



Tuck O'Brien  
City Planning Director, Planning Division

May 22, 2018

Joel Kittredge, Project Manager  
Maine Department of Transportation  
16 State House Station  
Augusta, ME 04333

Craig Morin, P.E.  
HNTB  
340 County Road, Suite 6-C  
Westbrook, ME 04092

**Project Name:** IMT Wharf Infill  
**Address:** 460 Commercial Street  
**Applicant:** Maine Port Authority (MaineDOT)  
**Planner:** Matthew Grooms

**Project ID:** 2018-010  
**CBL:** 059-A-001

Dear Mr. Kittredge and Mr. Morin:

On May 22, 2018, the Planning Authority approved a Level II Site Plan application for a proposal by the Maine Port Authority to demolish an existing maintenance shed and infill of 9,000 square feet of wharf area located at 460 West Commercial Street in the Waterfront Port Development zone (WPDZ). The decision is based upon the application, documents and plans as submitted. The proposal was reviewed for conformance with the standards of Portland's Site Plan Ordinance

### Waivers

The Planning Authority waives the Technical Standard for flooding as provided under Section 5.III.4.E(2) due to the capacity of the receiving water (Fore River) for stormwater.

### Site Plan Review

The Planning Authority finds that the plan is in conformance with the site plan standards of the Land Use Code and Shoreland Zone, subject to the following condition of approval:

1. Prior to issuance of any building permits, the applicant shall provide evidence that this proposal has been approved by Maine DEP and the Army Corps of Engineers.
2. The applicant shall provide evidence from Central Maine Power that the change in electrical configuration is acceptable.

The approval is based on the submitted plans and the findings related to site plan review standards for application 2018-010.

## **Standard Conditions of Approval**

Please Note: The following standard conditions of approval and requirements apply to all approved site plans:

1. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. Separate Building Permits Are Required This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.
3. Site Plan Expiration The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. Performance Guarantee and Inspection Fees A performance guarantee covering the site improvements shall not be required as proposed work is occurring over water, however a site inspection fee shall be required. A site inspection fee payment of 2.0% of the proposed project cost and seven (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. Preconstruction Meeting Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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. Construction Management Plans The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning

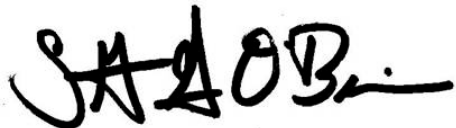
Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.

7. Department of Public Works Permits If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permit (s) is required for your site. Please contact the Department of Public Works Permit Clerk at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. As-Built Final Plans Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at 874-8719. 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 Matthew Grooms at (207) 874-8725

Sincerely,

A handwritten signature in black ink, appearing to read "S G O'Brien", with a horizontal line extending from the end.

Stuart G. O'Brien  
City Planning Director

Attachments:

1. Portland City Code: Chapter 32
2. Sample Stormwater Maintenance Agreement