

DRAFT

September xth, 2014

Jeremy Benn, 133 York LLC

110 Marginal Way Ste 292

Portland, ME 04101

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| **Project Name:** | Construction of Residential townhouse - 6 unit condominium (and demolition of existing building) |
| **Project ID:**  | 2013-187 |
| **Project Address:****CBL:****Applicant:****Planner:** | 133 York Street44-1-29 &31133 York, LLC, ApplicantJean Fraser |

Dear Mr Benn:

Thank you for your letter received September 8th, 2014 requesting approval to undertake site work prior to the receipt of a building permit.

On January 28th, 2014 the Portland Planning Board approved with conditions a proposal to construct a 6 unit residential condominiums at 133 York Street.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work on this project prior to the issuance of a building permit. The commencement of site work is limited to the extent of work outlined in your letter received September 8th, 2014 (attached) as listed below and is subject to the conditions outlined in this letter:

Extent of Work

1. Removing the existing structure once a buidling permit for that demolition has been received and in accordance with any conditions of the buildling permit;
2. Removing and pruning any trees in accordance with the approved plans and any advice from the City Arborist;
3. Installation of utilities;
4. Excavation of the site in preparation for construction of the foundation.

Conditions

1. That the “limit of clearance work” shall be clearly marked on the site with construction tape or snow fencing, including marking of existing vegetation that is to remain and be protected from storage of vehicles or materials, and reviewed with Phil diPierro prior to the start of site work; and
2. That all erosion and sedimentation control measures shall be in place as per the approved plans, and to include any additional measures as advised by Phil diPierro in respect of the site access via the Waterhouse property off of Washington Avenue; and
3. That a more details Traffic Management and Construction Plan for accessing the site and the installation of any utilities and associated work in the ROW/York Street shall be submitted for review and approval prior to the start of demolition of the existing building and/or removal or installation of any utilities in York Street. The Plan should include traffic management arrangements; turning arrangements for demolition and site work vehicles; pedestrian accommodations; control of dust, noise and vibration; proposed methods for preventing material from being deposited on the streets; and a plan for keeping neighbors informed of any activities that may have adverse impacts on them. ***[I would like to discuss this with tom and David at Dev Rev tomorrow]***

Please be advised that you must obtain any permits that may be required from Public Works for the temporary closing of any sidewalks, any street openings and any temporary loss of on-street parking. Building permits must be obtained from the Inspections Division prior to the demolition of any buildings or commencement of any construction of any buildings, foundations or structures. Also please see attached the Citys Ordinances regarding construction activities and hours of work, and the associated Department of Public Services waiver request form re hours of work.

The approval to proceed with the site work is based on the submitted request received September 8th, 2014 and the approved subdivision/ site plan as referenced in the Planning Board approval letter dated February 3, 2014 (attached). If you need to make any modifications to the approved subdivision/site plan, you must submit revised plans for staff review and approval.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting.

If you have any questions, please contact Jean Fraser on 874 8728.

Sincerely,

Alex Jaegerman

Planning Division Director

Attachments:

1. Request letter from Jeremy Benn received September 8th, 2014;
2. Planning Board Subdivision and Site Plan Approval letter;
3. City Ordinance regarding Construction, and DPS Waiver request form re hours of work.

Electronic cc:

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| Jeff Levine, AICP, Director of Planning and Urban DevelopmentAlexander Jaegerman, FAICP, Planning Division DirectorBarbara Barhydt, Development Review Services ManagerJean Fraser,PlannerPhilip DiPierro, Development Review Coordinator, PlanningMarge Schmuckal, Zoning Administrator, Inspections DivisionTammy Munson, Inspection Division DirectorLannie Dobson, Administration, Inspections DivisionGayle Guertin, Administration, Inspections DivisionMichael Bobinsky, Public Services DirectorKatherine Earley, Engineering Services Manager, Public ServicesBill Clark, Project Engineer, Public ServicesDavid Margolis-Pineo, Deputy City Engineer, Public ServicesDoug Roncarati, Stormwater Coordinator, Public ServicesGreg Vining, Associate Engineer, Public Services | Michelle Sweeney, Associate EngineerJohn Low, Associate Engineer, Public ServicesRhonda Zazzara, Field Inspection Coordinator, Public ServicesMike Farmer, Project Engineer, Public ServicesJane Ward, Administration, Public ServicesJeff Tarling, City Arborist, Public ServicesJeremiah Bartlett, Public ServicesCaptain Chris Pirone, Fire DepartmentDanielle West-Chuhta, Corporation CounselThomas Errico, P.E., TY Lin AssociatesDavid Senus, P.E., Woodard and CurranRick Blackburn, Assessor’s DepartmentApproval Letter FileApplicant (Vincent Veroneau of J B Brown & Sons) |