



City of Portland, Maine
Barbara Barhydt, Development Review Services Manager
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

March 19, 2019

Re: Level II Site Plan Amendment Application – 1363 Washington Avenue

To Whom it May Concern:

Banyan North, LLC is pleased to submit the accompanying package of materials associated with amending the Level II Site Plan Application Project # 2016-007 previously submitted and approved by the city of Portland Planning Authority. The subject parcel contains a recently completed (May 2017), new construction drive-thru chain restaurant and associated site improvements.

The materials submitted are limited to the modifications requested by the planning authority and city staff members regarding the site ingress/egress patterns, safety signage, and landscape plantings. Previously submitted materials associated with building architecture, land use, technical standards, and other elements are constructed as approved and not to be disrupted through the proposed Level II Site Plan Amendment Application.

The proposed amendment to the site plan application intends to satisfy conditions of approval associated with project #2016-007 and reference recent discussions between the applicant, Portland Planning Division and the Portland Department of Public Works. Summarily the plan proposes:

- Construction of a new parking lot exit utilizing the Parcel 10 Access Easement
- Installation of new striping and signage to direct flow of traffic to new driveway exit
- Relocation of existing dumpster enclosure and pad
- Installation of new landscape plantings around dumpster enclosure

We look forward to working through the remaining approvals process associated with this Level II Site Plan Amendment. Please feel free to contact me to discuss any questions or concerns you may have regarding the attached application materials.

Sincerely,

Michael Barton, Manager

The Congress Group