

PORTLAND MAINE

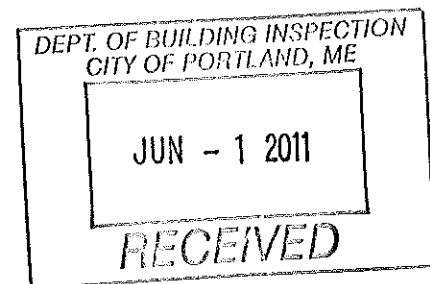
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Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

May 26, 2011

Mark Woglom, President
Opechee Construction Corp.
11 Corporate Drive
Belmont, NH 03220



RE: Approval of amended parking lot grade at 207-209 Fore Street
CBL: 029 1003001 and 029 1001001
Application ID: 2011-255

Dear Mr. Woglom,

On May 26, 2011, the Portland Planning Authority approved an amendment to the hotel, restaurant and residential site plan located at 207-209 Fore Street as submitted by Fore India Middle, LLC (formerly doing business as Old Port Hospitality, Inc.) and shown on the approved plan prepared by Opechee Construction Corporation dated 05-10-11. These plans amend plans approved by the Portland Planning Board on April 13, 2010. The intent of the amendment is to allow a lowering of the elevation for the approved surface parking lot and to document field changes made to the Franklin Street curb and sidewalk. No other amendments are intended or approved.

Approval for the amendment is subject to the following conditions, which are in addition to conditions of approval established by the Planning Board on April 13, 2010:

The applicant shall provide a revised plan set with all of the construction details included with the previously approved site plan.

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 shall be developed and maintained as depicted in the site plan and 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 May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. The current performance guarantee covering site improvements apply to this approval and remain in effect. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired if work in the development lapses for one (1) year 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.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. 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 must be notified five (5) working days prior to 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 Bill Needelman, Senior Planner at 874-8722.

Sincerely,



Alexander Jaegerman, Planning Division Director

Attachments:

1. April 2010 approval letter

Electronic Distribution:

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Assessor's Office
Approval Letter File
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