



CITY OF PORTLAND

August 8, 2001

Port Resources
175 Lancaster Street, Suite 217
Portland, ME 04101

RE: 823 Congress Street, Parking Lot
Job #2000-0111, CBL #53-C-32

Dear Sirs :

This letter is to confirm the revision to the approved plan of the project located at 823 Congress Street. The approved revision includes replacing the two (2) proposed planters with a 5-6 ft. Fir Tree. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
✓ Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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53-C-032

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 24, 2000

Jim Hatch
Port Resources
175 Lancaster Street
Suite 217
Portland, ME 04101

re: 823 Congress Street

Dear Mr. Hatch:

On August 24, 2000 the Portland Planning Authority granted minor site plan approval for a proposed driveway and parking lot located at 823 Congress Street with the following condition:

- i. That prior to issuance of a building permit, the applicant shall revise the site plan to include a City of Portland construction detail for a brick apron for the proposed driveway;
- ii. If the applicant and the abutter to the West (MKC Properties) decide to share a driveway, a revised plan must be submitted for review.
- iii. That the applicant shall make all good faith efforts to coordinate, with the abutting property owners, the work as approved by the City so as to minimize any disruption to the daily activities of the abutter to the west (MKC Properties). The developer/applicant shall be able to establish to the satisfaction of the City that this condition has been met."

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.

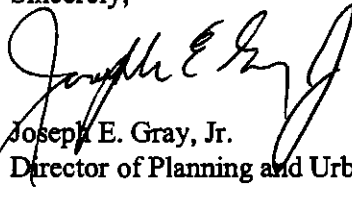
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building 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 preconstruction meeting.
5. 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.)
6. The Development Review Coordinator (Steve Bushey at DeLuca Hoffman 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

NO Building Permit needed!

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2000-0111
Application I. D. Number
06/21/2000
Application Date
Parking Lot
Project Name/Description

Port Resources
Applicant
175 Lancaster St., Suite 217, Portland, ME 04101
Applicant's Mailing Address
Jim Hatch
Consultant/Agent
Agent Ph: 549-5433 Agent Fax: 549-4655
Applicant or Agent Daytime Telephone, Fax

823 - 823 Congress St
Address of Proposed Site
053 C032
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **repaving**
existing 6 unit apt. **7001 Sf** **B2b**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review **\$251.77** Date **06/20/2000**

Planning Approval Status: Reviewer **Kandi Talbot**
 Approved Approved w/Conditions See Attached Denied
Approval Date **08/24/2000** Approval Expiration **08/24/2001** Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit **Kandi Talbot** **04/25/2001**
signature date

Performance Guarantee Required* Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted **04/25/2001** **\$18,000.00** **04/24/2002**
date amount expiration date
 Inspection Fee Paid **4/24/2001** **\$360.00**
date amount
 Building Permit Issue _____
date
 Performance Guarantee Reduced _____
date remaining balance signature
 Temporary Certificate of Occupancy _____
date Conditions (See Attached) expiration date
 Final Inspection _____
date signature
 Certificate Of Occupancy _____
date
 Performance Guarantee Released _____
date signature
 Defect Guarantee Submitted _____
submitted date amount expiration date
 Defect Guarantee Released

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2000-0111

Application I. D. Number

06/21/2000

Application Date

Parking Lot

Project Name/Description

Port Resources

Applicant

175 Lancaster St., Suite 217, Portland, ME 04101

Applicant's Mailing Address

Jim Hatch

Consultant/Agent

Agent Ph: 549-5433

Agent Fax: 549-4655

Applicant or Agent Daytime Telephone, Fax

823 - 823 Congress St

Address of Proposed Site

053 C032

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

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Approval Conditions of DRC

- 1 see Planning conditions

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2000-0111
Application I. D. Number
06/21/2000
Application Date
Parking Lot
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Applicant's Mailing Address
Jim Hatch
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Agent Ph: 549-5433 Agent Fax: 549-4655
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823 - 823 Congress St
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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **repaving**

existing 6 unit apt. **7001 Sf** **B2b**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review **\$251.77** Date **06/20/2000**

DRC Approval Status:

Reviewer **Steve Bushey**

- Approved **Approved w/Conditions** See Attached Denied

Approval Date **08/24/2000** Approval Expiration **08/24/2001** Extension to _____ Additional Sheets Attached
 Condition Compliance **Steve Bushey** **04/25/2001**
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	04/25/2001 date	\$18,000.00 amount	04/24/2002 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	4/24/2001 date	\$360.00 amount	
<input type="checkbox"/> Building Permit Issue	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

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