

Portland, Maine



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Planning & Urban Development Department

July 1, 2015

Robert Hannigan
Hannigan's Market
76 Island Avenue
Peaks Island, ME 04108

Stephen Mohr
Mohr & Seredin Landscape Architects
18 Pleasant Street
Portland, ME 04101

Project Name: Hannigan's Market Retaining Wall
Address: 76 Island Avenue
Applicant: Robert Hannigan
Planner: Nell Donaldson

Project ID: 2015-082
CBL: 084-P-004

Dear Mr. Hannigan:

On July 1, 2015, the Planning Authority approved with conditions a Level II site plan for the construction of a 75' linear stone-filled gabion retaining wall and landscaping improvements at 76 Island Avenue on Peaks Island. The decision is based upon the application, documents and plans as submitted by Mohr & Seredin Landscape Architects and dated June 17, 2015. The proposal was reviewed for conformance with the standards of the city's shoreland zoning regulations, Division 26 of the land use code, and the standards of the site plan ordinance, Article V of the land use code.

WAIVERS

1. Due to the fact that the site is developed and the submitted boundary survey depicts property lines, the Planning Authority waives the survey requirements of the City of Portland Technical Manual, Section 13, relating to the depiction of zoning boundaries, flood zones, setbacks, grading contours and elevation data, existing utility infrastructure, benchmark used, and street status, subject to the condition that the applicant identify property corners in the field at the time of the pre-construction meeting for review and approval by the city's Development Review Services Coordinator.

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 and the standard conditions of approval:

1. The applicant shall conduct all work as proposed in the site plan application entirely within the limits of the subject property. The applicant shall identify property corners in the field at the time of the pre-construction meeting for review and approval by the city's Development Review Services Coordinator.

The approval is based on the site plan submitted June 17, 2015. 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.
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. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans 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. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **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.
7. **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.)
8. **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.