



March 7, 2016
16047

Ann Machado, Zoning Administrator
Zoning Administration
389 Congress St | Room 315
Portland, Maine 04101

Map 388 Block A Lots 3 and 20 – 291 & 303 Summit Street

Dear Ann:

On behalf of The Cindy Lou Meoli Living Trust and 291 Summit Street, LLC we are requesting a letter of determination regarding a proposed lot division on Summit Street. We have attached a Lot Division Plan dated March 4, 2016 with this letter for your review.

The 291 Summit Street LLC recently purchased Lot 20 (291 Summit Street) from the Portland Water District. This lot does not currently have any street frontage. The Cindy Lou Meoli Trust has agreed to convey a strip of land and an associate easement to 291 Summit Street LLC to create a buildable residential lot on 291 Summit Street.

The new 291 Summit Street lot will have the required 50 feet of frontage on Summit Street and will have an 18 foot wide strip of land for the driveway together with an 8 foot side easement for grading, drainage and utilities associated with the driveway and residential construction.

We have performed the boundary and topographic survey together with a wetland identification of both properties. The attached plan shows the results of this survey and the proposed land conveyance. There is a wetlands area on 291 Summit that would need a section filled to construct a driveway and utility crossing. This wetlands fill area is expected to be below 4000 s.f.

The Meoli's are anxious to verify if 291 is a buildable lot. Please let us know as soon as possible if you have any questions. We look forward to your determination regarding this lots suitability to meet the city zoning criteria.

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Matthew W. Ek".

Matthew W. Ek, PLS
Senior Survey Manager

MWE:mwe

Enc.

cc. Rich and Cindy Meoli