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Planning Division

Alexander Jaegerman, Director

MEMORANDUM

TO: Steve Bushy, Deluca Hoffman Associates, Inc.

FROM: Bill Needelman, Senior Planner

DATE: August 28, 2012

SUBJECT: Canal Landing/New Yard LLC: Comments on Conditions of Approval Compliance

In advance of the Phase 1a Preconstruction Meeting for the Canal Landing project, scheduled for September 9, 2013, Planning Staff has reviewed the original December 25, 2012 conditions of approval and offers the following comments.

iii. Combined Sewer Overflow Easement: that prior to issuance of a building permit, the applicant provides a 30 foot wide easement to the City for the combined sewer overflow line crossing the property from West Commercial Street to the Fore River as shown on the Deluca Hoffaman Site Development Plan, C-2.1, revision 4, dated 12-5-12.

Since Phase 1a needs to stand on its own, Public Services needs the easement in conjunction with the first phase of development.

iv. Other Agency Reviews: that any modifications to City approved plans to meet outside agency requirements must be identified and submitted to the Planning Authority for final review prior to issuance of a building permit. Outside agency permits include, NRPA wetland alternation permits, Maine DEP VRAP approvals, and Portland Harbor Commission approvals.

We need documentation that either: the VRAP does not apply; the modifications with phase 1a are compliant with the VRAP; or that the VRAP has been modified and approved to be consistent with 1a.

viii. Fire Safety and Emergency Access: that prior to issuance of a building permit, the applicant submit a revised site plan for review and approval in compliance with the December 12, 2012 fire code analysis memo from Fire Risk Management, Inc. (Attachment U of Planning Report #53-12) The revised site plan will show emergency access routes to be kept clear of stored and trailered vessels, vehicle parking and snow storage.

As required in the August 27 amendment approval, I know that you are working on the revised Fire Safety Plan based on the 1a build out.

ix. Utility Capacity: that prior to issuance of a building permit, that electrical, gas, and sewer capacity letters are provided to the Planning Authority.

Please send the capacity letter copies. Your August 13 letter references your having received them, but I cannot find the copies in the submissions. For phase 1a, only water is needed since sanitary and gas connections are not proposed. If you plan to connect to the sanitary system with 1a, we'll need an amendment with the details and the capacity letter.

Phil DiPiero will need hard copies of the final plan for the preconstruction meeting on Monday. If the Fire Safety Plan envisions construction beyond the water lines/hydrants, please have that detailed on a plan for Phil, even if in draft form, pending Captain Pirone's approval.