

**From:** Jean Fraser  
**To:** Veroneau, Vincent  
**CC:** DiPierro, Philip  
**Date:** 5/6/2014 5:25 PM  
**Subject:** "More" RE: 321 Commercial Street CO items  
**Attachments:** Approved Stormwater Inspection Plan 321 commercial.pdf

Vin

Our records indicate that there are several other conditions of approval that need to be addressed prior to the CO - it is quite possible that our records are incorrect, but I have listed them below so we can confirm re the status or they can be addressed as needed:

### Traffic Movement Permit

Based on the City of Portland's Delegated Review authority, the Planning Board voted 7-0 that the proposed plan is in conformance with 23 MRSA 704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits, subject to the following condition:

1. That the applicant shall contribute \$12,500 to an account maintained by the City that will be used to fund traffic improvements to the intersection at Commercial Street / High Street.

### Subdivision

The Planning Board voted 7-0 that the plan is in conformance with the subdivision standards of the land use code, subject to the following five (5) conditions of approval:

2. {Only **b** and **e** were submitted and approved- and I don't know whether the revised plat will require these to be revised; others have not been submitted and note the Stormwater Agreement needs to refer to and have attached the Stormwater Maintenance document as attached]

That the following shall be finalized to the satisfaction of the Corporation Counsel prior to the issuance of a Certificate of Occupancy:

- a. Pedestrian access easement for the areas of the sidewalk that are not in the right of way;
- b. Public Access Easement for Foundry Lane;
- c. Stormwater management agreement;
- d. Easement or agreement (permanent) to allow access to waste collection and service delivery area over a different lot and access;
- e. Access Easement Agreement (applicant and Baxter Place) for Foundry Lane to reflect final proposals; and

### Site Plan

The Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following nine (9) condition(s) of approval:

1. {Confirmation that these off -site spaces are still available may be needed} That the parking required for the proposed mixed use development has been determined by the Planning Board to be 110 spaces for the proposed uses within the mixed use building, as based on a total floorspace of 113,321 sq ft (7,185 sq ft floorspace for restaurant/retail; 86,608 floorspace for hotel; and up to 14 residential units), of which 33 parking spaces are located on site; 10 parking spaces are located off site; and 76 valet-only parking spaces are located off site. The off-site parking spaces shall be located at 50-70 Danforth Street (where previous site plan approvals for parking are in place) unless an alternative site is submitted for review and approval by the Planning Authority; and

9. That the applicant shall submit for review and approval by the Planning Authority a signage and wayfinding plan that would assist the different users of the site; and

10. {??} All HVAC systems and external mechanical equipment shall meet the maximum allowable noise requirements of the zone; each unit shall submit documentation of dBA output to confirm compliance of both the unit and the building in respect of rated noise levels and cumulative noise levels, to the satisfaction of the Zoning Administrator prior to the issuance of a Building Permit for that unit. This requirement shall be included in the Condominium documents.

Thank you  
Jean

*Jean Fraser, Planner  
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