

CITY OF PORTLAND, MAINE PLANNING BOARD

December 1, 2003

Mr. Jay Waterman
YC Portland, LP
c/o Avesta Housing
307 Cumberland Avenue
Portland, Maine 04101

Jaimey Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson
Janice E. Tevanian

RE: Logan Place, 52 Frederic Street

CBL: Chart 76, Block A, Lots #1-8

Dear Mr. Waterman:

On November 25, 2003 the Portland Planning Board voted unanimously (7-0) on the following motions regarding the Logan Place subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. A subdivision plat sealed and stamped by a Maine licensed surveyor, which meets all requirements of the City's Land Use Code shall be submitted for review and approval prior to the Planning Board's signature.
 - ii. The subdivision plat shall include notes, dimensions and bearings of all drainage, access, or utility easements. Show and label rights and easements and have it sealed by a Licensed State of Maine Surveyor.
 - iii. As part of Phase I of the project, crosswalks be installed by the applicant on both Congress Street and Park Avenue prior to occupancy. Supplemental advance warning devices and other strategies shall be determined following a review of conditions by the applicant's engineer in consultations with City's Crosswalk Committee. All work deemed necessary shall be the responsibility of the applicant.
2. That the Logan Place plan, Phase I is in conformance with the site plan standards of the land use code subject to the following conditions:
 - iv. The Applicant shall submit a letter to the Planning and Development Department from the Maine Department of Transportation confirming they will install the perimeter chain link fence prior to the issuance of a certificate of occupancy for Phase I.
 - v. The applicant shall submit prior to construction a letter of approval and agreed construction schedule be forwarded to the city from the applicant and the involved utility companies.

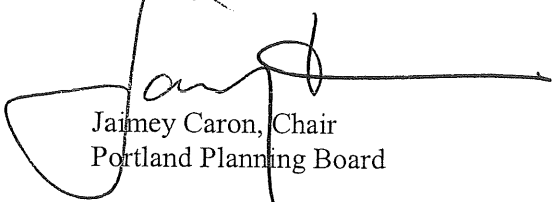
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board Report # 57-03, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with 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 must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
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.)
6. 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 regarding the Board's actions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Jim Seymour, Consulting Engineer

Marge Schmuckal, Zoning Administrator

Karen Dunfey, Inspections

Michael Bobinsky, Public Works Director

Tom Errico, Consulting Traffic Engineer

Luci Cote, Traffic Division

Tony Lombardo, Project Engineer

Eric Labelle, City Engineer

Jeff Tarling, City Arborist

Charlie Lane, Associate Corporation Counsel

Penny Littell, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention

Don Hall, Appraiser, Assessor's Office

Approval Letter File

John Mitchell, Mitchell and Associates, 70 Center Street, Portland, ME 04101