

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 4/9/10

Project Name: Danforth Str. Accessory Building

Project Address: 501 Danforth Str.

Site Plan ID Number: 10-79900002

Planning Board/Authority Approval Date: 4/7/10

Site Plan Approval Date: 4/7/10

Performance Guarantee Accepted: 8/18/10

Inspection Fee Paid: 8/13/10 \$2,341.76 det# 119

Infrastructure Contributions Paid: N/A

Amount of Disturbed Area in SF or Acres: < 20,000 SF

MCGP/Chapter 500 Stormwater PBR: N/A

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 8/13/10

Conditions of Approval Met: 5/31/11

As-Builts Submitted: N/A

Public Services Sign Off: 5/31/11

Certificate of Occupancy Memo Processed: 3/23/11 - Expires 6/11/11

(Temporary or Permanent) 6/2/11

Performance Guarantee to Defect Guarantee: 6/2/11 reduced to \$11,273.30

Defect Guarantee Released: 6/14/12



# PORTLAND, MAINE

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Planning and Urban Development  
Gregory A. Mitchell, Acting Director

Planning Division  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** June 14, 2012  
**SUBJECT:** Request for release of Defect Guarantee  
501 Danforth Street, Accessory Building  
(ID# 10-79900002                      Lead CBL # 070 C 002001)

Please release the Defect Guarantee, Letter of Credit # NE 334 for the Accessory Building Project at 501 Danforth Street.

Remaining Balance      \$11,273.30

Approved:

  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File:

# Verrill Dana<sup>LLP</sup>

Attorneys at Law

DAVID L. GALGAY, JR.  
PARTNER  
dgalgay@verrilldana.com

ONE PORTLAND SQUARE  
PORTLAND, MAINE 04112-0586  
207-774-4000 • FAX 207-774-7499  
www.verrilldana.com

June 23, 2011

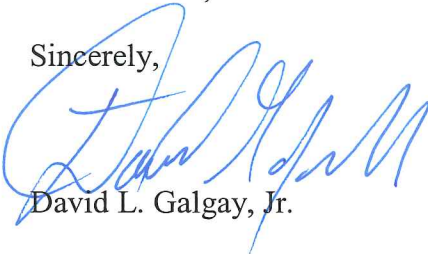
Phil DiPierro,  
Development Review Coordinator  
**Portland City Hall**  
389 Congress Street  
Portland, Maine 04101

**Re: 501 Danforth, LLC / Letter of Credit**

Dear Phil:

Enclosed please find the original executed Letter of Credit from Northeast Bank with respect to 501 Danforth, LLC.

Sincerely,



David L. Galgay, Jr.

DLG/jacg  
Enclosure

c: Christopher Thompson



SITE PLAN/SUBDIVISION  
DEFECT GUARANTEE  
ESCROW ACCOUNT  
#0411001158

**June 21, 2011**

Penny St. Louis Littell  
Director of Planning and Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: Application of **501 Danforth, LLC** for the **Accessory Building** at **501 Danforth Street**, Portland, Maine

**Northeast Bank** hereby certifies to the City of Portland that **Northeast Bank** will hold the sum of **\$11,273.30** in an interest bearing account established with the Bank. This account shall be in the name of **501 Danforth, LLC For Benefit Of The City of Portland** and shall represent the estimated cost to correct defects in workmanship and the durability of all materials used in the construction and installation of improvements contained within the **site plan improvements** as depicted on the subdivision/site plan, approved on **April 7, 2010** as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a defect guarantee for the above referenced development.

**Northeast Bank** will hold these funds as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Development and in his/her sole discretion, may draw against this Defect Guarantee by presentation of a direct letter to Maureen Warren, Sr. CLA @ Northeast Bank in the event that:

1. the Developer has failed to correct any defects in workmanship and the durability of all materials used in the construction and installation of improvements contained within the **site plan improvements** on or before **June 2, 2012** or the Developer has failed to complete any unfinished improvements. Said letter will state that the Developer has failed to correct such defect(s).



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Planning and Urban Development  
Penny St. Louis, Director


Planning Division  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** June 2, 2011  
**SUBJECT:** Request for Reduction of Performance Guarantee to Defect Guarantee  
501 Danforth Street, Accessory Building  
(ID# 10-79900002                      Lead CBL # 070 C 002001)

Please reduce the Performance Guarantee, Letter of Credit # NE 334 for the Accessory Building Project at 501 Danforth Street, to the Defect Guarantee.

