

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

Kevin Beal, Chair  
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Lee Lowry III  
Shalom Odokara  
David Silk  
Janice E. Tevanian

May 19, 2006

Robert Cook  
Portland Public Works  
55 Portland St  
Portland, ME 04101

RE: Great Diamond Island Storage/Parking Lot

CBL: 083B F002001

Dear Mr. Cook:

On April 25, 2006, the Portland Planning Board voted unanimously (5-0; Anton and Silk absent) to approve the site plan for the above referenced application. The approval was granted for the project with the following conditions:

- That a timber guardrail be installed around the perimeter of the parking lot in order to contain use and impact on surrounding vegetation;
- That once the construction of the lot is completed, the City Arborist will determine whether additional plantings along Diamond Avenue are needed to suitably screen to ensure compatibility with the surrounding neighborhood.
- That the applicant amend the plan to indicate the use of geotextile fabric under the proposed stone dust pathway.
- If the retaining wall is over 4ft high, a stamped engineered wall design shall be submitted.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report 27-06, which is attached.

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

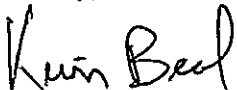
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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 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 there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Kevin Beal, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
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  
Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

