

**Portland Property Holdings, LLC
2 Main Street
Topsham, Maine 04086
207-865-4323**

July 21, 2014

Ms. Barbara Barhydt
City of Portland Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Request to Amend the Level III Site Plan and Traffic Movement Permit granted on May 14, 2013
Commercial Development including gas station and convenience store with ATM
2282 Congress Street, Portland, ME – Proj. ID: 2013-086

Dear Barbara:

Portland Property Holdings, LLC hereby requests consideration for staff level review of an amendment to the Level III Site Plan and Traffic Movement Permit that was approved by the Planning Board on May 14, 2013. Attached are the revised site plans which incorporate the minor changes to accommodate the elimination of the stand alone, high speed diesel pumps. We believe these changes are modest and can adequately be reviewed at staff level. We understand that this request will be discussed with the Board Chairman at their Tuesday, July 22, 2014 meeting. We expect to submit a complete Amended Site Plan application on July 22, in advance of the typical Wednesday staff meeting.

Our tenant has reevaluated this local market area and has determined that there is a greater demand for diesel from small to mid-size vehicles as opposed to tractor trailers. Therefore, the stand alone, high speed diesel pumps are not required and diesel can be incorporated into the two end dispensers of the reconfigured dispenser island. To accommodate the diesel vehicles, the dispenser layout has been changed from 6 stacked dispensers to 5 “dive” in dispensers.

The building size and location and the parking lot circulation have not changed. The parking spaces at the far end of the site have been relocated to the ATM side of the building. Tractor trailers can still circulate around the property as evidenced by autoturn figures that will be made part of the submission package.

The elimination of the strand alone diesel pumps allowed us to slightly reduce the overall development by moving the eastern pavement line in approximately 55 feet. Accordingly, the site development activities, including the stormwater management system, benefits from a reduction in size and scale. The following is a summary of the resulting minor site plan revisions:

	May 2013 Original Plan	July 2014 Amended Plan	Reduction
Developed Area	2.25 acres	2.14 acres	0.11 acres
Impervious Area	1.57 acres	1.19 acres	0.38 acres
Fuel Dispensers	6 plus 2 diesel	5 w/ diesel included	3 dispensers
Parking Spaces	26 plus 14 at the dispensers	27 plus 10 at the dispensers	3 spaces

The Amended plans continue to provide sufficient measures for compliance with all City Code provisions and Technical Standards.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



David Latulippe
Manager

Attachment: Amended Site Plan and Grading and Drainage Plan

cc: Steve Bushey, FST
Wes Thames, Priority Group Real Estate