

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

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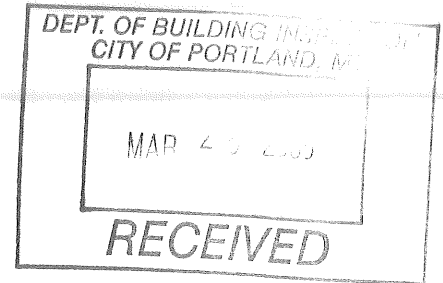
Orlando E. Delogu, Chair  
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March 21, 2005

Mr. P. D. Merrill  
Merrill Industries Inc.  
114 Eben Hill Road  
Yarmouth, Maine 04096

RE: Rubb VII Warehouse Approval  
Merrill Marine Terminal

CBL: 072 A003001



Dear Mr. Merrill:

On February 8, 2005, the Portland Planning Board voted 6-0 to approve the site plan for a 56,100 square foot warehouse at 601A Danforth Street. The Board reviewed the project under the site plan, site location of development and shoreland standards of the City land use code. Approval was granted for the project with the following condition(s):

- i. That the applicant provides a water capacity letter prior to issuance of a building permit.
- ii. That the applicant contributes \$5000 to the Portland Tree Trust in lieu of on-site landscaping prior to issuance of a building permit.
- iii. That the applicant provides evidence that the existing vortechincs unit has been inspected, cleaned and maintained per manufacturer's specifications prior to occupancy of the warehouse.
- iv. That the applicant provides revised lighting fixtures for Planning Authority review and approval.
- v. That the applicant receive approval or waiver from the Maine Department of Environmental Protection for grading and construction at the water's edge.

The approval includes a frame and fabric warehouse, site grading and vehicular circulation improvements. The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 8-05, which is attached.

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 AutoCAD files (\*.dwg), release 14 or greater, 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.

If there are any questions, please contact Bill Needelman, Senior Planner at 874-8722.

Sincerely,



Lee Lowry, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Bill Needelman, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office  
Approval Letter File