



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

# 051587

C B I T D

Applicant

41 Hutchins Drive

Applicant's Mailing Address

Barry Sheff, PE Woodland/Corvallis

Consultant/Agent/Phone Number

7742112

12-20-05

~~1-6~~

Application Date

Gate 4, Revision

Project Name/Description

46 Commercial St.

Address of Proposed Site

CBL: 444 A001001

Description of Proposed Development:

Revision to previously exempted site plan. Installation of "Gate 4" ramp w/ associated site changes.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/Comply with ADA

e) No Additional Parking/ No Traffic Increase

f) No Stormwater Problems

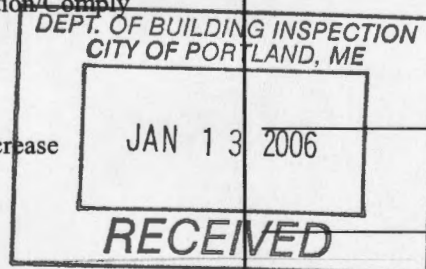
g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment  
(Yes, No, N/A)

Planning Office  
Use Only

Demolition of  
Covered walkway  
avenue

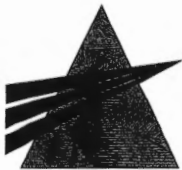


Planning Division Use Only

Exemption Granted

Partial Exemption

Exemption Denied



**WOODARD & CURRAN**  
Engineering • Science • Operations

CORPORATE OFFICES: Maine, Massachusetts,  
New Hampshire, Connecticut, Florida  
*Operational offices throughout the U.S*

December 20, 2005

Sarah Hopkins, Development Review Program Manager  
City of Portland Planning Department  
City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

Re: Modification to Exemption from Site Plan Review - Casco Bay Lines Gate #4  
Casco Bay Lines - 56 Commercial Street; CBL 444 A001001

Dear Sarah:

As we discussed last week, in December 2004 we received notice that our Site Plan Exemption for the Casco Bay Island Transit District Gate 4 project had been approved. We are still currently uncoupling the Gate 4 project from the proposed Freight Shed project (for funding reasons), but we have made some changes to the Gate 4 plan since our December 14, 2004 submittal.

In order for the new Gate 4 to be fully functional, some changes to the site are required; those include fencing, relocation of equipment, demolition of the "covered passenger waiting area", some limited grading, and other changes to the site as called out on the enclosed Site Plan. As previously described in our application, the proposed gate (referred to as Gate 4) will be similar in construction to the ferry gates that currently exist at the site.

We believe the proposed plan still meets the intent and requirements of Site Plan Exemption and are seeking a modification to our current Exemption. We are looking to construct the improvements prior to April 2006 and put the gate into service Spring 2006. Enclosed for the Planning Office's records is a copy of our current Site Plan (C200) and a more comprehensive set of the associated Marine Plans (M-01 through M-04).

If you have any questions related to this project, please don't hesitate to contact me at (207) 774-2112. I look forward to discussing it with your office.

Sincerely,  
WOODARD & CURRAN INC.

Barry Sheff, P.E.  
Project Manager

BSS/djt  
203819

Enclosures – Site Plan (sheet C200)  
Gate 4 Marine Plans (sheet M-01, M-02, M-03, M-04)

cc: Pat Christian, General Manager – Casco Bay Lines  
Paul Pottle, Maine DOT