

From: David Latulippe <ddlatulip@aol.com>
To: <JF@portlandmaine.gov>
CC: <sbushey@delucahoffman.com>, <bkennedy@delucahoffman.com>, <jhoward@priorityrealestategroup.com>
Date: 4/24/2013 7:00 AM
Subject: 2282 Congress St - Cpnvenience Store w/ Farm Stand

Jean,

Per our discussion the other day, we have decided to add a small farm stand as part of the convenience store for our development at 2282 Congress St. We included a farm stand in our convenience store/gas station development we did last year in Topsham and it has received a very positive response from the community.

The farm stand will be used on a seasonal intermittent basis similar to a "farmers market" and managed by the convenience store. They invite local farmers to use the stand, rent free, to sell their locally grown produce, flowers and other related products such as Christmas trees and wreaths.

We have placed the farm stand in the small landscaped area in the western corner of the site beside Congress St. There are several convenient parking adjacent to the stand.

We have researched the Land Use ordinance and would consider the farm stand an accessory use to the permitted convenience store and major auto service station uses. Further, the definitions of "retail" and "retail establishment" state: retail, combined with gasoline, diesel or propane fuel sales shall be considered a single use for zoning purposes and shall constitute a major or minor auto service station.

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

David Latulippe