

From: Jennifer Thompson
To: Fraser, Jean
Date: 1/23/2014 7:45 AM
Subject: 118 Congress Street - Plat and Condo Docs

Jean - I agree with your assessment. The Plat and the condo docs for this application are marginal. Although I realize that the practice has, somewhat by necessity, been to make final edits to the plat and condo docs a condition of approval, there is still a requirement that applications for subdivision approval be complete when they go before the Board and that the proposed plat and condo docs contain sufficient detail to allow the Board to make an informed decision. As you say, for this one the plat and condo docs need to be clear with respect to:

- Existence of the parking level and number of spaces and access
- Sq footage of commercial units and at least the aggregate square footage of residential
- Location of street trees
- location of raingarden (abutting Eben ALbert-Knoff property line) and ref stormwater system maintenance (confirming that this is not city and referring to agreement etc)
- more detail re overhangs over ROW
- Show all nearby buildings on plat
- Maintenance of green walls on side and rear elevations
- Existing and anticipated utilities and any associated easements
- Responsibility for general maintenance and trash and snow removal

The subdivision plat really needs to inform folks of necessary information on its face. It is not sufficient to be incorporating by reference other sheets when it comes to the essential contents of the plat. As with all applications, I direct these folks to our ordinance, which outlines what is required on all plats. Their attorney should similarly be familiar with the State statute that outlines necessary components of condominium documents.

Jennifer L. Thompson
Associate Corporation Counsel
City of Portland, Maine
(207)784-8480