



PORTLAND MAINE

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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

June 12th, 2013

Reed and Reed
Attn. Dustin Littlefield
275 River Road
Woolwich, ME 04579

Mercy Hospital
attn. Bill Connelly and Mike Connelly
144 State Street
Portland, ME 04101

Project Name: **Mercy Hospital – amendment to Approved plan
Southern Open Space: Swale, Planting and Access Modifications**

Project ID: #10-99600005
Address: 175 Fore River Parkway CBL: 073-A-001-001
Applicant: Reed and Reed on behalf Mercy Hospital
Planner: Jean Fraser

Dear Sirs:

On June 12th, 2013, the Planning Authority approved with conditions the amended site plan for the Mercy Hospital Phase I development (approved application #2005-0192) to include modifications to the southern open space area to accommodate the reconstruction of the Veteran's Bridge. The modifications included: extension of the swales (to replace in-kind the disturbed swales); relocation of the tree planting; and access improvements.

The decision is based upon the application, documents and plans as submitted by Fay, Spofford & Thorndike (formerly DeLuca Hoffman): *Surface Restoration* Plan (green mark up) Rev 4 dated 6.12.2013 (as based on MDOT final bridge plans). The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

The approval is subject to the following conditions:

- i. *That the applicant shall ensure that a safe and passable public pedestrian route is maintained at all times (daylight hours) between the underpass drive and the southern public open space; and*
- ii. *That the snow storage area located on the southern open space shall be operated so as not to interfere with the public's use and enjoyment of the open space; and*
- iii. *That the snow storage area on the southern open space area shall drain into the adjacent swales at all times; and*
- iv. *That at the time of a site plan application for any development on or near the southern public open space, the proposals shall incorporate further improvements to access, landscaping and amenities.*

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.

Please note that the proposals are also subject to an MDEP Permit Reference L-20775-19-S-M dated October 4, 2010.

STANDARD CONDITIONS OF APPROVAL

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

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in 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 Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
3. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Jean Fraser at (207) 874- 8728.

Sincerely,



Alexander Jaegerman, FAICP
Planning Division Director

cc:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services

Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Cc (paper):

Mr. Stephen R. Bushey, PE
Fay, Spofford & Thorndike
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