

---

## Re: Taco Bell- Site Plan amendment

1 message

---

Jean Fraser <jf@portlandmaine.gov>  
To: Michael Barton <michael.corbett.barton@gmail.com>  
Cc: Jason Howe <jhowe@bergenparkinson.com>

Fri, Mar 29, 2019 at 11:09 AM

In my para 2 I mean "left" turns from Washington into the site, not right!! - as below:

**2. Restrictions in turns in/out Washington Ave:** *The Written Statement at the moment indicates that right LEFT turns into the site from Washington would be prohibited (ie right in only); however, there is no effective way to sign or mark this prohibition (thats why my engineers wanted the median if there was no rear exit). So there really is no restriction on that, and that reference should be removed to avoid confusion.*

Here is the para in the submitted written statement I am referring to:

This Amendment is proposing a variation of the preferred solution which has been informally vetted with the Planning Authority and Department of Public Works. It includes a **right turn in**, right turn out driveway providing access to Washington Avenue; a one-way exit drive aisle at the rear of the site onto "Rite Aid Driveway"; wayfinding and prohibition signage identifying that cars cannot make left hand turns onto Washington Avenue and must make right hand turns onto the "Rite Aid Driveway" to access Washington Avenue heading south.

thank you  
Jean

**Jean Fraser, Planner**  
**Planning & Urban Development Department**  
City of Portland  
389 Congress Street  
Portland, ME 04101  
phone: (207) 874-8728  
email: [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)

On Fri, Mar 29, 2019 at 7:44 AM Michael Barton <[michael.corbett.barton@gmail.com](mailto:michael.corbett.barton@gmail.com)> wrote:  
Jean

We'll be in touch today. Thanks for the quick turnaround on this.

Mike

On Thu, Mar 28, 2019, 2:56 PM Jean Fraser <[jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)> wrote:

Mike

Given the recent flurry of e-mails and several outstanding questions, I thought I would set out below the status of the review and clarify the engineering comments

on the submitted plans.

1. **RTI** - the attorneys letter is OK instead of P&S, subject to there being a condition in the approval that requires the new exit lane. Final executed cross -easement to be submitted as soon as available.

2. **Restrictions in turns in/out Washington Ave:** The Written Statement at the moment indicates that right turns into the site from Washington would be prohibited; however, there is no effective way to sign or mark this prohibition (thats why my engineers wanted the median if there was no rear exit). So there really is no restriction on that, and that reference should be removed to avoid confusion.

3. **Comments on the submitted plan:**

- All reviewers feel strongly regarding the dumpster and this comment was also sent to you on 3.7.19 prior to the submission of the site plan amendment. Reviewers request that the dumpster/trash enclosure be moved south towards the corner and angled so that its away from the "opening" to the rear exit drive. It is understood that this may result in another parking space being removed, so that the total on the site would be 12. This reduction (from the 14 on the original approved plan) is OK from a transportation review perspective, but I need a floor plan of the restaurant to check that it still meets the zoning requirement ("1 space per 150 sq ft of floor area not used for bulk storage or food preparation"). (My sense is that the zoning requirement will come out lower than 12)
- Reviewers request an additional sign within the site saying something like "EXIT" or "EXIT HERE FOR WASHINGTON AVENUE" at the location about where the gate to the trash enclosure is currently shown, so that it is visible to cars coming around from the drive through who want to go south (the other sign where there is a choice between the exit and the drive through is too far around and not visible enough).

4. **Conditions:** There will need to be a condition(s) of approval that ensures that the applicant implements the rear exit drive, does so soon (bearing in mind enforcement letter deadline of 4/16) , and continues to participate in the cross-easement. We are open to suggestions on this. (Please note that some of the conditions on the original project will be brought forward eg re change of drive through use).

The review will continue once I have heard back from you regarding the points above.

Please note that if meetings are arranged with reviewers, there may be extra fees incurred to cover the reviewers time at the meetings.

thank you  
Jean

**Jean Fraser, Planner**  
**Planning & Urban Development Department**  
City of Portland  
389 Congress Street  
Portland, ME 04101  
phone: (207) 874-8728  
email: [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.