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

From: Chris Stacey, Zoning Specialist

To: Barbara Barhydt, Development Review Manager

Date: March 1, 2017

RE:  **0 Wessex St/0 Lomond St, CBL 013, 014, 015, 025, & 026**

*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 is still in the preliminary stages and no site plan has been created yet. The questions largely revolve around the road upgrade work that would be required. Here are the zoning division’s comments based on the submitted materials:

* The zoning division has no objection to road access coming from Warwick St/Riggs St rather than Brighton Ave, obviously under the condition that all other relevant departments approve this access as well. Sec 14-403 requires that the road be extended across the full frontage of the lot to be developed, which is what appears to be depicted on the submitted site sketch.
* I believe there are a number of wetlands in this area. The site may need professional wetland delineation and DEP approval if any wetlands will be impacted.
* The R-3 dimensional requirements would apply to any development. These can be found at <http://www.portlandmaine.gov/DocumentCenter/Home/View/1080> (the zoning ordinance) starting on page 76. Please also see the zoning FAQ’s at <http://www.portlandmaine.gov/DocumentCenter/View/15275> for answers to general questions.
* I wanted to note one unique factor, due to the L-shape of the lot. Under zoning, the line that is parallel to Lomond Street but not adjacent to it would be treated as a “front” lot line. Structures need to be set back 25 feet from both the street line and this second parallel line.

 

This is treated as a front lot line, requiring a 25-foot setback