

CITY OF PORTLAND, MAINE

PLANNING BOARD

March 23, 2001

Stephen Barber
Barber Foods
54 St. John Street
Portland, ME 04102

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

re: Barber Foods Expansion CBL# 070 A005001

Dear Mr. Barber:

On February 27, 2001, the Portland Planning Board voted unanimously (6-0; Cole absent) to approve the site plan application for the expansion of the Barber Foods plant. The Board found that the application met the standards of the Site Plan ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

- i. That prior to issuance of a building permit, the applicant revise the site plan to include
- ii. modifications to allow a turning area to the rear of the Texaco parking lot.
- iii. That the applicant revise the site plan to reflect proposed grading and drainage of the Texaco parking lot.
- iv. That the plans be revised to include the as-built grades of the access drive from the new loading area.
- v. That the final site plans be stamped by a registered engineer and
- vi. That the survey and legal description for the Texaco lot be reconciled.
- vii. That the ability to permit parking on the Portland Water District easement be confirmed.
- viii. That illegal mobile temporary sign be removed from the site.

The Planning Board also granted a waiver of the technical standards, finding that extraordinary conditions do exist, ie. the nature of shift work at the Barber Foods plant to allow stacked parking:

The Board further found that the granting of the waiver will not create potentially hazardous vehicle and pedestrian conflict or that it will/will not nullify the intent and purpose of the land development plan and the City ordinances.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #10-01, which is attached.

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

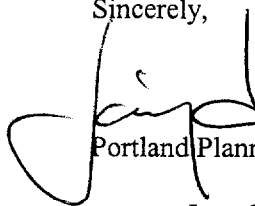
1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. 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.
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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection (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, please contact the Planning Staff.

Sincerely,


_____, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Program Manager
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention

Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File