

PREPARED 4/03/18, 11:25:23
PROGRAM CR400L
CITY OF PORTLAND, ME

CASH EDIT LISTING

BATCH ID - JDEALAMAN 4/03/18 00 OVER THE COUNTER DRAWER #: 1

| RECEIPT | TOTAL RECEIPT | CUSTOMER | LOCATION NAME/ADDRESS | CUST TP | DETAIL AMOUNT | PYMT TYPE | SUB TYPE | SV TM | CHECK# | TOTAL TENDERED |
|--------------------------|-------------------|----------|----------------------------------|---------|---------------|-----------|----------|-----------|-------------|----------------|
| ----- | | | | | | | | | | |
| ERROR / WARNING MESSAGES | | | | | | | | | | |
| ----- | | | | | | | | | | |
| 0118418 | 12561.20 | | GM-MISC (NEED ACCT #) | | 6280.60 | GM | | CK | | 12561.20 |
| | CR=71000002380100 | | Sustainable Transport / Planning | | 6280.60 | GM | | PJ=LU1801 | TRANSFUND62 | INDIA2016-052 |
| | CR=71000002380100 | | GM-MISC (NEED ACCT #) | | 6280.60 | GM | | PJ=LU1801 | TRANSFUND62 | INDIA2016-052 |
| | | | Sustainable Transport / Planning | | | | | | | |

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DETAIL TOTALS

| PYMT TYPE | DESCRIPTION | COUNT | AMOUNT | ZERO/VOID COUNT |
|-----------|-----------------------|-------|-----------|-----------------|
| GM | GM-MISC (NEED ACCT #) | 2 | 12,561.20 | 0 |

| TENDER METHOD | DESCRIPTION | COUNT | TENDERED AMOUNT | NON-CASH AMOUNT |
|---------------|-------------|-------|-----------------|-----------------|
| CK | CHECK | 1 | 12,561.20 | 12,561.20 |
| | | | TENDERED TOTAL | NON-CASH TOTAL |
| | | | 12,561.20 | 12,561.20 |
| | | | CHANGE | CASH IN DRAWER |
| | | | .00 | .00 |
| | | | GRAND TOTAL | GRAND TOTAL |
| | | | 12,561.20 | 12,561.20 |

| ENDORSEMENT CODES | DESCRIPTION | COUNT | AMOUNT |
|-------------------|---------------------------|-------|-----------|
| ** | DEFAULT ENDORSEMENT . . . | 2 | 12,561.20 |

| BANK CODE TOTALS | AMOUNT |
|----------------------|-----------|
| 00 DEFAULT BANK CODE | 12,561.20 |

| | | |
|--------------------------|---|-----------|
| VOIDED OR ZERO RECEIPTS | 0 | .00 |
| ENTERED TOTAL | 0 | .00 |
| COMPUTED NON-ZERO RCPTS | 1 | 12,561.20 |
| **** OUT OF BALANCE **** | | |

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

0254

INDIA NEWBURY RESIDENCES LLC

2730 TRANSIT ROAD
WEST SENECA, NY 14224



KeyBank National Association
Syracuse, New York 13202
1-800-KEY2YOU



29-7/213

3/28/2018

PAY TO THE ORDER OF City of Portland

\$ **6,280.60

Six Thousand Two Hundred Eighty and 60/100*****

DOLLARS

City of Portland

MEMO 62 India/Parking



[Handwritten Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

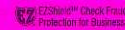
⑈000254⑈ ⑆021300077⑆00322001000676⑈

CAPOZZA TILE & FLOOR COVERING, INC.

267 WARREN AVE.
PORTLAND, MAINE 04103
(207) 797-7635

REMITTANCE ADVICE

Re: Transportation fund



52-60/112

27825

PAY *Six Thousand Two Hundred & Eighty* ^{60/100} DOLLARS

CHECK AMOUNT Security Features included. Details on back.

| DATE | TO THE ORDER OF | DESCRIPTION | CHECK NO. | CHECK AMOUNT |
|---------|------------------|-------------|-----------|--------------|
| 3/28/18 | City of Portland | | 27825 | \$ 6,280.60 |



KeyBank National Association
Portland, Maine 04101
1-800-KEY2YOU

James L Capozzi

⑈027825⑈ ⑆011200608⑆ 601003283⑈

McBee® One-Writes



Tuck O'Brien
City Planning Director, Planning Division

Date May 24, 2106

India Newbury Residence, LLC
c/o Joe Dasco
35 Fay Street, Suite 107B
Boston, MA 02118

Sebago Technics
c/o William Conway
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Project Name: **India Newbury Residences** Project ID: 2016-052
Address: 62 India Street CBL: 028 P008, P009, P015, P019, P020
Applicant: India Newbury Residences, LLC
Planner: Caitlin Cameron

Dear Mr. Dasco:

On May 24, 2016, the Planning Authority approved with conditions a Level II site plan for India Newbury Residences for 29 residential units, 3 retail bays, and structured parking at 62 India Street. The decision is based upon the application, documents, and plans as submitted by India Newbury Residences, LLC and prepared by Sebago Technics, Civil Engineers, and Mark Mueller Architects. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

1. Parking Drive Aisle Width
The Planning Authority waives the Technical Standard, Section 1.14 for the parking aisle width to be 1'-8" to 6'-0" narrower than the dimensions allowed in Figure I-27.
2. Compact Parking Stall Size
The Planning Authority waives the Technical Standard, Section 1.14 for the compact parking stall size proposed to be 1' longer than allowed in Figure I-29.
3. Compact Parking %
The Planning Authority waives the Technical Standard, Section 1.14 for the number of compact parking stalls proposed which is 14 total and represents more than 20% allowed by the City's standard.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval prior to the issuance of a building permit:

1. The final design of the sidewalk including cross slope, curb extension, and street tree well shall be revised and submitted to staff for final approval.
2. The applicant shall provide revised drawings showing correct area calculations.
3. The applicant shall provide revised drawings showing correct dimensions for final review

and approval by the Planning Authority.

