

CITY OF PORTLAND, MAINE
PLANNING BOARD

026-P-001

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

June 28, 2000

Shawn Frank, PE
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

re: 127 Oxford Street, E.W. Noyes warehouse expansion.

Dear Mr. Frank:

On June 27, 2000 the Portland Planning Authority voted 5 to 0 (Caron and Hagge absent) to approve the site plan application for an expansion of the E.W. Noyes warehouse facility at 127 Oxford Street.

The proposed site plan was found to be in conformance with the Site Plan Ordinance of the Land Use Code and approval is subject to the following conditions:

1. That the applicant provide revised full cutoff light fixtures for Planning staff review and approval:
2. That the existing on-site catchbasin be (a) fitted with a "Casco" trap or functional equivalent of a type to be reviewed and approved by the Development Review Coordinator; (b) and that petroleum absorbent skimmers, of a type to be reviewed and approved by Planning staff ,be utilized in accordance with the specific manufacturer's instructions:
3. That the applicant enter into a stormwater maintenance agreement with the City that ensures proper maintenance of the Vortechs tank in accordance with the manufacturer's instructions:
4. That architectural plans and elevation drawings for the proposed 3000 square foot office addition, shown as "phase II", be submitted for Planning Staff review and approval, prior to issuance of a building permit for such Phase II: and,
5. That the applicant comply with an enhanced landscape plan to be approved by the City arborist.

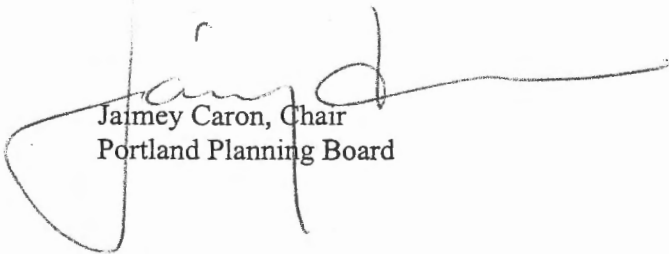
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board # 28-00, which is attached. Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee will be required for this project covering the costs of all site work and off-site improvements. Additionally, an inspection fee of 1.7% of the performance guarantee will be required.
2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction 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 preconstruction meeting.
5. 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

enc.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
William B. Needelman, Planner

P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Public Works Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Charlie Lane, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File