

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Virginia Hildreth, Economic Development Director

DATE: 9/24/90

FROM: Lori J. Paulette, Sr. Executive Secretary *LJP*

SUBJECT: City's Parcel on Canco Road/148-C-1/20,396 Sq. Ft./R-5 Zone

In response to Councilor Pringle's question regarding how many homes could be constructed on the above lot, I contacted William Giroux, Zoning Officer, and asked him for the following four different scenarios:

1. How many homes if the lot remains as is (no realignment and no strip sold)? It could accommodate 3 different lots with a duplex on each.
2. How many homes if just the proposed realignment occurred? It could accommodate 2 lots, with a triplex on each.
3. How many homes if just the strip were sold? It could accommodate 3 lots, with a duplex on each.
4. How many homes if the realignment were done and the strip sold? It could accommodate 2 lots, with a triplex on one and a duplex on the other.

I then contacted William Bray, Traffic Engineer, to get his opinion on access from this parcel onto Canco Road. In regard to the entire Canco Road, he would like to see the least amount of access onto it since traffic is already high on this collector road. Mr. Bray also stated that at the subject location, he would like to prohibit access onto Canco Road because of its proximity to the intersection of Read Street and the proposed realignment. It would be a traffic hazard to have any access to Canco Road because of development on the subject lot.

If you have any questions, please let me know.

cc: William Bray, Traffic Engineer
William Giroux, Zoning Officer/Inspections

148-C-1/20