



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning Division**  
Alexander Jaegerman, Director

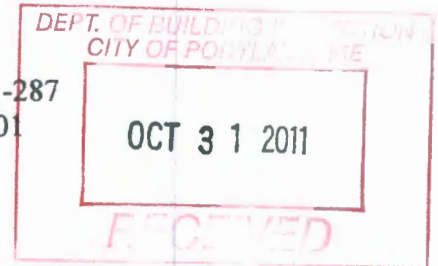
October 31, 2011

cPort Credit Union  
Gene Ardito  
50 Riverside Industrial Parkway  
Portland, ME 04103

Northeast Civil Solutions  
Lee Allen  
153 US Route One  
Scarborough, ME 04074

**Project Name:** cPort Credit Union  
**Address:** 285 Forest Avenue  
**Applicant:** cPort Credit Union  
**Planner:** Erick Giles

**Project ID:** 2011-287  
**CBL:** 112 H 001001



Dear Mr. Ardito and Mr. Allen

On August 5, 2011, the Portland Planning Authority approved with conditions the proposal for the cPort Credit Union at 285 Forest Avenue. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work prior to posting the performance guarantee. The commencement of site work is limited to the extent of work outlined in a letter from Mason Rowell, Project Manager with Landry/French Construction Company dated October 26, 2011 (attached) and listed below:

1. Raze Arby's building and associated underground utilities,
2. Removal of all pavement and curbing within the Arby's parking lot,
3. Removal of Arby's signage,
4. Grubbing and clearing of the site,
5. Removal of existing site lighting and associated underground conduit,
6. Removal of existing dumpster enclosure,
7. Installation of erosion control measures.

All of the above work shall be done in accordance with the revised plans submitted by Northeast Civil Solutions dated 9-28-2011 that are currently under final review by the Planning Authority, and as shown on sheets C-3, C-6, and C-7 of the site plan set. Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing any demolition and obtain any permits that may be required from Public Services for the disconnecting and capping any sewer and stormwater lines, temporary closing of any sidewalks and any temporary loss of on-street parking.

Prior to the start of any site or demolition work, 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, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The approval to proceed with the demolition and site work is based on the submitted request of Mason Rowell of Landry/French Construction Company dated October 26, 2011 and the revised site plan from Northeast Civil Solutions dated 9-28-11 that is currently under final review. If you need to make any modifications to the site plan, you must submit a revised site plan for staff review and approval.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If there are any further questions, please contact the Planning Office at 874-8721.

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Electronic Distribution**

Greg Mitchell, Acting Director of Planning and Urban Development Department  
Barbara Barhydt, Development Review Services Manager, Planning  
Erick Giles, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Matt Doughty, Public Services  
Tammy Munson, Plan Reviewer, Inspections Division  
Lannie Dobson, Administration, Inspections Division  
Approval Letter File

Attachments:

1. Mason Rowell, Landry/French Construction Company, October 26, 2011



October 26, 2011

Mr. Alex Jaegerman  
Planning Division Director  
389 Congress Street  
Portland, ME 04101

Re: Arby's Demolition for the Future cPort Credit Union  
285 Forest Ave., Portland, ME

Dear Mr. Jaegerman,

I am writing you in regards to the proposed demolition work that is scheduled for the Arby's restaurant located at 285 Forest Ave. Currently, our demolition and building permit applications are pending due to final site plan approval. Our design team is currently working through the final design process to ensure that the conditions laid out by the City of Portland are met. While that is ongoing, we are seeking approval to simultaneously begin the demolition portion of the project. Ultimately, our goal is to complete as many of the site finishes this fall and being able to start the demolition now, will inevitably help us.

The demolition scope of work will include the following items as outlined on the attached drawing:

1. Raze Arby's Building and associated underground utilities
2. Removal of all pavement and curbing within the Arby's parking lot
3. Removal of Arby's signage
4. Grubbing and Clearing of the site
5. Removal of existing site lighting and associated underground conduit
6. Removal of existing dumpster enclosure
7. Installation of erosion control measures

Please note that we have received and forwarded (to the Inspections Office) confirmation that all of the utilities that fed the Arby's restaurant have been retired.

