



## CITY OF PORTLAND

May 31, 2001

F. Jay Meyer  
Thompson, Bull Furey, Bass & MacColl, LLC, P.A.  
120 Exchange Street  
P.O. Box 447  
Portland, Maine 04112-0447

Re: 47 Custom House Wharf performance guarantee.  
CBL 30-A-1

Dear Jay:

Thank you for supplying the cost estimates for installation of the stormwater treatment device required for the approved site plan at 47 Custom House Wharf. As per our conversation on May 30, 2001, the installation of the stormwater treatment tank will be the only construction improvement requiring coverage under a performance guarantee and City engineering staff has approved your supplied cost estimate for the Vortechs tank.

Please find enclosed two documents: (1) a letter describing the performance guarantee process including sample forms, and (2) a blank Stormwater Drainage System Maintenance Agreement form. The performance guarantee ensures the proper installation of the device, and the maintenance agreement ensures its continued effective operation. Please review these documents and call if you have any questions.

Additionally, as you have stated that your client intends to construct the project in phases, (the deck first with the building to follow) please make your client aware of the following issues. The site plan approval only permits the parking of 22 cars on this portion of the site. As parking is a conditional use within the WCZ zone and not covered under your site plan approval, these spaces are intended to serve the pier's marine facilities and are not to be available to the general public.

On a final note, it came to our attention that the last lighting submission, dated July 14, 2000, included three non-cut off fixtures at the pier end – fixture “c.” Please submit an alternative fixture choice for the southerly end of the pier that provides full cut off shading. If you have any questions, please contact me at any time.

Sincerely:



William B. Needelman, Senior Planner

Cc: Alexander Jaegerman, Chief Planner  
Sara Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
— Marge Schmuckal, Zoning Administrator  
Michael Nugent, Inspection Services Manager