

69 Fall Brook Street, Portland Site Plan Ordinance Compliance

Assessment of Zoning Requirements

This site is located in the R-3 and R-5 Zones. The majority of the lot and all of the structure is in the R-5 Zone. Below is a Table showing compliance with the zoning aspects of the project.

Zone Information				
Existing Zone: R-3 & R-5 Residential Zone				
Proposed Use: Two Family Dwelling				
Space Standards	R-5 Required	R-5 Vacant Lot Required	R-3 Required	Provided
Minimum Lot Size	6,000 S.F.	5,000 S.F.	6,500 S.F.	7,885 S.F.
Minimum Lot Area Per Dwelling Unit	3,000 S.F.	-	6,500 S.F.	3,942.5 Feet
Minimum Street Frontage	50 Feet	40 Feet	50 Feet	60.03 Feet
Minimum Front Yard	20 Feet	-	25 Feet	30 Feet
Minimum Rear Yard	20 Feet	-	25 Feet	46.41 Feet
Minimum Side Yard	1-1 1/2 Story 8 Feet 2 Story 12 Feet	7 Feet -	1-1 1/2 Story 8 Feet 2 Story 14 Feet	14.20 Feet 13.78 Feet
Maximum Lot Coverage	40%	50%	35%	32%
Minimum Lot Width	60 Feet	40 Feet	65 Feet	6,003 S.F.
Maximum Structure Height	35 Feet	-	35 Feet	26 Feet
Maximum Lot Size	-	13,000 S.F.	-	7,885 S.F.

Summary of Easements

69 Fall Brook Street has no easements attached to it. There will be no public or private easement on the site. The site benefits from a drainage easement on 73 Fall Brook.

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Financial Capacity and Technical Ability

Attached is a letter on financial capacity. The owner has done several similar projects, and hired Owen Haskell for survey, Pinkham & Greer for site design and O'Brien Brothers to complete the earthwork for the project. Below is the budget for the project.

69 Fall Brook - Description	Amount
Excavation Site Work (foundation, stormwater treatment, landscaping, etc.)	\$52,000
Modular Home	\$245,000
Electrician	\$2,000
Plumber	\$6,000
Heat/AC	\$20,000
Total	\$325,000

Traffic

This project consists of two residential units. It will generate approximately 18 trips per day. This will not significantly impact the level of service of adjacent roads. No formal traffic study has been done.

Construction Management Plan

All construction activity and storage of material will occur on property owned by the applicant. Road closure will occur at the time of delivery of the modular unit at the end of the road. This will be coordinated with the homeowners on the other side of Fall Brook so as not to inconvenience them.

Utility Services

Utility services have been stubbed off to the boundary line in anticipation of this project. No letters of capacity have been obtained from the utilities.