Original Amount	\$112,733.00
<b><u>This Reduction</u></b>	<b><u>\$101,459.70</u></b>
Remaining Balance	\$ 11,273.30

This is the first reduction for the project.

**Approved:**   
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: One Solution

**Jennifer Yeaton - Re: 501 Danforth Street Letter of Credit.**

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**From:** Penny St. Louis  
**To:** Timothy Tower  
**Date:** 7/1/2011 10:38 AM  
**Subject:** Re: 501 Danforth Street Letter of Credit.  
**CC:** Jennifer Yeaton; Philip DiPierro

---

Tim: I am checking on this. I believe it was, in fact, returned.

>>> "Timothy Tower" <TTower@northeastbank.com> 7/1/2011 10:25 AM >>>

Hi Penny:

Hope all is well.

I cannot recall where we stand regarding the L/C cancellation, so I thought I'd touch base.

Do you know if your office will send (or has sent) the L/C back to Northeast Bank?

Thanks and enjoy the 4<sup>th</sup>.

Tim

---

**From:** C Thompson [mailto:parallaxpartners@gmail.com]  
**Sent:** Wednesday, June 22, 2011 2:12 PM  
**To:** PL@portlandmaine.gov  
**Cc:** Timothy Tower  
**Subject:** Fwd: Letter of Credit.

Hi Penny,

Good to see you earlier...

Now wearing another hat -- regarding 501 Danforth Street, Northeast Bank asked me to forward the email below & wanted me to see if the City can go ahead and cancel the Letter of Credit now that Northeast has established an escrow account for the performance guaranty per Phil DiPierro's letter. (We delivered a signed copy to Northeast yesterday).

Thanks! Pleasure doing all this business with you...

Chris

Sent from my iPhone

Begin forwarded message:

**From:** "Timothy Tower" <TTower@northeastbank.com>  
**Date:** June 22, 2011 1:42:41 PM EDT  
**To:** "Chris Thompson" <parallaxpartners@gmail.com>  
**Cc:** "Maureen Warren" <MWarren@northeastbank.com>  
**Subject:** Letter of Credit.

Chris:

Now that the closing is (presumably) over, I am hoping that you can let Penny know that we will need our LC cancelled if the account is acceptable.

If you have her email, feel free to forward this to her.

I have copied Maureen as well, in order to keep everyone in the loop.

Tim



# PORTLAND, MAINE

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Planning and Urban Development  
Penny St. Louis, Director

Planning Division  
Alexander Jaegerman, Director

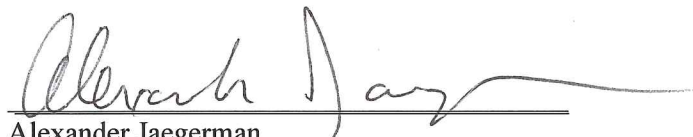
**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** June 2, 2011  
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501 Danforth Street, Accessory Building  
(ID# 10-79900002                      Lead CBL # 070 C 002001)

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This is the first reduction for the project.

Approved:

  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: One Solution



Memorandum  
Department of Planning and Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: March 23, 2011

RE: C. of O. for # 501 Danforth Street, Accessory Building  
(Id#10-79900002) (CBL 070 C 002001)

---

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager  
Barbara Barhydt, Development Review Services Manager  
File: One Solution

## Philip DiPierro - 501 & 525 Danforth

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**From:** Chris Thompson <parallaxpartners@gmail.com>  
**To:** Philip DiPierro <PD@portlandmaine.gov>  
**Date:** 3/28/2011 3:48 PM  
**Subject:** 501 & 525 Danforth  
**CC:** David Lloyd <lloyd@archetypepa.com>, propsys <propsys@midmaine.com>

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Phil,

I hope all is well.

Sorry for the delay on this.

Here is the breakdown from Davis & Hanscom on finishing up the site work & landscaping with projected completion dates.

Let me know if this gives you what you need.

