

CITY OF PORTLAND, MAINE
PLANNING BOARD

Marge

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevanian

December 13, 2004

Nathan Szanton
Maine Workforce Housing, LLC
One Longfellow Square, Ste 303
Portland, ME 04101

RE: 730 Congress Street – Walker Terrace Apartment Building
Application #2004-0213, CBL #055-C009-001
Site Plan and Subdivision Application

Dear Mr. Szanton:

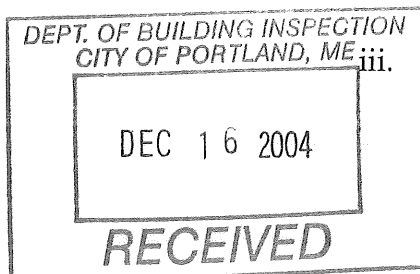
On November 23, 2004, the Portland Planning Board voted 6-0 (Anton Abstaining) to approve the above referenced site plan and subdivision application. The approval was granted for the project based on the findings and subject to conditions as follows:

1. That the plan, as revised and submitted on November 23, 2004, is in conformance with the subdivision standards of the land use code.
2. That the plan, as revised and submitted on November 23, 2004, is in conformance with the site plan standards of the land use code.

Conditions of Approval:

- i. The approval is based on the revised site plan submitted November 23, 2004.
- ii. The project shall fully conform to the terms and standards set forth in the approved Contract Zone C33 subject to final review and approval by the Planning Authority and Corporation Counsel.

The developer shall revise plans so as to satisfy all engineering concerns expressed by the City's consulting civil engineer as presented in a memo from Jim Seymour, P.E. dated June 29, 2004 and revised November 17, 2004, subject to final review and approval by the Planning Authority.



- iv. The developer shall install / replace the existing fence on the abutting McDougal property nearest the Walker Street sidewalk.

The approval includes the redevelopment of an approximately 0.4 acre site in the vicinity of 730 Congress Street for the creation of a forty-unit apartment building in conformance with Contract Zone C33.

The approval is based on the site plan submitted November 23, 2004 and the findings related to subdivision and site plan review standards as contained in Planning Report #57-04, which is attached.

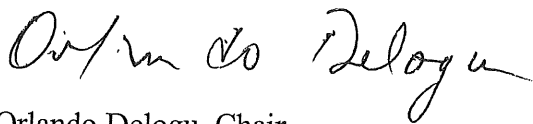
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 pre-construction meeting.
6. 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 Department 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. Please schedule any property closing with these requirements in mind.

If there are any questions or concerns, please contact Ethan Boxer-Macomber at 756-8083 or ebm@portlandmaine.gov.

Sincerely,



Orlando Delogu, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
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