

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

March 8, 2004

Mr. Peter Quesada  
Five Liver Company  
5 Milk Street  
PO Box 7525  
Portland ME 04112

RE: 135 Marginal Way and 127 Marginal Way Revised Site Plan, #2003-0199

CLB: 25-B-005

Dear Mr. Quesada:

On March 8, 2004, the Portland Planning Authority granted minor site plan approval to an amendment to the 135 Marginal Way site plan and a revision to the 127 Marginal Way site.

The approval is subject to the following conditions of approval:

1. Changes in easements for the 135 Marginal Way site shall be reflected in a revised site plan and shall be submitted to the Department of Planning and Development.
2. The concrete sidewalk along Marginal Way shall be eight (8) feet wide.
3. The proposed 127 Marginal Way driveway shall be designed for right hand exit only as per Tom Errico's (City Traffic Engineer Consultant) recommendation.
4. When the 127 Marginal Way driveway is relocated to Chestnut Street, the Marginal Way curb opening will be closed with sidewalk and curb to match existing, and the new opening will be located as follows. The centerline of the Chestnut Street driveway will be 90 feet from the curb line of Marginal Way. The northerly edge of the opening will be approximately 75 feet from the curb line of Marginal Way. The City will install this curb cut prior to final paving and sidewalk improvements on Chestnut Street. The Chestnut Street curb cut will be blocked for access until the Marginal Way opening is closed.

The approved revisions for 135 Marginal Way include relocation of the proposed building and parking areas on the site. The approval also includes revisions to the parking area east of The Whole Grocer building at 127 Marginal Way.

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 that proposed site signage will be reviewed administratively.

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 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. 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 Merrill at 874-8300, ext. 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: 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  
Traffic Division  
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