

Comments Submitted

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2014-027 Application Date: 03/21/2014
CBL: 444 A003001 Application Type: Level II Site Plan
Applicant: Shucks Maine Lobster LLC /Johnny
Project Name: Shucks Maine Lobster
Address: 6-44 COMMERCIAL ST
Project Description: Lobster processing facility to occupy approximately 18,400 sq ft of vacant space in Maine in Maine State Pier Building. Project requires conditional use approval.
Zoning: EWPZ

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input checked="" type="checkbox"/> Other: Conditional Use
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Shukria Wiar	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Nennifer Thompson
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 4/9/2014

14-332.1 (5) 50%
no higher than 45'

MEMORANDUM

To: FILE
From: Shukria Wiar
Subject: Application ID: 2014-027
Date: 4/18/2014

→ APPROVED 5/13/14

Comments Submitted by: Marge Schmuckal/Zoning on 4/18/2014

This project is allowed in the Eastern Waterfront Port Zone under a conditional use appeal to the Planning Board. The approximate 19,000 s f of area would require 9 parking spaces to be available under 14-332.1(j). They are showing more than the minimum number. The setbacks for the new entries are being met. I did not see the height of the new tank being installed.

It is also understood that there is the availability for Shucks to expand in the future. It may be helpful to review that potential if no negative issues come up for the future expansion without a full site plan review.

Separate permits are required for any new signage.

Marge Schmuckal
Zoning Administrator

Applicant: ^{name} Shucks Lobsters Date: 3/27/13
Address: 6-44 Commercial C-1-B-L: 444-A-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - EWRZ

Interior or corner lot -

conditional Use to PPB. Proposed Use/Work - high pressure processing Processes & Distribution of Lobster 19,000[#]
Sewage Disposal - New exterior loading dock entry 14' x 24' - E. Nitrogen Tank

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

check floor plan ~ 14-332.1(5) Off-street Parking - walk on Car podling" / at 50% - - 10^{PKG} req - 10 dedicated pkg spaces with base
14-345 -> fee in lieu

Loading Bays -

Site Plan - 2014-027

Shoreland Zoning/ Stream Protection -

Flood Plains -