

CITY OF PORTLAND, MAINE
PLANNING BOARD

114-B-1

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Lee Lowry III

May 15, 2002

Mr. Barry Sheff, P.E.
Woodward and Curran Inc.
41 Hutchins Drive
Portland, ME 04102

Re: USM Demolition and Temporary Parking Lot
(ID# 2002-0105, CBL#114-B-1)

Dear Mr. Sheff:

On May 14, 2002 the Portland Planning Board voted 6-0 (Delogu absent,) that the planned demolition of the structure located at 15 Surrenden Street and of the Power's House located at 86 Winslow Street with its conversion to a temporary parking lot are in conformance with the Site Plan and Conditional Use Standards of the Land Use Code with the following conditions:

1. *The applicant will provide staff with a parking lot layout plan including space delineation for review and approval.*
2. *The applicant will provide Public Works with a "Site Specific" Erosion and Sedimentation Control Plan that relates to the protection of the storm drain structures.*
3. *The applicant's specify on the plans that the contractor will clean the immediate downstream catch basin structures upon completion of work*
4. *The temporary certificate of occupancy for the temporary parking lot will be for a period of 12 months from date of issuance with extensions granted only upon review by the Planning Board.*
5. *The applicant will work with the Planning Authority to address and conform to the comments included in the memo (5-10-2002) from the Development Review Coordinator Jim Seymour.*

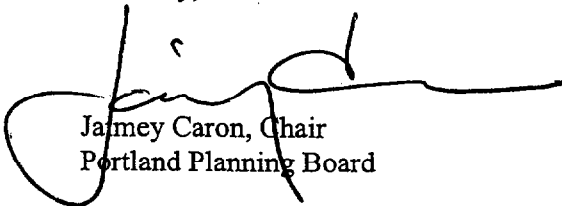
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, 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 preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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.

The approval is based on the submitted application, site plan, and stated conditions. If there are any questions, please contact the planning staff.

Sincerely,



Jamey Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Program Manager
Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File