



Tuck O'Brien
City Planning Director, Planning Division

October 12, 2017

JP Sheridan LLC
Attention: Jake Edwards
PO Box 715
So. Freeport, ME 04078

Papi & Romano
Attention: Rick Romano
PO Box 1079
Portland, ME 04104

Project Name: Three-family Apartments
Address: 88 Walnut Street
Applicant: JP Sheridan LLC
Planner: Shukria Wiar

Project ID: 2017-099
CBL: 012 P003 001

Dear Mr. Edwards:

On July 25, 2017, the Planning Board approved the construction of a three-unit residential building at 88 Walnut Street in the East End. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence on the property prior to the issuance of a building permit. The approved site work is limited to driving piles and installing the shoring system for the foundation. All work shall be done within the parcel property lines and outside of the City's right-of-way. All required erosion and sedimentation controls shall be installed prior to the start of site work.

Please be advised that you must obtain a demolition permit for the garage from the Permitting and Inspection Department prior to commencing the demolition. You must also obtain permits that may be required from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking.

The approval to proceed with the site work is based on the submitted request from Jake Edwards' e-mail dated 10/11/17 (attached). If you need to make any modifications to the approved site plan, you must submit a revised site plan to Planning and Urban Development for staff review and approval.

If there are any questions, please contact Philip DiPierro, Development Review Coordinator at (207) 874-8632 or via phd@portlandmaine.gov.

Sincerely,

Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
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Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Permitting and Inspections
Jonathan Rioux, Deputy Director, Permitting and Inspections
Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections
Chris Branch, Director of Public Works
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Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Transportation Systems Engineer, Public Works
William Scott, Chief Surveyor, Public Works
Keith Gautreau, Fire
Mike Thompson, Fire
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Jennifer Thompson, Corporation Counsel
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Christopher Huff, Assessor