



PORTLAND MAINE

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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, Director

February 7, 2013

Greg Shinberg
Shinberg Consulting
477 Congress Street
Portland, ME 04101

Cow Plaza Hotel, LLC
100 Commercial Street
Suite 306
Portland, ME 04101

Project Name: Canal Plaza Hotel
Address: 433 Fore Street
Applicant: Cow Plaza Hotel, LLC, Applicant
Planner: Nell Donaldson

Project ID: 2012-558
CBL: 32-I-40

Dear Mr. Shinberg:

On November 5, 2012, the Portland Planning Board approved your application for an 80,000 SF development, the Canal Plaza Hotel, at 433 Fore Street. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work prior to issuance of a foundation permit. The commencement of site work is limited to the extent of work outlined in your email dated February 6, 2013 (attached) and listed below:

- Install signage to direct traffic and pedestrians as per the Construction Management Plan; and
- Install fencing and Jersey Barricades on Fore and Union Street plus on the site as per the Construction Management Plan.

All of the above work shall be done in accordance with the construction management plan as prepared by Consigli Construction Company (dated February 4, 2013), which is currently under final review by the Planning Authority. Please be advised that you must obtain a street occupancy permit from the city's Department of Public Services prior to placing any construction fencing or barricades inside the city's right-of-way. No earth work is to be done until a foundation permit is issued.

Prior to the start of any site work, a pre-construction meeting shall be held at the project site with the owner, contractor, development review coordinator, and representatives of the city's Department of Public Services to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. This meeting is slated for 1 pm on Monday, February 11 on site.

If there are any further questions, please contact the Planning Office at 874-8721.

Sincerely,



Barbara Barhydt
Acting Planning Division Director

Electronic Distribution

Jeff Levine, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager, Planning
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David Margolis-Pineo, Deputy City Engineer, Public Services
Greg Vining, Associate Engineer, Public Services
Tammy Munson, Plan Reviewer, Inspections Division
Lannie Dobson, Administration, Inspections Division
Approval Letter File

Attachments:

1. Email from Greg Shinberg, February 6, 2013

Helen Donaldson - First steps at Hyatt Place Portland

From: "Greg Shinberg" <gls@shinbergconsulting.com>
To: "Jeff Levine" <JLEVINE@portlandmaine.gov>
Date: 2/6/2013 1:13 PM
Subject: First steps at Hyatt Place Portland
CC: "Helen Donaldson" <HCD@portlandmaine.gov>, "Philip DiPierro" <PD@por...>

Mr. Levine:

As requested please note that we plan to do the following work at 433 Fore Street starting on Monday, February 11, 2013:

- Install signage to direct traffic and pedestrians as per the Construction Management Plan by Consigli;
- Install fencing and Jersey Barricades on Fore and Union Street plus on the site as per the Construction Management Plan.

No actual digging or earth work will be done until we have the Pre-Construction Meeting and obtain the Foundation Permit.

Please do not hesitate to contact me if you have any questions or concerns.

Greg Shinberg, Owner's Representative Cow Plaza Hotel LLC &

Shinberg Consulting, LLC
477 Congress Street, Suite 1012
Portland, Maine 04101
Office 207 772 7070
Fax 207 772 7080
Cell 207 653 7510
gls@shinbergconsulting.com
www.shinbergconsulting.com

