



Tuck O'Brien
City Planning Director, Planning Division

April 14, 2017

Justin Pellerin, P.E.
Portland Public Works
55 Portland Street
Portland, Maine, 04101

Project Name: Deering Oaks Parking Lot Rehabilitation Project ID: 2017-069
Address: 356 State Street CBL: 035 I001001
Applicant: City of Portland, Department of Public Works
Planner: Barbara Barhydt, Development Review Services Manager

Dear Justin:

On April 14, 2017, the Planning Authority approved a Level II Site Plan application for the Deering Oaks Parking Lot rehabilitation. The proposal is renovate the existing gravel lot by creating a smaller paved parking lot with one access point on State Street and stormwater quality treatment for the new paved areas. The decision is based upon the application, documents and plans as submitted by Justin Pellerin for the Department of Public works and prepared by Gorrill Palmer Consulting Engineers. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

SITE PLAN REVIEW

The Planning Authority finds that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following condition(s) of approval:

1. **Preconstruction Meeting** Prior to the start of 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 Service's representative and project engineer 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 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.

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

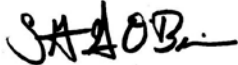
Please note the following standard conditions of approval and requirements for all approved site plans:

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. **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. **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.)
4. **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 Barbara Barhydt, Development Review Services Manager at (207)874-8699.

Sincerely,



Stuart G. O'Brien
City Planning Director

Electronic Distribution:

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Approval Letter File