Thanks again,

Chris

----- Forwarded message -----

**From:** Scott Wiemer <[scott@davisandhanscom.com](mailto:scott@davisandhanscom.com)>  
**Date:** Mon, Mar 28, 2011 at 3:32 PM  
**Subject:** Re: exterior  
**To:** Chris Thompson <[parallaxpartners@gmail.com](mailto:parallaxpartners@gmail.com)>  
**Cc:** Davis & Hanscom <[info@davisandhanscom.com](mailto:info@davisandhanscom.com)>, propsys <[propsys@midmaine.com](mailto:propsys@midmaine.com)>, David Lloyd <[lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)>

Hi Chris,

Here is the breakdown for the remaining costs and approximate dates for completion:

Paving, striping, curbing and street sidewalk -- \$12,500 -- April 22nd

Loaming and seeding -- \$2,000 -- April 15th

Landscaping (plantings) -- \$4,850 -- May 6th

Dates for completion may vary depending on weather and paving plant openings. Lets hope it warms up soon.

Scott

|

--

Chris Thompson, Ph.D.  
Parallax Partners, Inc.  
55 Lisbon Street, Suite 2400  
Lewiston, Maine 04240  
cell: 207.347.1614  
[parallaxpartners@gmail.com](mailto:parallaxpartners@gmail.com)

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Do you really need to print this e-mail ? Think green...

Memorandum  
Department of Planning and Development  
Planning Division

---



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: March 23, 2011

RE: C. of O. for # 501 Danforth Street, Accessory Building  
(Id#10-79900002) (CBL 070 C 002001)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. Paving and Striping,
2. Landscaping,
3. Finish grading, loaming, seeding, & mulching,
4. Completion of curb installation,
5. Completion of public & private sidewalks,
6. Grading, slope stabilization & block wall completion,
7. Raising catch basin frames & grates,
8. Confirmation that property pins have been set,
9. Minor Miscellaneous site work, *cut off lights, parking stops, cases trap*

I anticipate this work can be completed by **June 1, 2011**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager  
Barbara Barhydt, Development Review Services Manager

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 501 DANFORTH ST Parcel ID: 070 C002001 Dist: 2**

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**From:** Lannie Dobson  
**To:** C of O  
**Date:** 3/7/2011 1:53 PM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 501 DANFORTH ST Parcel ID: 070 C002001 Dist: 2

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Date: 3/10/2011 Time: 12:00:00 PM

Note: Would like noon or later - 415-1275 Scott Property Addr: 501 DANFORTH ST Parcel ID: 070 C002001

Application Type: Prmt  
Application ID: 100664

Contact:  
Phone1: Phone2:

Owner Name: 501 DANFORTH LLC  
Owner Addr: 53 LISBON ST STE 2400  
LEWISTON, ME 04243

Steve Busby  
- East Point Church - Sand Filter Changes  
- VA Medical offices - Dumpster

Rescheduled

3/17/11

PM

Subt @

**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performance Guarantee**

Date: 7/23/10

Name of Project: 501 DANKFORTH ST.

Address/Location: 501 DANKFORTH ST.

Application ID #: \_\_\_\_\_

Developer: PROSYS, INC., SUITE 2400, 55 LISBORN ST., LEWISTON, ME.

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) \_\_\_\_\_

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas	1	LS	650	1	LS	\$30,400 ✓
Curbing	45 LF	37.00	1665.	370 LF	37.00	13690. ✓
Sidewalks	25 SY	42.00	1050.	68 SY	108.00	7344. ✓
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	20 SY	49.50	990. ✓			
Other						
2. EARTH WORK						
Cut				650 LY	7.00	4550. ✓
Fill				840 LY	20.00	16800. ✓
3. SANITARY SEWER						
Manholes				1 MA	3110.	3110. ✓
Piping				140 LF	16.00	2240. ✓
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations				1	3710	3710 ✓
Other <i>oil/water separator</i>				30 LF	26.00	780. ✓
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes				1 MA	1350	1350. ✓
Catchbasins				290 LF	15.00	4350. ✓
Piping						
Detention Basin						
Stormwater Quality Units				28 SY	23.00	644. ✓
Other						