4. The final Site Plan shall be stamped by a professional engineer.
5. The Precast Sewer Manhole Detail shown on Sheet 11 should comply with Figure II-1 of the City of Portland Technical Manual for work within the City right-of-way.
6. The applicant is required to provide a final Construction Management Plan for review and approval by the Department of Public Works and the Planning Authority.
7. The applicant shall document that the parking spaces meet ADA requirements.
8. Conditions of approval associated with the Historic Preservation Certificate of Appropriateness shall be reflected in the final Site Plan drawing set.

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.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after March 31, 2016, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with

the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.

7. **Department of Public Services Permits** 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.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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, please contact Caitlin Cameron at (207) 874-8901

Sincerely,

Stuart G. O'Brien
City Planning Director

Attachments:

1. Applicable staff memos
2. Performance Guarantee Packet

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Stuart G. O'Brien, City Planning Director
Barbara Barhydt, Development Review Services Manager
Caitlin Cameron, Planner/Urban Designer
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Brad Saucier, Administration, Inspections Division
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services

Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Keith Gautreau, Fire Department
Jennifer Thompson, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



James Dealaman <jdealaman@portlandmaine.gov>

Fwd: Transportation fund

Jennifer Munson <jmy@portlandmaine.gov>
To: James Dealaman <jdealaman@portlandmaine.gov>

Wed, Mar 28, 2018 at 3:25 PM

FYI

Jennifer Munson, Office Manager
Planning and Urban Development
City of Portland
389 Congress St., 4th Floor
Portland ME 04101
jmy@portlandmaine.gov
(207) 874-8719
(207) 756-8258 (fax)

----- Forwarded message -----

From: **Barbara Barhydt** <bab@portlandmaine.gov>
Date: Wed, Mar 28, 2018 at 3:02 PM
Subject: Re: Transportation fund
To: Ann Machado <amachado@portlandmaine.gov>
Cc: Joe Capozza <Joe@capozzaflooring.com>, Katie Capozza <katie@oldporttile.com>, Tim Hebert <thebert@hebertconstruction.com>, "Munson, Jennifer" <jmy@portlandmaine.gov>, Caitlin Cameron <ccameron@portlandmaine.gov>, "O'Brien, Stuart" <sgo@portlandmaine.gov>

Hi Joe:

Below is an excerpt from the off-street parking section of the Land Use Code that allows for the payment into the Transportation fund. The current amount in 2018 is \$6,280.60 per space. The contribution should be submitted to the Planning Division and it will be recorded as part of the plan approval for [62 India Street](#). I am adding Jennifer Munson, Office Manager, so that she is aware that this may be submitted soon. I am also including Caitlin Cameron, Urban Designer, as she was the planner assigned to this project. We will let Ann know when the fee is paid, so that she can sign off on the zoning.

If you have questions, please let us know.

Thank you.

Barbara

Sec. 14-345. Peninsula fee-in-lieu of parking.

Any major or minor development subject to site plan review located in a non-residential zone or the IS-FBC zone on the Portland Peninsula shall either provide the required parking or pay a fee according to the provisions of (a) and (b) below.

(a) Provide the number of off-street parking spaces according to the provisions of section 14-332 (uses requiring off-street parking) and section 14-334 (off-site parking) of this division; or,

(b) Pay a fee-in-lieu of parking of not less than \$5,000.00 as adjusted annually per (c) below, per space not provided. Fees shall be deposited into the Sustainable Transportation Fund, as established in section 14-346 of this division.

(c) The value of the fee shall be adjusted annually according to the Engineer's News Record construction index as published on January 1st of the

currentcalendar year. The fee adjustment shall be calculated by taking the index amount published on January 1st, of the current year, divided by the index amount published on January 1, 2010 (8660), multiplied by (the fee amount from (b) above). The base fee, the adjustment index, or the calculation method may be otherwise amended by action of the city council from time to time.

(d) The fee shall be paid on or before the date upon which a certificate of occupancy is issued. Payment shall be secured by a bond at the time the amount of the fee is set.

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

On Wed, Mar 28, 2018 at 2:21 PM, Ann Machado <amachado@portlandmaine.gov> wrote:

Joe -

I have copied Barbara Barhydt in this email. She is the person to talk to about the transportation fund since the Planning Division oversees it.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

On Wed, Mar 28, 2018 at 1:55 PM, Joe Capozza <Joe@capozzaflooring.com> wrote:

Ann,

In order to obtain a the building permit and commence my project. I am reluctantly going to pay into the transportation fund. Using the City's website, I have not been able to locate any specifics concerning this statute. Could you please forward this information to me.

Thank you,

Joe

Joseph F. Capozza

President

CAPOZZA
TILE & FLOOR COVERING CENTER

267 Warren Avenue

[Portland, Maine 04103](#)

(p) [207.797.7635](tel:207.797.7635)

(p) 800.420.TILE

(f) [207.797.0846](tel:207.797.0846)

www.capozzaflooring.com



Feedback Appreciated