

CITY OF PORTLAND, MAINE

PLANNING BOARD

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April 30, 2004

Kristin Newland
Curry Brandaw Architects
2601 25th Street, SE
Suite 300
Salem, Oregon 97302

RE: Canco Woods, Phase II, 219 Canco Road
ID #2003-0196, CBL #149-B-1

Dear Ms. Newland:

On April 27, 2004 the Portland Planning Board voted 6-1 (Silk opposed) to approve the subdivision, site plan and site location of development for Portland Retirement Residence at 219 Canco Road. The approval was granted for the project with the following conditions:

- i. that the project engineer address the Development Review Coordinator's comments raised in the April 21, 2004 memo, and the final plans shall require approval by the Development Review Coordinator after such consultation.
- ii. that the applicant provide a subdivision recording plat for the development, as required by the subdivision ordinance, which shall include all easements between Parcel A and Parcel B.
- iii. that the applicant revise the plans in accordance with the Public Works' comments dated March 10, 2004 regarding the sewer connection.
- iv. that the applicant submit the Tier 1 Wetlands Alteration Permit approval from the Maine Department of Environmental Protection prior to issuance of a building permit.
- v. that the applicant submit easement deed or deeds between owners of Parcel A and Parcel B for review and approval by Corporation Counsel.
- vi. that the applicant shall provide satisfactory evidence of it's legal right to install a sewer line within Dudley Street and Lee Street as shown on the plan and, if no such right is shown, applicant will provide an alternative design and location to the Planning Authority for review and approval prior to the issuance of a Certificate of Occupancy.
- vii. Prior to issuance of a building permit, the Zoning Administrator will be provided the subdivision plan for review with compliance with zoning provisions of ordinance relative to the lots.

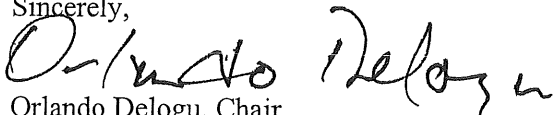
The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #15-04, which is attached.

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 1.7% 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.

If there are any questions, please contact Kandice Talbot, Planner at 874-8901.

Sincerely,



Orlando Delogu, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
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
Approval Letter File
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