

Portland, Maine



Yes. Life's good here.

Tuck O'Brien  
City Planning Director, Planning Division

August 17, 2016

Mr. Joel Kittredge, Project Manager  
Maine Dept. of Transportation  
16 State House Station  
Augusta, ME 04333-0016

Project Name: Portland International Marine Laydown and Corridor Connection  
Project ID: #2016-149  
Address: 460 Commercial Street CBL: 59-A-8  
Applicant: Maine Department of Transportation  
Planner: Richard Knowland

Dear Mr. Kittredge:

On July 22, 2016, the Planning Authority approved the amended Level II Site Plan application for the Portland International Marine Terminal facility expansion for the existing laydown and connecting corridor connection project at 460 Commercial Street. Any waivers and conditions included in the original approval remain valid for the amended site plan unless states otherwise. The amended plan as shown on the approved plans submitted for 460 commercial Street is approved with the following conditions:

1. That the proposed inspection and maintenance plan for the pervious pavement shall be incorporated into the site's Stormwater Prevention Plan (SWPP), developed in 2014, for review and approval prior to the final certificate of occupancy.

The approval is based on the submitted amended site plan, which is an amendment to the IMT Existing Layout and Connecting Corridor Plan (2014-038). All conditions and standard conditions of the original site plan remain in force.

## STANDARD CONDITIONS OF APPROVAL

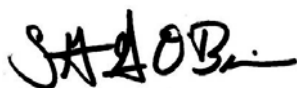
Please note the following standard conditions of approval and requirements for all approved site plans:

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 March 31, 2016, 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. **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.
3. **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 Service's 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.
4. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, 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 Division at 874-8632. 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 Barbara Barhydt at (207) 874-8699.

Sincerely,



Stuart G. O'Brien  
City Planning Director

**Electronic Distribution:**

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Approval Letter File

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