

CITY OF PORTLAND, MAINE  
PLANNING BOARD

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December 9, 2004

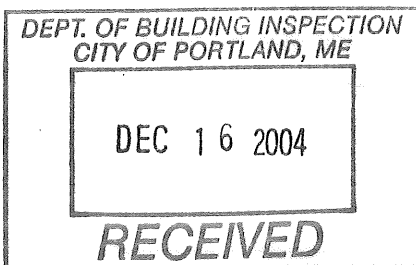
Mr. Laurence Eubank  
12 Simonton Street  
South Portland, ME 04106

RE: Sheridan Street Condominiums, 117 Sheridan Street  
ID# 2004-0143, CBL# 013-K-008 018

Dear Mr. Eubank:

On October 26, 2004 the Portland Planning Board voted unanimously (7-0) on the following motions regarding the 8-unit residential subdivision located at 117 Sheridan Street:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
  - i. that all plans shall be revised to reflect the agreement between the southerly abutting property regarding property lines and access easement areas to be reviewed and approved by staff, prior to issuance of a building permit.
  - ii. that the applicant investigate the possibility of increasing the aisle width between parking spaces 1 and 3 and between parking spaces 5 and 15, and that any amendments to the plan be reviewed and approved by the City's Traffic Engineer.
  - iii. that the plans be revised in accordance to the DRC's memo dated October 15, 2004 in regards to the utility connections, fence details and geotechnical investigation, to be reviewed and approved by the DRC and Planning Authority.
  - iv. that the applicant revise the access easement to allow for vehicular access for the City of Portland, only, in order to access the City property for review and approval by Corporation Counsel. An executed access easement will be submitted to staff, prior to issuance of a building permit. Corporation Counsel shall also review and approve the condominium documents.



- v. that a note shall be added to the subdivision plat and within the condominium documents that states "Snow removal shall consist of removal from the site any snowfall in excess of three inches and as otherwise needed, so as to maintain a clear sidewalk and the free access to all seventeen (17) parking spaces provided on the site and to avoid snow bank accumulation on site in excess of two feet (measured horizontally or vertically)."
- vi. the applicant shall address the Portland Water District letter regarding capacity and provide adequate water capacity to the site.
- vii. the condominium documents shall provide for the awnings on the building, which shall be reviewed and approved by Corporation Counsel.

2. That the plan was in conformance with the Site Plan Review Ordinance of the City Land Use Code with the following conditions:

- i. that a lighting catalogue cut be submitted for the building architectural fixture and that the pole-mounted light fixture height be no greater than 16 ft. high. The applicant shall also revise the lighting plan so that there shall be no spillover onto the southerly abutting property. The lighting shall be reviewed and approved by the Planning staff.

The Planning Board also voted unanimously (7-0) to waive the landscaping requirement of two (2) trees per residential unit per Sec. 14-506 to allow the applicant to landscape as set forth in the proposed site plan and to waive the driveway width as required by the Portland Technical and Design Standards.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #52-04, which is attached.

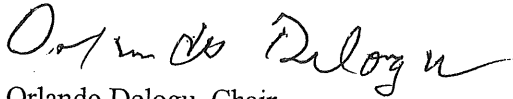
Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
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 pre-construction 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 pre-construction 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.)
6. 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 Department at 874-8632. 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 regarding the Board's actions, please contact Kandice Talbot at 874-8901.

Sincerely,



Orlando Delogu, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office  
Approval Letter File