



# PORTLAND MAINE

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## Planning Division

Alexander Jaegerman, FAICP, Director

December 4, 2012

Mr. Ray Bulduc  
WBRC Architects  
44 Central Street  
Bangor, Maine 04401

Project Name: Cumberland County Civic Center  
Address: One Civic Center Square

Project ID: #2012-505  
CBL: 38-D-15 and 39-C-3

Applicant: Cumberland County Recreation Center  
Planner: Richard Knowland, Senior Planner

Dear Mr. Bulduc:

On December 3, 2012, the Portland Planning Authority approved the amended Level III Site Plan for the Cumberland Civic Center at One Civic Center Square. Any waivers and conditions included in the original approval remain valid for the amended site plan unless stated otherwise. The amended plan is referenced as Addendum #2 which was forwarded to the Planning Division on September 21, 2012. This approval covers revisions shown on the following sheets only: ADD2-CP101-1; ADD2-CG101-1; ADD2-CU101-1 and PH100. The approval is subject to the following condition:

1. The Fire Department will continue to monitor road clearance and circulation issues for emergency vehicles along Free Street. Based on this monitoring the Fire Department may require the applicant to remove the curb extension along the northerly side of Free Street to provide appropriate emergency vehicle access during the phase one of the project. Note that a 3 foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. Also Fire Department Connections shall not be located where large diameter hose may block egress.

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

## STANDARD CONDITIONS OF APPROVAL

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. **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. **Department of Public Services 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.) (If applicable)
5. **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 Rick Knowland at (207) 874-8725.

Sincerely,



Barbara Barhydt  
Acting Division Director

CC: Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Richard Knowland, Senior Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Anita LaChance, Assistant City Manager  
John Kenney, WBRC Architects, 44 Central Street, Bangor, ME. 04401  
Michael Johanning, WBRC Architects, 30 Danforth Street, Portland, Maine 04101  
Approval Letter File