building and planning applications to the Inspection Division, which will soon be returning to room 315.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> David Latulippe <ddlatulip@aol.com> Wednesday, January 28, 2015 3:03 PM >>>
Barbara,

Attached is the Zoning Text Amendment Application that I'll be dropping off this afternoon along with a pdf of the revised Site Plan.

Sincerely,

David Latulippe

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.