



Tuck O'Brien
City Planning Director, Planning Division

October 4, 2016

Major Ronald Bernardi
The Salvation Army
30 Warren Avenue
Portland, ME 04103

Silas Canavan, PE
Walsh Engineering Associates, Inc.
1 Karen Drive, Suite 2A
Westbrook, ME 04092

Project Name: **Salvation Army Kitchen and Dining Hall Addition to Rehabilitation Center**
Project ID: #2016-016
Address: 88 Preble Street
CBL: 33/D/4-11, 15, 22-26
Applicant: Major Ronald Bernardi, The Salvation Army
Planner: Jean Fraser

Dear Sirs:

On October 4, 2016, the Planning Authority approved with conditions a Level II site plan for the construction of a 4,217 sq ft addition for a new kitchen and dining hall at the Salvation Army Adult Rehabilitation Center at 88 Preble street. The decision is based upon the application, documents and plans dated 9.9.2016 and submitted by the applicant and prepared by Walsh Engineering Associates, Inc and Bild Architecture. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

Parking Aisle Width:

The Planning Authority waives the Technical Standard, Section 1.14 and associated figures, which specify aisle widths and parking space dimensions, to allow the parking aisle widths as approved in Plan C200 in view of the site constraints.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

- i. That the final detailed construction management plan shall be submitted for review and approval by the Department of Public Works and Planning Authority prior to the start of any work on site, to ensure pedestrian and traffic safety arrangements are satisfactory; and
- ii. That the applicant shall submit final plans for work in the Right-of-Way that confirm the material of the sidewalks, transition details where sidewalk materials are different, and all tipdowns/ADA ramps, for review and approval by the Planning Authority prior to the ordering of the materials for the sidewalk and ramp surface work in the Right-of-Way. The applicant should note that brick sidewalks are the current standard for Lancaster Street, but the City of Portland may soon adopt a revised standard that specifies concrete for the Lancaster Street sidewalk. In this case either brick or concrete would be acceptable for the Lancaster Street sidewalk.

- iii. That the applicant shall submit details of the proposed external lighting, both wall mounted and freestanding, with associated catalog cuts, pole heights and an associated photometric plan to demonstrate compliance with the City's *Site Lighting Standards* in Section 12 of the Technical Manual, for review and approval by the Planning Authority prior to issuance of a building permit; and
- iv. That separate permits from the Permitting and Inspections Department shall be required for any new or revised signage.

The approval is based on the submitted site plan. 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:

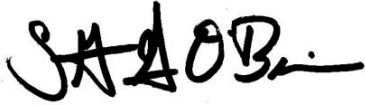
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require 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** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and five (5) final sets of plans must be submitted to and approved by the Planning Division and Public Works Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. 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. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **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, Public Work's representative 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.
7. **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.)

8. **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, or at jf@portlandmaine.gov .

Sincerely,



Stuart O'Brien
Planning Division Director

Attachments:

1. Chapter 32 – Storm Water
2. Performance Guarantee Packet

CC: Audra Wrigley, Bild Architecture

Electronic Distribution:

cc

Jeff Levine, AICP, Director of Planning and Urban Development
Stuart O'Brien, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jenie Bourke, Plan Reviewer/CEO, Inspections Division
Brad Saucier, Administration, Inspections Division
Katherine Earley, Engineering Services Manager, Public Works
Bill Clark, Project Engineer, Public Works
Doug Roncarati, Stormwater Coordinator, Public Works
Greg Vining, Associate Engineer, Public Works

Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Works
Rhonda Zazzara, Field Inspection Coordinator, Public Works
Mike Farmer, Project Engineer, Public Works
Jane Ward, Administration, Public Works
Jeff Tarling, City Arborist
Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Thomas Errico, P.E., TY Lin Associates
Lauren Swett P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File