



PORTLAND MAINE

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Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

AUGUST 8, 2011

ROBERT MEADER
CENTRAL MAINE POWER COMPANY
83 EDISON DRIVE
AUGUSTA, ME 04336

SPAULDING ENGINEERING AND
CONSTRUCTING SERVICES, INC.
ATTENTION: DANIEL E. SPAULDING, PE
24 COMMON STREET
WATERVILLE, ME 04901

Project Name: EXPANSION OF TRUCK BAY
Address: 138 CANCO ROAD
Applicant: CENTRAL MAINE POWER COMPANY
Planner: SHUKRIA WIAR

Project ID: 2011-305
CBL: 148-A-006

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG - 8 2011

RECEIVED

Dear Mr. Meader:

On August 8, 2011, the Portland Planning Authority approved a Level II site plan for a new 874 square foot truck bay addition at 138 Canco Road as submitted by Central Maine Power Company and shown on the approved plan prepared by Daniel Spaulding of Spaulding Engineering and Construction Services and dated - 03.11.2011 with the following conditions:

1. The proposed lighting catalogue cuts shall be submitted for review and approval by the Planning Authority, prior to the issuance of a building permit.
2. The applicant shall provide an Erosion and Sedimentation Control Plan and details in accordance with Maine DEP Chapter 500 Basic Standards. The plan should address the applicant's means of limiting runoff of sediment onto the adjacent City street, limiting the tracking of mud and sediment from construction vehicles, dust control, and measures to prevent sediment from entering the City's storm drain system for review and approval by the Planning Authority, prior to the issuance of a building permit.

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. The site shall be developed and maintained as depicted in the site plan and 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 the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.

2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount (a minimum fee of \$300 is required) and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or 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 subdivision or site plan application for staff review and approval.
5. 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 agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, 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 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 pre-construction meeting.
8. 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.)

The Development Review Coordinator must be notified five (5) working days prior to 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 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 Shukria Wiar at 756-8083 or via shukriaw@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments: 1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
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