57250

54614

6. SITE LIGHTING					
7. EROSION CONTROL					
Silt Fence			150LF	4.00	600.00 ✓
Check Dams					
Pipe Inlet/Outlet Protection					
Level Lip Spreader					
Slope Stabilization					
Geotextile			60SY	2.00	120.00 ✓
Hay Bale Barriers					
Catch Basin Inlet Protection			368	10.00	3680.00 ✓
8. RECREATION AND OPEN SPACE AMENITIES					
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) <i>RET. WALL, CURB, SEED</i>			765SY 1070SY	21.00 4.00	16065.00 4280.00 ✓
10. MISCELLANEOUS					
TOTAL:	\$4355	3705.00			<del>78,673.00</del> \$112,733.00 ✓
GRAND TOTAL:					

*total \$117,088  
OK 8/11/10*

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$87.10	\$2,254.64	\$2,341.74
or			
B: Alternative Assessment:			
Assessed by:	<i>[Signature]</i> (name)	<i>[Signature]</i> (name)	8/11/10

*2/25/11 ok to release \$54,614  
Hold \$62,474*



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director

**APRIL 7, 2010**

**PropSys, Inc.**  
55 Lisbon St.  
Suite 2400  
Lewiston ME 04240

**Deluca-Hoffman Associates, Inc.**  
778 Main St.,  
Suite 8  
South Portland, ME 04106

**RE:** Review Comments for Final Plan – Administrative Review

**Project Name:** Danforth Street Accessory Building  
**Project ID:** 10-79900002  
**Project Address:** 501 Danforth St.      **CBL:** 070-C-002-001

**Planner:** Erick Giles, AICP, LEED AP

Dear Applicant:

On **April 7, 2010**, the Portland Planning Authority approved a minor site plan for a 6,000 Sq Ft Accessory Building at 501 Danforth St. as submitted by the Applicant and shown on the approved plan prepared by **Stephen R. Bushey, P.E. Deluca-Hoffman Associates, Inc.** and dated **4/1/10** with the following conditions:

*done  
4/19/10  
See e-mail*

1. The applicant shall provide additional sight distance measurements and improvements on the proposed main entrances subject to the approval of the Planning Authority.
2. All HVAC units shall be in compliance with zoning requirements of the property and any violation shall be the responsibility of the property owner.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

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

1. The site shall be developed and maintained as depicted in the site plan and 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 the planning



authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an 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 Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or 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 subdivision or site plan application for staff review and approval.
5. 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.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site 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 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.
8. 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 Division 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 you have any questions, please contact **Erick Giles** at **874-8723** or **egiles@portlandmaine.gov**

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Attachments:**

1. (applicable staff memo(s))
2. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Eric Giles, Aicp Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lisa Danforth, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Todd Merkle, Public Services  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, Wilbur Smith Consulting Engineers  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File

**From:** C Thompson <parallaxpartners@gmail.com>  
**To:** Eric Giles <EGILES@portlandmaine.gov>  
**CC:** Barbara Barhydt <BAB@portlandmaine.gov>, Philip DiPierro <PD@portlandmaine.gov>  
**Date:** 4/8/2010 5:39 PM  
**Subject:** Re: 501 Danforth Street

Erick,

Thank you very much for your help in finalizing this. We look forward to getting the project underway, and we greatly appreciate your efforts and the quick turnaround time from your office.

Thanks again and best regards,

Chris

Sent from my iPhone

On Apr 8, 2010, at 1:37 PM, "Eric Giles" <EGILES@portlandmaine.gov> wrote:

> Steve,  
> Please use this email to confirm that Condition #1 of your approval  
> letter for the site plan at 501 Danforth has been met to the  
> satisfaction of the Planning Authority. Please remember to consult  
> your letter of approval for further requirements prior to issuance  
> of a building permit.

> Respectfully,

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>>>> C Thompson <parallaxpartners@gmail.com> 4/8/2010 1:20 PM >>>>

> Erick,

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>> Steve -- Your understanding of our conversation are correct. I  
>> have no further details to add. Thanks

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>> 12 Northbrook Drive  
>> Building A, Suite One  
>> Falmouth, ME 04105

>> 207.347.4354 (Direct)  
>> 207.781.4721 (Main)

