



Jeff Levine, AICP
Director, Planning & Urban Development Department

September 1, 2015

Geoffrey Minte
130 Eastern Promenade, LLC
110 Marginal Way #212
Portland, ME 04101

Matthew Phillips
Carroll Associates
217 Commercial Street, Suite 200
Portland, ME 04101

Project Name:	130 Eastern Promenade	Project ID:	2015-149
Address:	130 Eastern Promenade	CBL:	003-C-001
Applicant:	Geoffrey Minte, 130 Eastern Promenade, LLC		
Planner:	Shukria Wiar		

Dear Mr. Minte and Mr. Phillips:

On September 1, 2015, the Portland Planning Authority approved the amended Level II Site plan for variety of site modifications and field changes to the approved site plan at 130 Eastern Promenade. This amended plan approval is based upon the plans as submitted by Carroll Associates, with a revised date of 08.25.2015. Any waivers and conditions included in the original approval remain valid for the amended site plan unless stated otherwise.

The approval is based on the submitted site plan dated 08.25.2015. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

The following standard conditions of approval and requirements apply to all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. (If applicable)
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date. (If applicable)
4. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for

your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.) (If applicable)

5. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via email at shukriaw@portlandmaine.gov

Sincerely,

Jeff Levine, AICP
Director, Planning and Urban Development Department

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
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Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Keith Gautreau, Fire Department
Jennifer Thompson, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

