



Tuck O'Brien  
City Planning Director, Planning Division

April 19, 2018

William Zimmerman  
PO Box 385  
Huntington, PA 16652

Atlantic Environmental, LLC Tim Forrester  
135 River Road  
Woolwich, Maine 04579

<b>Project Name:</b>	Pier Modification	<b>Project ID:</b>	2017-288
<b>Address:</b>	16 City View Road, Peaks Island	<b>CBL:</b>	087 0 0007001
<b>Applicant:</b>	Atlantic Environmental, LLC Tim Forrester		
<b>Planner:</b>	Philip DiPierro		

Dear Mr. Zimmerman and Mr. Forrester:

On April 19, 2018, the Planning Authority approved a Level II Site Plan application for a pier modification project consisting of constructing 3 new bents to support a 48 foot wood frame pier extension. In addition, 6 new piles will be driven to support attachment of the relocated float and ramp to its new location at the end of the newly constructed extended pier. The decision is based upon the application, documents, past surveys of the site, and plans as submitted. The proposal was reviewed for conformance with the standards of Portland's Site Plan Ordinance.

### Site Plan Review

The Planning Authority determined that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following Standard Conditions of Approval, which apply to all approved site plans:

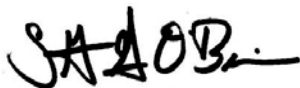
1. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the 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 Permitting and Inspections Department.

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 site inspection fee payment of \$300 and three (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department, and Public Works 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. 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 Works 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.

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 and Urban Development Department 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 Philip DiPierro at (207) 874-8632.

Sincerely,



Stuart G. O'Brien  
City Planning Director

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Stuart G. O'Brien, City Planning Director, Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager, Planning and Urban Development  
Philip DiPierro, Planner/DRC, Planning and Urban Development  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Permitting and Inspections  
Jonathan Rioux, Deputy Director, Permitting and Inspections  
Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections

Chris Branch, Director of Public Works  
Keith Gray, Senior Engineer, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Jane Ward, Engineering, Public Works  
Rhonda Zazzara, Construction Engineering Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Transportation Systems Engineer, Public Works  
William Scott, Chief Surveyor, Public Works  
Mike Thompson, Fire  
Danielle West-Chuhta, Corporation Counsel  
Jennifer Thompson, Corporation Counsel  
Victoria Volent, Housing Program Manager, Housing and Community Development  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Christopher Huff, Assessor