



Alex Jaegerman, FAICP
Division Director, Planning Division

June 20, 2016

Glickman Family Trust
111 Commercial Street Suite 300
Portland, ME 04101

Lisa Vickers, Eco-Analysts, Inc.
PO Box 224
Bath, ME 04530

Project Name: Float Modification
Address: 25 Diamond Shore Road
Applicant: Glickman Family Trust

Project ID: 2016-127
CBL: 83C A 3
Planner: Nell Donaldson

Dear Mr. Glickman:

On June 15, 2016 the Planning Authority approved a Level II site plan for your proposed float modification at 25 Diamond Shore Road. The decision is based upon the application, documents and plans as prepared by Eco-Analysts, Inc., and submitted on May 25, 2016. The proposal was reviewed for conformance with the standards of Portland's land use code, including the site plan and shoreland zoning ordinances (Article V and Division 26, respectively).

WAIVER

The Planning Authority found that, given that the proposed float is to be installed on a seasonal basis entirely within the water, and because no stamped, engineered plan is required as part of the building permit review, the submittal requirement for an engineer's stamp is waived.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code, subject to the following conditions of approval:

1. Prior to issuance of a building permit, the applicant shall provide evidence of permits from the Army Corps of Engineers, Maine Bureau of Parks and Lands, and Portland Harbor Commissioners for review and approval by the Planning Authority.

The approval is based on the site plan submitted with the application dated May 25, 2016. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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.

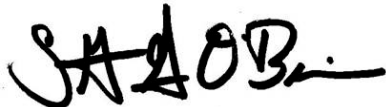
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. A building permit is required for the stair installation.
3. **Site Plan Expiration** The site plan approval will 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** The minimum inspection fee payment of \$300 and five (5) final sets of full-size plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

Also note that, as stated in *Section 14-529* of the site plan ordinance, any person aggrieved may appeal this decision to the planning board within thirty (30) days of the date of the written decision of the planning authority. Upon the taking of such an appeal, the application shall be reviewed as a new application.

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 Nell Donaldson at (207) 874-8723.

Sincerely,



Stuart O'Brien
Planning Division Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Nell Donaldson, Planner/Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Acting Zoning Administrator, Inspections Division
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Brad Saucier, Administration, Inspections Division
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project 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
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Keith Gautreau, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File