AC Hotel Portland

City of Portland Planning Board Approval 5/24/16

Conditions of Approval

8/8/16 Ara Aftandilian updated in RED

8/1016 Nell Donaldson responses/updates in BLUE

9/19/16 ND updates in GREEN

1. *~~The applicant shall provide documentation of any easements, covenants, or other burdens on the site for review and approval by the Planning Authority.~~*

We are finalizing the access/drainage/utilities easement between the two lots now that the lot division plan has been recorded. This will be submitted later this week.

Approved by Corporation Counsel 9/6/16.

1. *~~The applicant shall provide a revised boundary survey meeting the standards of the city’s Technical Manual for review and approval by the Department of Public Works.~~*

Submitted 8/8/16.

Forwarded to city’s surveyor for review 8/10/16. OKed by surveyor 8/10/16.

1. *The applicant shall:*
2. *Provide a public pedestrian access easement for areas of sidewalk on private property.*

Easement has been drafted, to be submitted in the next week

1. *Obtain a license agreement for awnings proposed to encroach into the city’s right of way.*

License has been drafted, to be submitted in the next week

*for review and approval by the city’s Planning Authority and Corporation Counsel.*

I believe Jason Blais mentioned that footings might encroach into the ROW. If so, we need a license there as well, and we need to take care of this ASAP in order to get a foundation permit moving. Licenses go to council for approval, so there is some turnaround time.

If a footing license is not necessary, we could wait on the sidewalk and awning easement/licenses and make those prior to the issuance of a full building permit.

1. *The applicant shall provide a construction management plan for review and approval by the Department of Public Works and the Planning Authority.*

Please advise if this is required for any building permit, project is design/build so multiple permits to be applied for and obtained, piles and foundation plans and permit application to be filed this or next week

Yes, we need a construction management plan prior to issuance of any building permit.

CM Plan submitted 9/19/16. Sent for review.

1. *The applicant shall provide a pavement marking plan, including details and specifications for implementation, for review and approval by the Department of Public Works.*

Gorrill Palmer working on this plan, assume this is not required for initial building permits

We could probably push this off, although see below re ramp/corner design.

1. *~~Prior to the issuance of a certificate of occupancy, the applicant shall provide documentation for changes to the city’s on-street parking schedule for review and approval by the Department of Public Works and the City Council.~~*

Will be included on Gorrill Palmer plan

No longer necessary per changes in city policy.

1. *The applicant shall obtain a change in sidewalk material policy from the City Council for the brick driveway apron for review and approval by the Department of Public Works.*

Will be included on Gorrill Palmer plan, assume this is not required for initial building permits

If we need to go to council for a license for footings, it would be good to do this at the same time. If not, this could be pushed off to prior to full building permit.

1. *The applicant shall revise plans to depict ADA-compliant perpendicular crosswalks and provide sign and ramp details at Fore and Hancock Streets and Fore and Thames Streets for review and approval by the Department of Public Works and the City Council.*

Assume this is Fore and Hancock Streets intersection and Thames and Hancock Streets intersection, will be included on Gorrill Palmer plan, assume this is not required for initial building permits

We need this to be squared away prior to any building permit, as it could theoretically impact foundation plan.

1. *The applicant shall provide an NFPA analysis for review and approval by the Fire Prevention Bureau.*

Please advise if this is required for any initial building permit

If you can get this to us, it would be great.

1. *Prior to the issuance of a certificate of occupancy, the applicant shall provide verification that HVAC systems meet zoning and applicable state and federal emissions requirements for review by the Planning Authority.*

No response at this time

1. *The applicant shall provide a final lighting plan meeting the standards of the city’s Technical Manual for review and approval by the Planning Authority.*

Please advise if this is required for any initial building permit.

This can wait for full building permit.

1. *~~The applicant shall revise the roof line of the building based on the feedback given by the Planning Board related to the consistency and intent of the project with the Design Guidelines for the Eastern Waterfront for review and approval by the Planning Authority. The revised building design shall specifically address:~~*
2. *~~The rooflines with respect to the guidelines’ massing standard, and~~*
3. *~~The use of scaling elements, such as varied parapet heights.~~*

This condition has been satisfied