



Tuck O'Brien
City Planning Director, Planning Division

April 12, 2017

East Brown Cow (Cow Plaza Garage LLC)
100 Commercial Street #306
Portland, ME 04101

ReVision Energy
142 Presumpscot Street
Portland, ME 04103

Attn: Todd Dominski

Attn: Allison Gehrich and Josh Baston

Project Name: Solar canopies over top level of existing parking garage
Project ID: 2017-032
Address: 425 Fore Street CBL: 032 I041001
Applicant: East Brown Cow (Cow Plaza Garage LLC)
Planner: Jean Fraser

Dear Sirs/Madam:

On April 12, 2017, the Planning Authority approved a Level II Site Plan application for a “dual-use” solar energy installation comprising up to 560 solar panels and associated structural components over part of the top level of the parking garage at 425 Fore Street. The decision is based upon the application, documents and plans as prepared and submitted by ReVision Energy. The submissions included a “Site Map” AO1 dated 3.17.2017, perspectives and glare analyses.

The proposal was reviewed for conformance with the standards of Portland’s Site Plan and Solar Energy Regeneration ordinances and associated Technical Standards as applicable to a “dual-use” solar energy generation system, and is approved subject to the following conditions:

1. That all construction will be carried out within the applicant’s property and in accordance with the submitted construction management plan and the City’s ordinances concerning hours of work and safety; and
2. That the applicant shall submit a revised lighting and photometric plan, for review and approval by the Planning Authority prior to the issuance of a building permit, that shows that the lighting proposals meet the standards set out in Section 12 *Site Lighting Standards* in the City’s Technical Manual; and
3. That the project shall be and remain in compliance with the B3 Zone External Effects standards (Section 14-221.1 *External Effects*) which addresses noise and other potential environmental effects; and
4. The project abuts an Historic District and the approval is based on the understanding there will be no external alterations to the building other than the panels on the top level as shown in the site plan and perspectives. If any other external alterations are proposed these shall be advised to the Planning Authority for review and approval prior to implementation.
5. That the project shall meet all applicable City, State and Federal codes and regulations.

The approval is based on the submitted site plan and associated information. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** The proposed project does not include site improvements that require a performance guarantee. The minimum inspection fee (site plan) payment of \$300 shall be submitted to the Planning Division prior to the release of a building permit. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator (in Planning Division), Public Works representative if relevant, and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the

Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,

Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Mike Russell, Director of Permitting and Inspections
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Jonathan Rioux, Inspections Division Deputy Director
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Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Victoria Morales, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Christopher Huff, Assessor
Approval Letter File