



Tuck O'Brien
City Planning Director, Planning Division

7/18/2018

Stefan Scarks
Neptune Properties, LLC
120 Exchange Street
Portland, ME 04101

Project Name:	Seasonal Float and Ramp	Project ID:	PL-000072-2018
Address:	House Island	CBL:	110 A002
Applicant:	Neptune Properties, LLC		
Planner:	Christian Roadman		

Mr. Scarks:

On July 18, 2018 the Planning Authority approved a Level I Site Alteration application for this proposed project. The decision is based upon the application, documents 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 condition of approval:

1. The applicant shall submit, for review and approval by the Planning Authority, final permit approval for this project by the Army Corps of Engineers prior to project implementation.

Standard Conditions of Approval

Please Note: The following standard conditions of approval and requirements apply to all approved site plans:

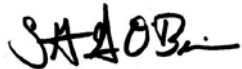
1. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the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

If there are any questions, please contact Christian Roadman at (207) 874-8984.

Sincerely,

A handwritten signature in black ink, appearing to read "S.G. O'Brien", with a horizontal line extending to the right.

Stuart G. O'Brien
City Planning Director