

CITY OF PORTLAND, MAINE
PLANNING BOARD

010-A-024

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May 8, 2000

Mr. Joseph D. Kozlowski
Property Development Services
169 Ocean Street
South Portland, ME 04106

re: The Root Cellar, Corner of Washington Avenue and Monroe Street

Dear Mr. Kozlowski:

On April 25, 2000 the Portland Planning Board voted unanimously (7-0) to approve your application to construct a 14,820 sq. ft. building located at 94 Washington Avenue. The Board found that the application met the standards of the Site Plan ordinance of the Land Use code.

The approval was granted for the project with the following condition(s):

- i. that the applicant submit utility letters from Portland Water District and Portland Sewer Division.
- ii. that the landscape plan be reviewed and approved by the City Arborist.
- iii. that the applicant revise the lighting plan to meet the lighting standards for review and approval by staff.
- iv. that the applicant revise the plan in accordance with the DRC's memo dated 4/21/00 regarding spot grades, limits of work, and erosion control.

The Planning Board also voted unanimously (7-0) that the joint use of parking between the Root Cellar and A & M Partners of 40 parking spaces will substantially meet the applicant parking requirements of the Land Use Code.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #11-00, which is attached.

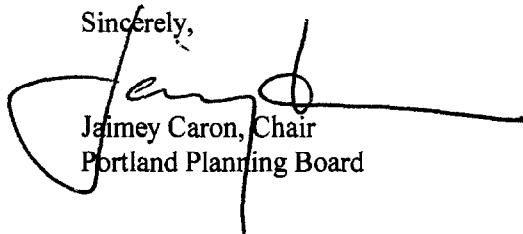
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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 preconstruction meeting.
5. 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 (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 the Planning Staff.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Charlie Lane, Associate Corporation Counsel
✓ Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File