



Planning & Urban Development Department

December 3, 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. 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 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,

A handwritten signature in black ink, appearing to read "Alexander Jaegerman", followed by a horizontal line.

Aleander Jaegerman, FAICP
Planning Division Director

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