



A C O R N

ENGINEERING, INC.

Planning Division  
City of Portland, Maine  
389 Congress Street, 4th Floor  
Portland, ME 04101

June 28<sup>th</sup>, 2018

Subject: Final Site Plan – Level II Application  
197 Presumpscot Street Redevelopment - Portland, Maine

To Whom It May Concern,

Acorn Engineering, Inc. is pleased to submit the accompanying package of submission materials on behalf of Maine Yacht Center, LLC related to the proposed redevelopment of the front portion of 197 Presumpscot Street. This submission package is intended to meet the City's Final Submission Requirements as outlined in the Level II Application procedures.

There are two existing mixed-use steel warehouse buildings within the locus property (CBL 421-A-4 & 426-A-6) currently zoned as I-M Moderate Impact Industrial Zone. The existing 22,333 sf building fronting on Presumpscot St will be renovated into warehousing, wholesale, distribution, office and retail space classified as ancillary to the approved uses. Similar to the recently approved NAPA Auto Parts the retail space will occupy less than 30% of the overall space. The existing building will be repurposed into a multi-use building that will feature a new Hamilton Marine Supply & Distribution facility. The transportation related business presently routes commercial delivery vehicles through dense residential neighborhoods to access the present location at 100 Fore St. The relocation will remove this drive-through traffic while promoting the highway-oriented delivery of bulk supplies throughout Northern New England. Hamilton Marine's vision is to use the new location to increase shipping, receiving and wholesale distribution throughout the region.

The property is fronted by three curb cuts along Presumpscot Street. The northernmost entrance is subject to a 25-foot access easement for access to the rear buildings of 235 Presumpscot Street. There is also access to the site via a shared entrance due south of the property granted to Maine Yacht Center by Eldredge Lumber. The redevelopment includes closing two of the three curb cuts to direct all traffic to the northmost and southmost shared entrance and create a continuous landscaped buffer along the frontage. Limiting the points of entry improves overall internal site circulation while repurposing pavement for onsite vehicular parking, boat trailer parking and truck loading.

Maine Yacht Center, LLC and the design team look forward to your review of this project. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,

William H. Savage, P.E.  
Principal - Project Manager  
Acorn Engineering, Inc.

The following documents and drawings are to be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- A. Cover Letter
- B. Level II Site Plan Application
- C. Evidence of Right, Title, and Interest
- D. Zoning Assessment
- E. Summary of Written Easements
- F. Request for Waivers
- G. Evidence of Financial Capacity
- H. Evidence of Technical Capacity
- I. Conformity with Applicable Zoning Requirements
- J. Erosion and Sedimentation Control Report
- K. Fire Department Letter
- L. Utility Cover
- M. Construction Management Plan

Drawings:

- Civil Site Plan Set, Dated 6/27/18
  - Existing Conditions Plan by Titcomb Associates, Dated 3/8/18
- Architectural Plans & Renderings by Bild Architecture, Dated 6/27/18