



Tuck O'Brien
City Planning Director, Planning Division

3/30/2018

Justin Pellerin
55 Portland Street
Portland, Maine 04101

Project Name: Bedford Street Sewer Separation
Project ID: 2018-024
CBL: not applicable
Address: Baxter Boulevard, Belmeade Road, Bedford Street
Applicant: Justin Pellerin
Planner: Christian Roadman

Mr. Pellerin:

On March 30 2018, the Planning Authority approved your Level I Site Plan application for a sewer separation project involving two new stormwater outfalls. The decision is based upon the application, documents and plans as submitted. The proposal was reviewed for conformance with the standards of Portland's Site Plan Ordinance, and was previously submitted for review by the Historic Preservation Office.

Site Plan Review

The Planning Authority determined that the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

1. Any excavation work completed for this project shall be restored in-kind once the project is completed;
2. Final pedestrian and bicycle management strategy must be developed in consultation with, and approved by, the City of Portland's Transportation Program Manager;
3. Prior to site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the selected contractor, and shall include Development Review Coordinator Phil DiPierro and Transportation Program Manager Bruce Hyman, to review the construction schedule and critical aspects of the site work;

4. Installation of Bayberry plantings by the City of Portland shall be accommodated.

The approval is based on the submitted plans and the findings related to site plan review standards.

Standard Conditions of Approval

Please Note: The following standard conditions of approval and requirements apply to 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. 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.
3. Construction Management Plans The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.

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 and Urban Development Department at (207) 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 Christian Roadman at (207) 874-8984.

Sincerely,

A handwritten signature in black ink, appearing to read "S.G. O'Brien", with a horizontal line extending from the end.

Stuart G. O'Brien
City Planning Director

Attachment:

1. City Arborist Email

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Stuart G. O'Brien, City Planning Director, Planning and Urban Development
Barbara Barhydt, Development Review Services Manager, Planning and Urban Development
Christian Roadman, Planner, Planning and Urban Development
Philip DiPierro, DRC, Planning and Urban Development
Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Permitting and Inspections
Jonathan Rioux, Deputy Director, Permitting and Inspections
Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections
Chris Branch, Director of Public Works
Keith Gray, Senior Engineer, Public Works
Doug Roncarati, Stormwater Coordinator, Public Works
Jane Ward, Engineering, Public Works
Rhonda Zazzara, Construction Engineering Coordinator, Public Works
Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Transportation Systems Engineer, Public Works
William Scott, Chief Surveyor, Public Works
Mike Thompson, Fire
Danielle West-Chuhta, Corporation Counsel
Jennifer Thompson, Corporation Counsel
Victoria Volent, Housing Program Manager, Housing and Community Development
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Christopher Huff, Assessor

3/30/2018

City of Portland Mail - Bedford/Belmeade Sewer Separation



Christian Roadman <croadman@portlandmaine.gov>

Bedford/Belmeade Sewer Separation

Jeff Tarling <jst@portlandmaine.gov>
To: Christian Roadman <croadman@portlandmaine.gov>

Fri, Mar 30, 2018 at 7:31 AM

Hi Christian -

Justin agreed to add in the Bayberry plantings, the city can install

Thanks

Jeff

Jeff Tarling
City Arborist - City of Portland Maine
Parks, Recreation & Facilities Department
Forestry & Horticulture
212 Canco Road
Portland, ME. 04103
(207) 808-5446
jst@portlandmaine.gov
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