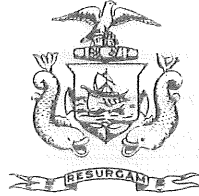


Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

October 20, 2003

Mr. Chris DiMatteo
Sebago Technics
One Chabot Street
PO Box 1339
Westbrook ME 04098-1339

RE: 161 Marginal Way Revised Site Plan, #2003-0197

CLB: 25-B-001 and 003

Dear Mr. DiMatteo:

On October 14, 2003, the Portland Planning Authority granted minor site plan approval to an amendment to the 161 Marginal Way site plan.

The approved revisions include a reorganization and relocation of parking, a relocation of a Marginal Way driveway and relocation of exterior lighting fixtures.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. 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

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.

3. A street opening permit is required for your site. Please contact Carol Merritt at 874-8822. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Peter Quesada, 161 Marginal Way LLC, PO Box 7525, Portland ME 04112
Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
— Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File