November 27, 2013

Jim Brady

119 Development, LLC

P.O. Box 7486

Portland, ME 04112

Greg Shinberg

Shinberg Consulting, LLC

477 Congress St. Suite 1012

Portland, ME 04101

Project Name: Hotel Conversion – 119 Exchange Street Project ID: 2012-602

Address: 119 Exchange Street CBL: 032-c-001

Applicant: 119 Development , LLC

Dear Jim and Greg:

Thank you for your e-mail requesting that the conditions of approval #11 and #12 be revised to require compliance prior to the certificate of occupancy rather than prior to the building permit. The Planning Division agrees to revise the conditions to clarify that the exterior lighting plans must be approved prior to the issuance of Certificate of Occupancy and the plans for all mechanical equipment must be approved prior to the issuance of HVAC permits. The two conditions will now be as follows:

11. A final lighting plan, including a photometric plan and catalogue cuts for the proposed exterior lighting fixtures, and any proposed street lights meeting the City’s technical standards, shall be submitted for review and approval by the Planning Authority prior to the issuance of a Certificate of Occupancy.

12. Prior to the issuance of an HVAC permit is issued, the applicant shall submit the noise levels for all the HVAC and mechanical equipment for review and approval by the Planning Authority.

In my capacity as Planning Division Director for the City of Portland and under the provision of Section 14-532 (b) *Revisions and amendments to Master Plans and approved site plans* , I am granting the revision to the conditions of approval as stated in the attached approval letter dated February 12, 2013. If you have any questions, please contact Barbara Barhydt, Development Review Services Manager at 874-8699 or at [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

Sincerely,

Aleander Jaegerman, FAICP

Planning Division Director

Attachment 1: Approval letter for 119 Exchange Street dated February 12, 2013

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development

Alexander Jaegerman, FAICP, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Philip DiPierro, Development Review Coordinator, Planning

Marge Schmuckal, Zoning Administrator, Inspections Division

Tammy Munson, Inspection Division Director

Lannie Dobson, Administration, Inspections Division

Gayle Guertin, Administration, Inspections Division

Michael Bobinsky, Public Services Director

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