

Strengthening a Remarkable City, Building a Community for Life

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Planning and Development Department  
Lee D. Urban, Director

February 7, 2005

Planning Division  
Alexander Jaegerman, Director

Mike Morse, Assistant Shoreland Zoning Coordinator  
Maine Department of Environmental Protection  
312 Canco Road  
Portland, ME 04103

390, 392, 448, 449

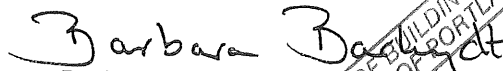
Dear Mike:

As we discussed two weeks ago, Portland is proposing to rezone property along the Presumpscot River, including an area referred to as Oat Nuts Park and land annexed from Falmouth. The proposed map revisions are shown on attached map and summarized below:

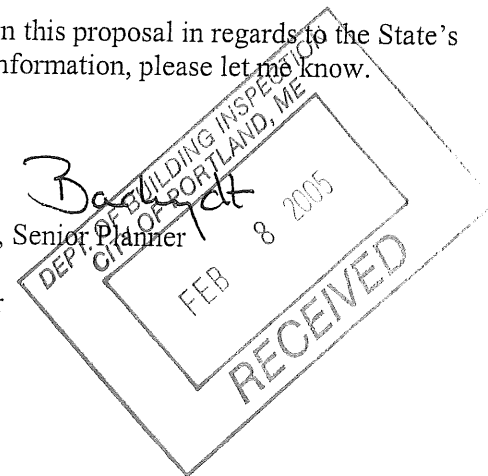
- The Resource Protection Zone is proposed as the underlying zoning for the land within approximately 500 feet of the Presumpscot River high water mark and along a portion of the boundaries with Falmouth.
- The Shoreland Overlay Zone currently exists along a portion of the River and the proposal is to extend the zone 250 from the high water mark for the land that was formerly in Falmouth.
- The area referred to as Oat Nuts Park is currently zoned R-2. The City's Land Bank Commission recommends that this area be preserved with either the Recreation Open Space (ROS) zone or RPZ.
- A conditional zone is proposed off Hope Avenue that would allow the construction of age restricted housing. A second conditional zone area between the proposed RPZ and Hope Avenue (formerly in Falmouth) will be rezoned for housing, but the terms of this rezoning have not been finalized at this time.

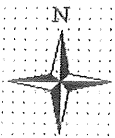
We are seeking your preliminary review and comments on this proposal in regards to the State's Shoreland Zoning requirements. If you need additional information, please let me know.

Sincerely,

  
Barbara Barhydt, Senior Planner

Cc: Alexander Jaegerman, Planning Division Director  
Rick Knowland, Senior Planner  
Marge Schmuckal, Zoning Administrator





**Town of Falmouth**

**Town of Falmouth**

Proposed Conditional Zone

Proposed RPZ

Proposed Shoreland Overlay Zone

Proposed Conditional Zone

Currently Unzoned

Currently RPZ

Current Shoreland Overlay Zone

Proposed RPZ

Proposed RPZ from R2 & RPZ

Currently R2

Currently RPZ

R2

R2

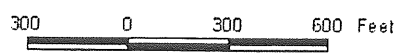
R5

R3

Proposed ROS or RPZ from R2

**Proposed Rezoning for North Deering Area from R2, RPZ and Unzoned to RPZ, ROS and Conditional**

January 2005



Prepared by the City of Portland's Department of Planning & Development and the GIS Workgroup

