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

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