Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/07/14

CITY OF PORTLAND, MAINE
PLANNING BOARD

Stuart O'Brien, Chair
Timothy Dean, Vice Chair
Elizabeth Boepple
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Carol Morrissette
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May 15, 2014

Anthony Napolitano
6 Samuel Road
Portland, ME 04103

Project Name: Shoreland Zone Setback Reduction for Garage Addition
Project ID: 2014-049
Address: 6 Samuel Road
CBL: 437 C003001
Applicant: Anthony Napolitano
Planner: Barbara Barhydt, Development Review Services Manager

Dear Mr. Napolitano:

On May 6, 2014, the Planning Board approved the reduction of the Shoreland Zone requirement for a 75 foot setback from a wetland edge. The Board found the request for a reduction met the criteria of Section 14-449 and approved the setback reduction of 6.12 feet for a total floor area of 35 square feet or 2.7% of the structure's volume, as shown on the Site Plan for 6 Samuel Road, prepared by Owen Haskell, Inc. and dated September 5, 2013.

The Planning Board approval is for this reduction as depicted on the site plan and and in the written submission of the application. Any modification of the approved setback reduction will require further review by the Planning Board under the terms of the Chapter 14, Land Use, of the Portland Code. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

If there are any questions, please contact Barbara Barhydt, Development Review Services Manager at (207) 874- 8699.

Sincerely,

Stuart O'Brien
Planning Board Chair

Attachments:

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1. Planning Board Report and attachments for May 6, 2014 public hearing

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File