

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

November 8, 2000

Mr. Roger Gendron
Silver Street Development Corp.
One Hundred Silver Street
Portland, Maine 04101

re: Island View Apartments

129 North St.
015 A 001

Dear Mr. Gendron:

On (Date) October 24, 2000, the Portland Planning Board voted 5-0 (Cole and Rodriguez abstaining) on the following motions regarding the Island View Apartment subdivision, site plan and Chapter 500 Stormwater Permit reviews:

- A. That the proposed development is in conformance with the Subdivision Ordinance of the City Land Use Code with the following conditions:
 - i. That the applicant adheres to all Zoning Board of Appeals conditions of approval of off site parking in the R-6 zone.
 - ii. That the applicant submits a recording plat for Planning Board signatures.
- B. That the proposed development is in conformance with the Site Plan Ordinance of the City Land Use Code with the following conditions:
 - i. That the applicant provide for Development Review Coordinator review and approval, (a) additional geotechnical and structural information regarding the relationship of the proposed detention with the Promenade East carport, and (b) additional details and specifications regarding the storm water treatment unit.
 - ii. That the applicant install brick sidewalk along North Street according to a design to be reviewed and approved by City Public Works and Planning.
 - iii. That the applicant provides an updated lighting and photometric plan with cut-off building mounted light fixtures for Planning Staff review and approval.

- iv. That the applicant put \$20,000 in escrow for a period of three years after the granting of the certificate of occupancy to be used for traffic signalization improvements at the Washington Avenue and Walnut Street intersection should, in the sole discretion of the City traffic engineer, future traffic demands indicate a demonstrable need.
- v. That additional shrub plantings be provided on the landscaped berm to be installed on City property, of a type and location to be reviewed and approved by City Parks and Recreation Staff; and that the applicant receive a license to construct the berm from City and School administration. If the license for the berm is not granted by the time of the issuance of the building permit, the applicant shall instead erect a fence or other such buffer as agreed upon by the developer and the planning staff.
- vi. That the applicant use good faith efforts to obtain from the Portland Water District permission to erect a gazebo and playscape on the Water District parcel, as well as to install a clay lens cap over the reservoir. This permission shall be obtained no later than January 15, 2001, but if not obtained by said date, then the developer need not install the gazebo, playscape, or clay lens cap as a condition of site plan or subdivision approval (recognizing the developer may need to return to the Zoning Board of Appeals for further discussion on the clay lens cap.)
- vii. That the applicant use good faith efforts to obtain from the Portland Water District approval to construct the delineated parking and roadways as outlined on the plan shown or a variation thereof that substantially complies with this plan. This approval shall be obtained no later than January 15, 2001, but if not obtained by said date, then the plan is approved as currently submitted.
- viii. That the applicant enclose the dumpster in a suitable structure to be approved by the Planning Staff that will fully prevent adverse health conditions from arising.

C. That the proposed development is in conformance with the local standards for compliance with a Chapter 500 Stormwater Permit.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board # 16A-00, which is attached.

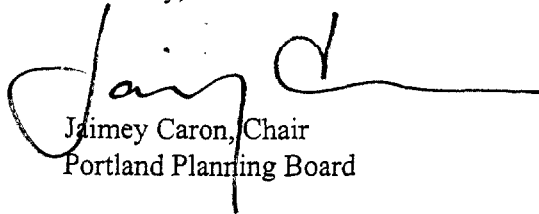
Please note the following provisions and requirements for all subdivision approvals:

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.
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 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.
6. 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.)
7. 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 regarding the Board's actions, 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
William B. Needelman, Planner
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, 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