



# Memorandum

## Planning and Urban Development Department

### Planning Division

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**To:** Carol Morrissette, Chair, and Members of the Portland Planning Board  
**From:** Nell Donaldson, Planner  
**Date:** September 24, 2013  
**Re:** **Addendum to Planning Board Report #42-13** - 101-121 Newbury Street and 40  
Hancock Street

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Following is a revised motion regarding the Level III site plan review for the Seaport Lofts at 101-121 Newbury Street. The conditions of approval have been revised to reflect additional comments from the city's Department of Public Services.

#### **A. DEVELOPMENT REVIEW**

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in Planning Board Report #42-13 for application 2013-179 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **is/is not** in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

1. The applicant shall revise the final plans to include:
  - a) Delineation of the Newbury Street sidewalk in the proposed pedestrian easement area and
  - b) Sidewalk running and cross slopesFor review and approval by the city's Department of Public Services;
2. The applicant shall revise the final plans to incorporate edits as requested by David Senus in his memo dated 9/18/13, for review and approval by the city's Department of Public Services;
3. The applicant shall provide confirmation of the Portland Water District's acceptance of the location of storm drains in proximity to water infrastructure, for review and approval by the city's Department of Public Services;
4. The applicant shall obtain verification from the city's zoning administrator with respect to building height and lot coverage;
5. The applicant shall provide application materials for proposed changes to the city's traffic schedule, for review and approval by the city's Department of Public Services prior to Certificate of Occupancy;
6. The applicant shall submit a revised construction management plan addressing the comments of Tom Errico and all phases of development for review and approval by the Planning Authority, the Department of Public Services, the city's Parking Manager, and the city's Fire Prevention Bureau;
7. The applicant shall make financial contributions of \$1,200 towards improvements at the India/Middle Street intersection and \$1,200 towards the East End Traffic Monitoring Study, for review and approval by the city's Department of Public Services;
8. The applicant shall submit the HVAC system specifications meeting applicable standards for the Zoning Administrator's review and approval;
9. The applicant shall resolve addressing questions for fire and 911 purposes, for review and approval by the city's Fire Prevention Bureau;

10. The applicant shall provide revised elevations, renderings, lighting cut sheets, and details regarding the metal screens in the building alcoves which address the recommendations of the Planning Board and Planning staff, for review and approval by the Planning Authority; and
11. The applicant shall provide a maintenance agreement for the subsurface stormwater detention system for review and approval by Corporation Counsel and the Department of Public Services.