

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

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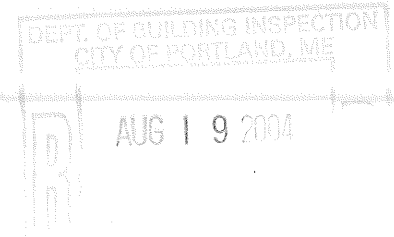
Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

August 18, 2004

Harvey Associates
605 Locust Street
Garden City, NY 11530



RE: Sid Harvey Industries Building Expansion – 160 St. John Street
ID #2004-0053, CBL #068 D005001

To Whom It May Concern:

On August 18, 2004 the Portland Planning Authority approved the proposed Sid Harvey Industries Building Expansion at 160 St. John Street as presented in plans prepared by Sebago Technics, last revision "E" dated August 12, 2004 and date stamped by the City of Portland on August 18, 2004. This approval is based on the findings and subject to the provisions, requirements and conditions contained in this letter.

Findings

1. The project, as presented in the above referenced plans, is in conformance with the use, performance and dimensional standards of the I-MB zone.
2. The project, as presented in above referenced plans, is in conformance with the Site Plan Ordinance.

Conditions

1. The drain manhole in St. John Street shall be installed in accordance with the City's Standards including the amount of bricks to adjust the frame to grade and the street restoration requirements.

Provisions and Requirements

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of 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 and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 pre-construction meeting.
6. 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.)

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.

Appeal

Where the Planning Authority has finally disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such appeal, the application shall be reviewed as if referred by the Planning Authority, except that the Planning Board may not decline to accept the reference.

If you have any questions regarding this approval, please contact me at 756-8083 or ebm@portlandmaine.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Boxer-Macomber', with a long horizontal flourish extending to the right.

Ethan Boxer-Macomber, Planner

Cc: Alexander Jaegerman, Planning Division Director
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Eric Labelle, City Engineer
Correspondence File