



# PORTLAND MAINE

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## Planning & Urban Development Department

Penny St. Louis Littell, Director

October 7, 2010

## Planning Division

Alexander Jaegerman, Director

Lionel Plante Associates  
98 Island Avenue  
Peaks Island  
Portland, ME 04108

Project Name: Lionel Plante Associates Berthing Pier and Floats  
Project ID: 10-79900033  
Address: 98 Island Avenue  
CBL: 087-00-031-001  
Applicant: Lionel Plante Associates  
Planner: Barbara Barhydt, Development Review Services Manager

Dear Catherine Plante

On October 7, 2010, the Portland Planning Authority approved a minor site plan for the permanent berthing pier and seasonal floats at the Lionel Plante facility at 98 Island Avenue as submitted by Lionel Plante Associates and shown on the approved plan prepared by Owen Haskell, Inc. and dated August 31, 2010, subject to one condition of approval:

The City of Portland has expedited the review in recognition of the State approvals and funding deadlines for this project. The Planning Division reserves the right within 15 days from the approval to revise our approval in light of any new information received relevant to site plan review standards.

The approval is based on the submitted site plan. 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. The site shall be developed and maintained as depicted in the site plan and 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 of the Portland City Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. 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.
4. An inspection fee payment of \$300 for site inspection work is required.
5. 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 agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. Prior to construction, a pre-construction meeting shall be held at the project site 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 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. 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. 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 Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Electronic Distribution:**

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