



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Alex Fisher
 PROJECT ADDRESS: 16 City ~~New~~ Point Rd Peaks Is.
 PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
Redne sea wall

RECEIVED

CHART/BLOCK/LOT: 87/S/9

NOV - 9 2009

CONTACT INFORMATION:

City of Portland
Planning Division

OWNER/APPLICANT

CONSULTANT/AGENT

Name: Alex Fisher
 Address: 16 City ~~New~~ Point Rd
Peaks Is. Me
 Zip Code: 04106
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
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 Zip Code: 04106
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 Home #: _____
 E-mail: _____

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	_____
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	_____
c) Is the footprint increase less than 500 sq. ft.?	<u>N</u>	_____
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	_____
e) Are the curbs and sidewalks in sound condition?	<u>N</u>	_____
f) Do the curbs and sidewalks comply with ADA?	<u>N</u>	_____
g) Is there any additional parking?	<u>N</u>	_____
h) Is there an increase in traffic?	<u>N</u>	_____
i) Are there any known stormwater problems?	<u>N</u>	_____
j) Does sufficient property screening exist?	<u>N</u>	_____
k) Are there adequate utilities?	<u>Y</u>	_____

Planning Division Use Only Exemption Granted Partial Exemption _____ Exemption Denied _____

Need DEP PBR
Check on existing height

Planner's Signature: [Signature] Date: 12/17/09

See Attached Conditions

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

Planning Phil DiPierro, Development Review Coordinator

12/17/09 Exemption was granted with the following conditions:

1. Installation of the replacement concrete retaining wall shall be constructed as shown on the submitted site/construction plan.
2. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
3. Photos showing the finished activity must be submitted to Philip DiPierro, Development Review Coordinator, within 20 days of completion.
4. To the greatest extent practicable, materials used in the construction of this project shall be of native sources so that the completed project blends as best as possible with the areas natural surroundings, and to avoid the growth of non-native invasive plant species.
5. All site work will conform to the City of Portland Ordinance of Shoreland Zoning Regulations (Division 26).
6. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. You must confirm with the Inspections Division the need for a Building Permit for this project.