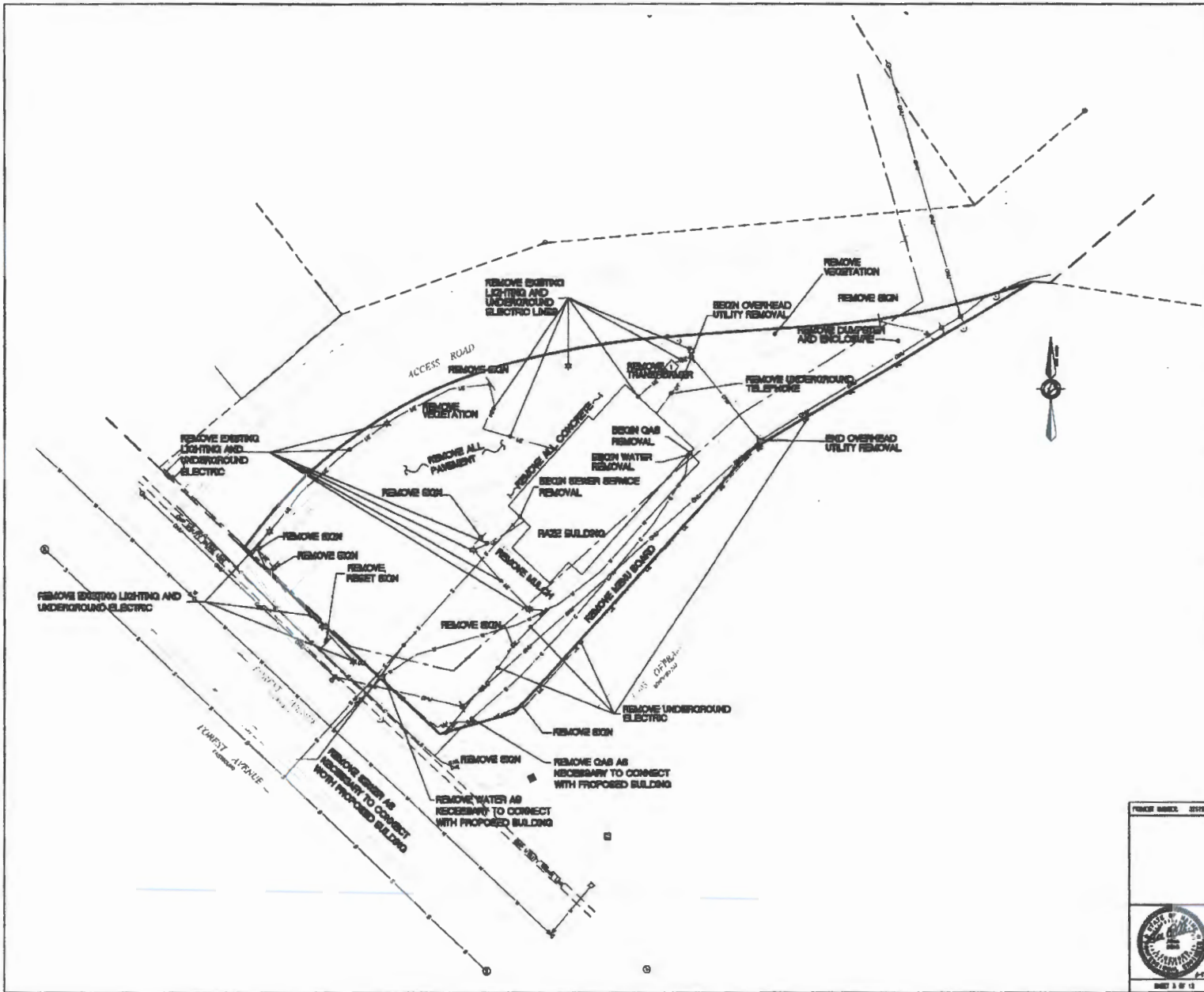
Pending your approval and the site coordination/review meeting with Phil DiPierro, we would like to begin demolition this week.

Please contact me with questions or concerns, and thank you for your time and assistance.

Sincerely,  
Landry/French Construction Company

Mason Rowell  
Project Manager





**LEGEND**

---	BOUNDARY LINE
---	EDGE OF PARCELS
---	RIGHT-OF-WAY LINE
---	ADJUTER
---	EXISTING CONTOUR
⊥	EXISTING UTILITY POLE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING CIP UTILITY TRUNK LINE
⊙	EXISTING LIGHT POLE
⊙	EXISTING SEWER MANHOLE
---	EXISTING SEWER LINE
---	EXISTING GAS LINE
---	EXISTING GAS VALVE
---	EXISTING WATER LINE
---	EXISTING WATER RATE VALVE
⊙	EXISTING HYDRANT
⊙	EXISTING CATCH BASIN

**NOTES**

1. ALL DEMOLITION AND SITE CLEANUP SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
2. ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO SITE CLEANUP AND DEMOLITION.
3. REMOVE OR CAP ALL ABANDONED UTILITY LINES PER THE LATEST STANDARDS OF THE PORTLAND WATER DISTRICT, CENTRAL MARE FORD, FAIRPORT AND THE WADSWORTH CABLE.

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING.**

DATE	BY	CHKD	APPD

PROJECT NUMBER: 2012	DATE: 06/15/2011
SCALE: 1" = 30'	DATE: 06/15/2011
<b>DEMOLITION PLAN</b>	
CLIENT: <b>ePORT CREDIT UNION</b> 200 WEST 6th, PORTLAND, ME 04101	
ARCHITECT: <b>CAVIRON - TURGEON ARCHITECTS</b> 20 BUCKFORD ROAD, SCARBOROUGH, ME 04074	
SHEET 3 OF 13	