**Memorandum for Pre-Application Meeting – Zoning Comments**

From: Chris Stacey, Zoning Specialist

To: Barbara Barhydt, Development Review Manager

Date: February 22, 2017

RE: Lot 7 Thompsons Point (Maine Children’s Museum)

*Zoning staff has reviewed the submitted pre-application materials submitted and has the following comments. Please note that these are informal and preliminary comments only. Compliance with zoning criteria will be verified during the permitting process.*

It appears that this project is still in the conceptual stage. Based on the plans submitted, the zoning division has the following comments:

* The lot is in the B-5 zone with a shoreland zone (SLZ) overlay. In this situation, the required setback for new structures from the Highest Annual Tide (HAT) is 25 feet. It appears the new structure will easily meet this setback.
* The SLZ vegetation clearing standards do not apply in the B-5 zone.
* There is an A2 Flood Zone (Elevation 10) on this property. It appears that the entirety of the development will be above this elevation. Please be aware that should any portion of the development (including parking areas) be below this elevation, flood permits are required.
* The drawings appear to generally meet all other B-5 dimensional requirements.
* The plan shows 18 parking spaces. The zoning division would likely apply the Section 14-332(j) parking requirement, for “Offices, professional, and public buildings” which requires 1 space for every 400 square feet of floor area, exclusive of basement spaces used for storage. Based on the 10,570 square foot building shown, a total of 26 parking spaces should be provided.