
MMC Outstanding Conditions re East Tower/Visitors Garage (for CO)

1 message

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Cc: "Hyman, Bruce" <bhyman@portlandmaine.gov>

Thu, Aug 29, 2019 at 1:47 PM

Nell

As requested, here are the outstanding conditions. Its possible Bruce is OK re all or some of his - I have copied Bruce on this so he can confirm or otherwise.

i. That the documentation of the land transfers and street acceptances associated with the sites shall be completed prior to the Certificate of Occupancy; ***My take on Camilles note is that this condition is only looking to have RTI in place re the East Tower- it does not necessarily require all conditions of the original approval to be met (though Jen may argue they need to be met before CO...) I am not sure the requirement to convey parcels (that are outside the footprint of the East Tower) is a RTI issue though obviously linked. Maybe needs further discussion with Jen T.***

i. That within 9 months of the date of this site plan approval the applicant shall submit a *"Sound Measurement Plan"* for review and approval by the Planning Authority, for assessing the actual changes in sound impacts on nearby properties between the helipad operating at the existing site and at the new location, including criteria for mitigation where such impacts are severe based on appropriate national standards. The *"Sound Measurement Plan"* is required in the event that the predicted sound levels are incorrect, and it shall be approved and implemented at least 2 months before the helipad is relocated. ***So- to PB or not if...***

i. That the applicant shall implement the following upgrades in the ROW prior to the issuance of a Certificate of Occupancy: ***(I don't have a sign off from Bruce on either of these)***

- a. Update the four (4) pedestrian light fixtures along the Congress Street frontage of the Visitors Garage to LED, and for each add the bracket and LED light fixture at the top of the existing poles. ***(AI said these were shown on your plans, but I don't think they were on them)***
- b. Install ADA pedestrian ramps at 4 locations where there are crosswalks near the East Tower.relocated;

i. That the applicant shall submit an assessment of the existing bicycle parking near the East Tower to confirm whether it meets the City's Technical Standards for the location, number and design of bicycle parking to serve the East Tower as expanded, and add to/relocate or replace bicycle parking as necessary to meet the standards prior to the issuance of a Certificate of

Occupancy for the East Tower; *(I don't have a sign off from Bruce-
Bruce- pl note they have bicycle parking in the visitors garage)*

Thanks
Jean