

 May 19, 2014

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| Geoffrey Minte130 Eastern Promenade, LLC110 Marginal Way #212Portland, ME 04101 | Patrick CarrollCarroll Associates217 Commercial Street, Suite 200Portland, ME 04101 |

Project Name: 130 Eastern Promenade – Site Plan Amendments 2014

Address: 130 Eastern Promenade

Applicant Geoffrey Minte, 130 Eastern Promenade, LLC

Project #: #2014-050

Planner: Barbara Barhydt, Development Review Services Manager:

Dear Mr. Minte and Mr. Carroll:

On May 19, 2014, the Planning Authority approved with conditions the proposed addition of one unit, parking revisions and other site changes as part of the Level II application This amended plan approval is based upon the plans as submitted by Carroll Associates, dated 4-11-2014. For reference, the original letter of approval, dated June 30, 2011 and the amended approval from December 19, 2013 are attached. The expiration date for this approval is from the original date of approval of June 27, 2013 and extended to June 27, 2014.

**Waivers**

The Planning Authority waiver of the Water Quality, Stormwater Management and Erosion Control Standard, Section 14-526 (b) (3) (a) remain in effect from the original approval. The Planning Authority waives the Technical Standard, Section 1.14 for the following modifications:

1. To allow the two parallel parking spaces to be 8 ft. by 20 ft. along the driveway instead of standard parking size of 9 ft. by 18 ft.
2. To allow two compact parking spaces at the end of the driveway.
3. To allow a reduced aisle width of 12 feet for vehicles to back out onto the street rather than have a two-way drive of 24 feet.

**Site Plan Review**

The Planning Authority found that the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following Conditions of approval, which must be met prior to the issuance of a building permit:

1. The applicant shall provide specifications relating to noise generated from condensing units and rooftop mechanicals for review and approval by the zoning administrator; and
2. It is understood that drive apron, though not defined, will be concretePlease provide note on the final set of plans to score a defined joint between the proposed concrete walk infill and the existing concrete walk.
3. Proposed weep hole through wall may cause icing problem and the city may ask for the weep holes to be plugged. May want to consider an alternative.
4. Please provide stamped survey plan as part of the final plan set.
5. The applicant shall set all property pins for review and approval by the Department of Public Services.

The approval is based upon the amended plans dated 4-11-14. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**Standard Conditions of Approval**

Please not the following standard conditions of approval and requirement for all approved site plans.

1. The site shall be developed and maintained as depicted in the site plan and 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 the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland’s Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*,dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and five (5) final paper sets of plans and one digital copy of the plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work has commenced by June 27, 2014, which is three years from the date of original approval and no additional extensions may be granted.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. 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.)

The Development Review Coordinator must be notified five (5) working days prior to 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 Barbara Barhydt at 874-8699 or via bab@portlandmaine.gov .

Sincerely,

Alexander Jaegerman

Planning Division Director

Attachments:

1. David Margolis-Pineo memorandum dated May 2, 2014
2. Tom Errico memorandum dated May 6, 2014
3. Approval Letters 2011 and 2013
4. Extension Letter 2012
5. Performance Guarantee Packet