



Jeff Levine, AICP
Director, Planning & Urban Development Department

July 18, 2016

Mr. Oliver Pennington
33 Mc Call Road
Winchester, MA. 01890

Project Name: Diamond Cove Lot 39 Building Envelope Revision Project ID: #2016-089

Address: 233 Woodside Drive CBL: 83E-E-9

Applicant: Oliver Pennington

Planner: Richard Knowland, Senior Planner

Dear Mr. Pennington:

This letter is to confirm that the Portland Planning Authority has reviewed and approved your proposal to amend the building envelope for lot 39 of the Diamond Cove Subdivision located at 233 Wood Side Drive on Great Diamond Island. Any waivers or conditions in the original Diamond Cove Subdivision remain valid for the amended plan unless otherwise stated. The approval is subject to the following conditions:

1. The building envelope staked out in the field (observed by City staff in May 2016) does not appear to match the building envelope shown on the submitted plan. The final building envelope shall be shown on the revised subdivision recording plat including the dimensions of the envelope and setbacks from the property line.
2. That a revised subdivision recording plat reflecting the changes in the amended building envelope shall be submitted for Planning Authority review and approval. The revised plat shall be prepared on mylar with a signature approval line for the Director of Planning and Urban Development, Jeff Levine.
3. As part of the site plan review application process for a proposed house on this lot, the site plan shall document all existing trees or tree stumps that are 6 inches in diameter or greater on the water side of the lot. Applicant should be aware that additional trees may be required during the site plan review process particularly those that have been taken down or fallen.

The approval is based on the submitted plans and other submissions. Any waivers and conditions included in the original approval remain valid for the amended subdivision plan unless stated otherwise.

Note that site construction for this lot will require submission of a Level I Site Plan for Planning Authority review and approval.

STANDARD CONDITIONS OF APPROVAL

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

1. **Mylar Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and Planning Authority signature prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.

1. **Modifications to an Approved Subdivision:** The subdivision shall be constructed in accordance with the approved plans. Modification of an approved subdivision plan requires the prior review and approval of an amended subdivision plan by the Planning Board or Planning Authority.

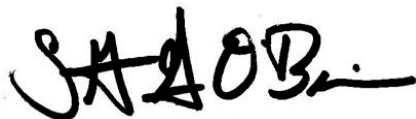
2. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction 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.

3. **Separate Building Permits Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

4. **As-Built Final Plans** Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

If there are any questions, please contact Barbara Barhydt at (207) 874-8699.

Sincerely,



Stuart G. O'Brien

City Planning Director

Electronic Distribution:

CC: Jeff Levine, AICP, Director of Planning and Urban Development
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