February 22, 2018

Phin Sprague
Canal Landing, LLC
100 West Commercial Street
Portland, ME 04101

Steven Bushey, P.E.
Stantec Consulting Services INC
482 Payne Road
Scarborough, ME 04074

Project Name:	Travel Lift Basin/Boat Ramp	Project ID:	2018-007
Address:	100 W. Commercial Street	CBL:	060-F-003
Applicant:	Canal Landing, LLC		
Planner:	Matthew Grooms		

Dear Mr. Sprague and Mr. Bushey:

On February 22, 2018, the Planning Authority approved a Level II Site Plan application for proposed work to construct a travel lift basin, remove existing pilings, install floats and a concrete boat ramp at 100 West Commercial Street in the Waterfront Port Development Zone. Other site work includes the grading for erosion control purposes and the stockpiling of dredge spoils on site. 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 and Shoreland Zone.

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 conditions of approval:

1. Prior to the start of work, the applicant shall TV the existing pipe located within the CSO easement to document any existing damage to the pipe. Following construction, the pipe shall again be inspected to determine if during the course of construction, any damage was caused. Given that the applicant will be transporting heavy equipment across this easement, if at any point in the future this pipe is damaged, it shall be the responsibility of the applicant to make repairs as necessary.
2. The applicant is in the process of drafting easement documents for the two proposed CSO easements across the applicant's property. These documents are required and shall be made a condition of approval on the next phase of the Canal Landing development.

3. The applicant shall address Zoning Administrator comments dated February 20th related to project impacts within the shoreland zone. Specifically the following items shall be provided:
    a. Documentation regarding how the proposed floats and piers meet local, state and federal regulations; and
    b. Evidence of Army Corps of Engineers approval; and
    c. Flood Hazard Development application and Flood Hazard Development Permit.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in the Review Memos for application 2018-007 which are attached.

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, inspection fee payment of 2.0% of the guarantee amount and seven (7) 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. Defect Guarantee A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. 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.

7. 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.

8. 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.)

9. 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 874-8632. 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 Matthew Groom sat (207) 874- 8725

Sincerely,

Inspections Division
Date: 02/26/18

Stuart G. O'Brien
City Planning Director

Attachments:
1. Peer Review Comments
2. Shoreland Zone Comments
3. Planning Comments
4. Performance Guarantee Packet

Electronic Distribution:
cc: Jeff Levine, AICP, Director of Planning and Urban Development
Stuart G. O'Brien, City Planning Director, Planning and Urban Development
Barbara Barhydt, Development Review Services Manager, Planning and Urban Development
Matthew Grooms, Planner, Planning and Urban Development
Philip DiPierro, DRC, Planning and Urban Development
Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Permitting and Inspections
Jonathan Rioux, Deputy Director, Permitting and Inspections
Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections
Chris Branch, Director of Public Works
Keith Gray, Senior Engineer, Public Works
Doug Roncarati, Stormwater Coordinator, Public Works
Jane Ward, Engineering, Public Works
Rhonda Zazzara, Construction Engineering Coordinator, Public Works
Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Transportation Systems Engineer, Public Works
William Scott, Chief Surveyor, Public Works
Mike Thompson, Fire
Danielle West-Chuhta, Corporation Counsel
Jennifer Thompson, Corporation Counsel
Victoria Volent, Housing Program Manager, Housing and Community Development
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Christopher Huff, Assessor