**IMPORTANT NOTICE FROM THE CITY OF PORTLAND**

**PLANNING DIVISION**

**RE: 1190 BRIGHTON AVENUE**

To residents and property owners: A Level III Subdivision Application was submitted to the City of Portland Planning Division by J & J Gove Development, LLC. The applicant is proposing subdivision review of a 16.48 acre lot with a proposed recreation trail at 1190 Brighton Avenue (tax map 264, block A, lots 2, 3, 4 and 5). The proposed three lot subdivision crosses the municipal boundaries of Portland and Westbrook, which triggers a joint subdivision review. A regional retail shopping center with 495,915 sq. ft. is proposed within Westbrook. The site changes in Portland include a 5 foot wide paved recreational trail around the perimeter of the existing quarry with new impervious area of approximately 10,293 sq. ft. and a total land disturbance of 32,226 sq. ft. The site is zoned Industrial I-L and Commercial Business B-4. The proposed subdivision is also subject to review by Maine DEP under Site Location of Development Application, Natural Resources Protection Permit and MDOT traffic movement permits. A joint Planning Board meeting is tentatively scheduled for May 17, 2016.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Subdivision application must be sent to property owners within 500 ft. of the subdivision (or 1,000 ft. if the subdivision is located in an Industrial Zone). You will be notified of future Planning Board meetings by receiving notices from the Planning Division prior to any workshops or public hearings.

Plans are available for viewing, in person, in the Planning Division, 4th Floor, City Hall by referencing

Application ID# 2016-073 or CBL # 264-A-002001. If you wish to submit written comments, address them to

Barbara Barhydt, Development Review Services Manager, Planning Division, City Hall, 4th Floor, 389 Congress Street, Portland Maine 04101; contact by phone at (207) 874-8699 or at bab@portlandmaine.gov

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