



Alex Jaegerman, FAICP  
Division Director, Planning Division

July 3, 2014

City of Portland, DPS  
Attention: Michael Farmer  
55 Portland Street  
Portland, ME 04101

Woodard and Curran  
Attention: Lauren Swett  
41 Hutchins Drive  
Portland, ME 04102

Project Name: Deering Oaks Pond Bottom Replacement      Project ID: 2014-096  
Address: 356 State Street      CBL: 035 I001001  
Applicant: Michael Farmer of City of Portland  
Planner: Shukria Wiar

Dear Mr. Farmer:

On July 3, 2014, the Planning Authority approved with the standard conditions of approval a Level I Site Alteration site plan for the installation of a new pond bottom system at Deering Oaks Pond at 356 State Street. The decision is based upon the application, documents and plans as submitted and prepared by Woodard and Curran and dated 05.27.2014.

#### WAIVERS

1. The Planning Authority waives the Technical Standard, Section 13.2: boundary survey requirements based on the fact that there is no expansion proposed to the pond.

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. **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