

CITY OF PORTLAND, MAINE
PLANNING BOARD

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevanian

March 11, 2005

Robert Hains
250 Holm Avenue
Portland, Maine 04102

RE: Proposed Residential Development Access Driveway, 72-82 Murray Street
ID #2004-0062, CBL #160 B013001

Dear Mr. Hains:

On February 22, 2005 the Portland Planning Board voted 2-4 (Beal, Patterson, Tevanian, and Anton opposed, Lowry abstained) to deny the following motion regarding the proposed Residential Development Access Driveway:

On the basis of plans and materials submitted by the applicant and on the basis of findings and other information contained in Planning Report # 49-04 and in a supplementary February 18, 2005 staff memo relevant to standards for site plan regulations, and other findings as follows:

1. That the plan is in conformance with the site plan standards of the land use code and the City's Technical and Design Standards and Guidelines.

Conditions of Approval:

- i. It shall be noted on the plan and in the public record that the approval in no way implies that the proposed driveway design is sufficient for all possible forms of future development on the vacant land to which it connects.
- ii. The driveway shall be subject to final review and approval by the City Engineer who must find that the proposed driveway is designed not to interfere with maximum projected flows of the Fall Brook as projected by the CSO program.

The denial is based on plan set revision #3 dated February 8, 2005 and findings of fact related to site plan review standards as contained in Planning Board #49-04, which is attached. Specifically, the board found the project noncompliant with sections III(2) and XI(3)C(a) of the City's Technical and Design Standards and the site plan standards of City Code §14-526.

If there are any questions regarding the Board's actions, please contact Ethan Boxer-Macomber, Planner at 756-8083 or ebm@portlandmaine.gov.

Sincerely,



Lee Lowry, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
— Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
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