



Planning & Urban Development Department

Planning & Urban Development Department
 Jeff Levine, AICP, Director

Planning Division
 Alexander Jaegerman, Director

May 28, 2015

Mike Bobinsky, Director
 Troy Moon, Environmental Programs Manager
 City of Portland, Department of Public Services
 55 Portland Street
 Portland, ME 04101

Owens McCullough, PE
 Sebago Technics
 75 John Roberts Road, Suite 1A
 South Portland, ME 04106

Project Name: Great Diamond Island Transfer Station
Project ID: #2014-212
Address: As submitted: 78 McKinley Ct, Great Diamond Island (GDI), Maine
 As amended by Assessors to separate site from open space: 11 Wood Side Drive, GDI
CBL: As submitted: 83B M001001
 As amended by Assessors to separate site from open space: 083B M002 and 083E B022
Applicant: City of Portland Department of Public Services
Planner: Jean Fraser

Dear Mike, Troy and Owens:

On May 28, 2015, the Planning Authority approved with conditions a Level II site plan for the construction of a solid waste transfer and recycling facility on a 1.25 acre site leased from the Diamond Cove Homeowners Association (DCHA) near the "laundry building" at Wood Side Drive on Great Diamond Island.

The decision is based upon the application, documents and plans as submitted by the Department of Public Services, and the May 26, 2015 plan set prepared by Sebago Technics. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance, Article V of the land use code.

It should be noted that the site of the project was previously part of the designated open space referenced in the 1985 Conditional Rezoning Agreement, which was amended by the City Council on May 4, 2015 to identify the location of the transfer station, revise the open space boundary, and allow the construction of the transfer station as envisaged.

The Level II site plan is approved with the following conditions:

A. CONDITIONS OF APPROVAL

The Planning Authority found that the proposal and associated plans are in conformance with the site plan standards of the land use code subject to the following conditions of approval, which must be met prior to the issuance of a building permit unless stated otherwise:

- i. That the applicant shall submit copies of the final MDEP Solid Waste Transfer Station Permit prior to the issuance of a Building Permit; and

- ii. That the areas identified on the approved Site Plan as "old growth stand" and "old growth mitigation area" within the leased site shall be preserved and managed in accordance with the 2013 Forest Management Plan and the November 2014 MDEP SLOD Minor Revision Order; and
- iii. That the applicant shall arrange a signed and recorded (copied to the Planning Authority) easement for the off-site tree planting, paving, and stormwater filtration (to include long term maintenance responsibilities as set out in this approval letter) prior to the issuance of a building permit; and
- iv. That the applicant shall be responsible for maintaining the new screen planting to the north of the site for the period of the lease (on the other side of the road and near the road, on and near the site) and for the future maintenance of the entire stormwater system including any components outside of the leased boundary; and
- v. That prior to clearance of any vegetation on or near the site, the areas of vegetation and trees to be preserved shall be marked on and near the site with stakes and a protective barrier installed, and the staking/barrier shall be verified on site by the City Arborist and as part of the preconstruction meeting referenced in Standard Condition 5 below; and
- vi. That the stakes/barriers (referred to in condition 5) shall remain in place until the construction work is completed, and there shall be no disturbance of the areas so preserved at any time (ie no storage of materials or equipment); and
- vii. That there shall normally be no site lighting nor truck activity between the hours of 8PM and 7AM, except as necessitated by operational contingencies ; and
- viii. That the applicant shall comply with the submitted stormwater inspection and maintenance plan and shall submit an amended plan, prior to the issuance of a Certificate of Occupancy, that references the annual inspection and reporting requirements outlined in Chapter 32 of the City of Portland Code of Ordinances.

B. STANDARD CONDITIONS OF APPROVAL

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

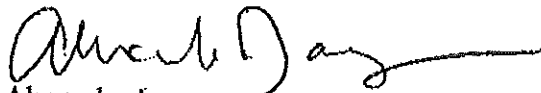
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **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.
4. **Inspection Fees** An inspection fee payment of \$300, and seven (7) final sets of plans plus one final digital copy must be submitted to and approved by the Planning Division and Public Services Department 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 site plan application for staff review and approval.

5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held 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 Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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. **Department of Public Services Permits** 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.)
7. **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
Planning Division Director

cc:

Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Zoning Administrator
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Bill Clark, Project Engineer, Public Services
Katherine Earley, Engineering Services Manager, Public Service
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, 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
David Senus, P.E., Woodard and Curran
Thomas Errico, Chief of Fire Department
Rick Blackburn, Assessor's Department
Approval Letter File