

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

March 11, 2007

Darryl Verville
ENPRO Services, Inc.
31 Waldron Way
Portland, Maine 04103

311 A012

Dear Mr. Verville:

This letter will confirm the Portland Planning Board's decision on a recent appeal proceeding affecting your property at 31 Waldron Way.

On February 27, 2007, the Portland Planning Board considered an appeal filed by the owner of 619 Riverside Street, Daniel Skinner, for an approved business directory sign at 31 Waldron Way. As you will remember, the sign was originally granted minor site plan approval by Portland Planning Department staff, based on staff's finding that the sign met the review standards set forth in the City's site plan ordinance. Mr. Skinner challenged the approval, citing concerns about the proposed location.


Following deliberations, the Planning Board voted 5-1-1 (abstained) to support Mr. Skinner's appeal. It was the Planning Board's position that the sign proposal failed to meet the following standards under Sec. 14-526 (23):

- b. The signage shall either be of special design merit or shall respond to unique circumstances associated with the subject property; and
- c. The signage shall have no detrimental impact upon the neighborhood.

Based on the Planning Board's decision, the approval previously granted for the proposed directory sign is formally withdrawn.

Thank you for your patience and understanding during the sign appeal process. If you have any questions about the decision or about alternative avenues open to you, please do not hesitate to call.

Sincerely,



Deborah Andrews
Portland Planning Department

Cc: Alex Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator ✓
Ann Machado, Assistant Zoning Administrator