

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Chairman and Members of the Portland Planning Board

FROM: David Klenk, Planner

DATE: December 15, 1987

SUBJECT: Devonshire Manor Expansion

Devonshire Manor, located at 68 Devonshire Street, has requested workshop review of a proposed 7,000 square foot expansion. The site is 2.44 acres and is zoned R-5 Residential. The project will be reviewed under the site plan and conditional use standards.

The proposal consists of a 2 story addition on the southern end of the building, a one story addition on the west side of the building and an additional parking lot containing eight parking spaces. The total parking on the site is shown on the site plan as 92 spaces. The additions and parking expansion are part of a major rehabilitation of the intermediate care facility. However, only 5 additional beds are scheduled to be added, increasing the total number of beds from 149 to 154.

In reviewing the plan, staff has recommended that additional landscape buffering be provided along the perimeter of the proposed lot. In addition William Bray, City Traffic Engineer has requested that a traffic impact assessment be provided for the site. The applicant has agreed to the request. A traffic assessment and site plan are attached along with a project narrative.

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