

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant: Green Land Co.
 Mailing Address: 191 Marginal Way
 Proposed Use of Site: Restaurant
 Acreage of Site / Ground Floor Coverage: 2000 / 1200
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Date: 11-19-76
 Address of Proposed Site: 11-15 Portland St
 Site Identifier(s) from Assessors Maps: 30-2 B-1B
 Zoning of Proposed Site: Y-2B
 Proposed Number of Floors: 1
 Total Floor Area: _____

Other Comments: _____
 Date Dept. Review Due: Nov 24 1976

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval. Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓		✓	✓	✓	✓	✓	1/2	1/2	1/2
APPROVED CONDITIONALLY				10								
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: ① See attached letter
 ② See attached letter

(Attach Separate Sheet if Necessary)

Donald May... 12/3/76
 SIGNATURE OF REVIEWING STAFF DATE

PLANNING DEPARTMENT COPY



CITY OF PORTLAND

DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

December 2, 1976

Mr. Walker Noyes
Noyes Land Company
191 Marginal Way
Portland, Maine

Dear Walker:

This letter is to confirm our previous discussions on your new restaurant on Portland Pier. As I mentioned, I heartily endorse the restaurant as a most desirable use for waterfront revitalization. It is unfortunate that it might interfere with the proposed public landing, but as you stated, the two can be mutually reinforcing and compatible. I appreciate your flexibility on the City's possible project. Certainly your private development efforts will be a positive factor in the continued revitalization of the waterfront.

As we agreed, you will install bumper guards for the twenty parking spaces and provide some type of fence adjacent to the pier for public safety reasons. We also discussed consideration of benches along the pier next to the fence. This is in line with a major City objective of providing improved public access to the waterfront and water areas.

Finally, we discussed the question of access from Portland Pier which I have conditionally approved in the site plan form. We discussed two options; one was to allow parallel parking adjacent to A. R. Bishop with access next to your building assuming no problems with the steps and oil storage tank. The access at this location is necessary to minimize the blind entrance onto Portland Pier. The other option is to curb and landscape a small area next to A. R. Bishop and then the access. This would be desirable if there is an outdoor oil tank. Either option is acceptable to me. Since both of these alternates may dictate removal of the telephone pole, please get an estimate for pole relocation from Central Maine Power Company. Generally, if the pole is on City land, it is done at Central Maine Power expense, if on private land, the developer pays the

Letter to Mr. Walker Noyes
Essex Land Company
September 2, 1976
Page 2

cost of relocation. Please keep me advised on this matter. Since this office deals with the design of parking areas and their access quite frequently, it would be advisable for you to develop a parking plan.

Again, let me congratulate you on your interest in Portland's waterfront. Best of luck and success in your new venture. If I can be of any assistance, please call me.

Sincerely,



Donald E. Megathlin, Jr.
Planning Director

DEM/1

cc: A. J. Wilson, Jr., City Manager
Kenneth H. Cadigan, Planning Board Chairman
Clark M. Neily, Director of Economic Development
R. Lovell Brown, Director of Building & Inspection Services
✓ Brian M. Nickerson, Planning staff

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Royce Land Co.
 Applicant
101 Marginal Way
 Mailing Address
Restaurant
 Proposed Use of Site
1.0000 / 1.0000
 Acreage of Site / Ground Floor Coverage

11-19-71
 Date
11-15 Portland Blvd
 Address of Proposed Site
30-E 1-1
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: Nov 22, 1971

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓		✓		✓	
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. H. Miller
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW
 Processing Form

23

Address of Proposed Site: 11-15 Portland Pier Date: 11-15 /6
 Site Identifier(s) from Assessors Maps: 30-B H-18
 Zoning of Proposed Site: 1-33
 Proposed Number of Floors: 1
 Total Floor Area: _____
 Ground Floor Coverage: _____
 Law (D&P) Required: () Yes () No
 Action Required: () Yes () No
 Other Required: () Yes () No
 Review Due: Nov. 24, 1976

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation: _____
 Use complies with Zoning Ordinance — Staff Review Below

SPACING & BULK, applicable

COMPLIES
 COMPLIES CONDITIONALLY
 DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS:

Malcolm Ward
 SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

11-1-76

Date _____

11-15 Portland Pier
Address of Proposed Site _____

30-2 1-10
Site Identifier(s) from Assessors Maps _____

Zoning of Proposed Site _____

Ground Floor Coverage _____

Proposed Number of Floors _____

Total Floor Area _____

(DEP) Required: () Yes () No
Action Required: () Yes () No
Action Required: () Yes () No

Review Due: Nov 24 1976

RECEIVED

PUBLIC WORKS DEPARTMENT REVIEW

NOV 2 1976

(Date Received)
DEPARTMENT OF PUBLIC WORKS

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	—	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED												✓				REASONS SPECIFIED BELOW

REASONS: Sanitary drain information required -

(Attach Separate Sheet if Necessary)

John P. Rogers 11-22-76
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY