Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/15/17

Tuck O'Brien
City Planning Director, Planning Division

February 17, 2017

Cushing Associates, Inc
c/o Sidney Thaxter
One Canal Plaza, Suite 1000
Portland, ME 04101

Barney Baker
Baker Design Consultants
7 Spruce Road
Freeport, ME 04032

Project Name: Civilian Dock Float Expansin Project ID: 2016-080
Address: Shore Road, Cushing Island CBL: 106A E002001
Applicant: Cushing Associates, Inc.
Planner: Barbara Barhydt, Development Review Services Manager

Dear Mr. Thaxter and Mr. Baker:

On February 17, 2017, the Planning Authority approved a Level II Site Plan application for the Civilian Dock Float Expansion on Cushing Island. On February 1, 2017, revised plans were submitted along with the following State and Federal approvals: MeDEP NRPA permit; Maine Submerged Land Lease; Army Corps Permits, payment to Maine's In Lieu Fee program; and Maine Historic Preservation Commission. The decision is based upon the application, documents and plans as submitted by Cushing Associated Inc. and prepared by Barney Baker of Baker Design Consultants. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance and shoreland zoning regulations.

SHORELAND AND SITE PLAN REVIEW.
The Planning Authority found the site plan is in conformance with the shoreland zoning and the site plan standards of the land use code subject to the following condition of approval and the standard conditions of approval below:

1. That the applicant shall obtain a building permit for site work only from the Department of Permitting and Inspections prior to the start of construction.

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. **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

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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. **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.

3. **Inspection Fees:** The minimum inspection fee payment of $300 and 2 final sets of full-size plans must be submitted to and approved by the Planning Division and Public Works Department prior to the release of a building permit. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

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.

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

Sincerely,

Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
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Jeremiah Bartlett, Public Works
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Victoria Morales, Corporation Counsel
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Assessor's Department
Approval Letter File