

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

RECEIVED

FEB 24 2005

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

Mr. Jay Waterman  
Avesta Fore River Housing L.P.  
307 Cumberland Avenue  
Portland, Maine 04101

January 26, 2005

RE: Fore River Apartments, 63 Frederic Street  
CBL: Chart 67, Block K, lot 19

Dear Mr. Waterman:

On January 25, 2005 the Portland Planning Board voted unanimously (5-0) (Anton and Silk recused) on the following two motions:

2. That the Fore River Apartments subdivision plat is in conformance with the Subdivision Review Ordinance of the City Land Use Code; and
3. That the Fore River Apartments site plan is in conformance with the Site Plan Standards of the land use code subject to the following condition:
  - a. That a conditional occupancy permit may be granted for Logan Place, Phase I, subject to the condition that the proposed crosswalk installations for Congress Street in and Park Avenue shall be installed by May 15, 2005.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board Report # 2-05, which is attached.

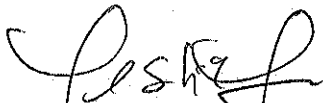
Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with 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 must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction 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 preconstruction meeting.
5. 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.)
6. 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 regarding the Board's actions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Leslie Lowry III, Chair  
Portland Planning Board

Attachments:

1. Cost Estimate Form for Performance Guarantee
2. Sample form for Performance Guarantee – Letter of Credit

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Barbara Barhydt, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Jim Seymour, Development Review Engineer  
Marge Schmuckal, Zoning Administrator  
Gayle Guertin, Inspections  
Michael Bobinsky, Public Works Director  
Tom Errico, Consulting Traffic Engineer  
Luci Cote, Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Rick Blackburn, Assessor's Office  
Approval Letter File  
John Mitchell, Mitchell and Associates, 70 Center Street, Portland, ME 04101  
Ben Walter, CWS Architects, 434 Cumberland Avenue, Portland, ME 04101