>> 207.781.4753 (Fax)  
>> 207.400.0719 (Mobile)  
>>  
>>  
>> From: Steve Bushey [mailto:SBushey@DelucaHoffman.com]  
>> Sent: Thursday, April 08, 2010 10:17 AM  
>> To: Thomas Errico; Eric Giles  
>> Cc: Chris Thompson; lloyd@archetypepa.com  
>> Subject: 501 Danforth Street  
>>  
>>  
>> Hi Tom,  
>>  
>>  
>> Per our discussion we understand the following with respect to the  
>> site lines available at the driveways for the 501 Danforth Street  
>> property.  
>>  
>>  
>> . No new landscaping will be allowed within the site line p  
>> ath generally looking south towards the Danforth Street corner fro  
>> m the site's south driveway. This is basically the area in front  
>> of the existing building. Any existing landscaping should be main  
>> tained in a manner that will avoid the landscaping from interferin  
>> g with the available site line at this location. The available si  
>> te distance is 190 LF and the posted speed limit on Danforth Stree  
>> t is 20 MPH.  
>>  
>> . A driveway warning sign placed on Danforth Street just up  
>> hill of the site may be warranted and you will conduct a field rev  
>> iew to determine if one is necessary. The applicant will be respo  
>> nsible for the placement of this sign in accordance with MUTCD sta  
>> ndards if you feel a sign is necessary.  
>>  
>> . The site line looking north from the site driveway along  
>> Valley Street goes all the way to the signalized intersection with  
>> St. John Street. No further action is necessary for these condit  
>> ions.  
>>  
>>  
>> Please advise if these items meet your understanding of the site  
>> plan conditions of approval. The applicant is looking to complete  
>> the real estate closing on Friday morning, April 9th and any  
>> response you can provide regarding this message would be appreciated.  
>>  
>>  
>> Thanks for your consideration.  
>>  
>>  
>> Stephen Bushey PE  
>>  
>> Senior Engineer  
>>  
>> DeLuca-Hoffman Associates, Inc.  
>>  
>> 778 Main Street, Suite 8  
>>  
>> South Portland, Maine 04106  
>>  
>> 207- 775-1121  
>>  
>> Fax 207-879-0896  
>>  
>> sbushey@delucahoffman.com  
>>  
>> www.delucahoffman.com  
>>  
>>  
>>  
>> This message and any attachments are intended for the individual or

Memorandum  
Department of Planning and Urban Development  
Planning Division



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**TO:** Phil Diperro – Development Review Coordinator  
Assessor's Office  
Leslie Kanyor – Public Services (CD only)  
David Margolis Pineo – Public Services  
Jeff Tarling – Public Services  
Marge Schmuckal – Zoning Administrator

**FROM:** Erick Giles, AICP, LEED AP

**DATE:** April 15, 2010

**RE:** Final Approved Plans – 501 Danforth St.

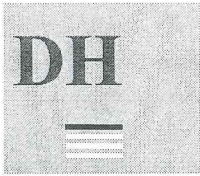
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Please see attached approved plans for the 501 Danforth St site plan development at 501 Danforth St., approved by the Planning Authority.

Please contact me with any questions or concerns.

Respectfully,

Erick



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207.775.1121  
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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

March 8, 2011

Mr. Erick Giles  
Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101-3509

**CITY OF PORTLAND**  
**APPROVED SITE PLAN** PROVED  
**Subject to Dept. Conditions**  
**Date of Approval:** APR 04 2011

PLANNING DEPT  
PROVED

APR 04 2011

PLANNING DEPT

**Subject: 501 Danforth Street Accessory Building  
DeMinimus Change – LP Gas Tank installation**

Dear Erick:

On behalf of the owner of the property at 501 Danforth Street, we are submitting a revised Site Plan detailing the installation of an aboveground 1,000 Gal. LP gas tank. The tank installation will be located just north of the proposed accessory building that is currently under construction.

The tank will supply the fuel for the building's heating system. The tank will be a traditional LP steel tank supplied by a local vendor. The estimated tank dimensions include a 41" tank diameter and 16' length. The tank may be mounted on concrete blocks over a bed of stone. The owner is proposing to install six (6) arborvitae evergreens (5'-6' ht.) to provide some screening of the tank. The supply line from the tank to the building will be underground.

We request your consideration of this information as a deminimus change to the site plan and we are hopeful that a Site Plan amendment and application fee are not required for this small plan change. Please review the accompanying plan and advise this office as to your findings on this request. If you have any questions with regards to this letter, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E.  
Senior Engineer

SRB/smk/JN2939/Giles-03-08-11

Enclosure

c: Chris Thompson, PropSys, Inc.  
David Lloyd, Archetype