



# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

March 18, 2005

Paul Bradbury, P.E., Facilities and Engineering Manager  
City of Portland Department of Ports and Transportation  
C/O Portland Ocean Terminal  
Portland, Maine 04101

43-D

RE: Minor Site Plan Approval for the International Marine Terminal  
CBL: 043 D005001

Dear Mr. Bradbury:

On March 14, 2005, the Portland Planning Authority approved of a minor site plan at the International Marine Terminal at 468 Commercial Street. The approval is for a 6000 square foot warehouse.

This approval also incorporates 4,900 square feet of temporary modular office space that is to be removed from the site after the 2005 sailing season.

Construction shall be completed as shown on the approved plan with the following conditions:

1. If the temporary office structures are to be utilized beyond December 1, 2005, the applicant shall apply for a major site plan for review by the Planning Board.

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.

Please note the following:

1. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy.

If there are any questions, please contact Bill Needelman, Senior Planner at 874-8722.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Services Manager  
Bill Needelman, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Gayle Guertin, Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office  
Approval Letter File

