

CITY OF PORTLAND, MAINE
PLANNING BOARD

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189-A-013

May 26, 1999

Mr. Gary Guerette
Alliance Construction
160 Pleasant Hill Road
Scarborough, ME

re: 1198 Congress Street, Coastal Bank

Dear Mr. Guerette:

On May 25, 1999 the Portland Planning Board voted 4-0 (Rodriquez, Cole and Malone absent) to approve the site plan for Coastal Bank building located at 1198 Congress Street. The approval was granted for the project with the following conditions:

- i. Prior to the issuance of a building permit, land acquisitions for the Congress Street road widening project be obtained by the Applicant. Such land acquisition consists of tax map 189 lots 13 and 14 (Double Tree Parcel) and tax map 189 lot 11 (Mobil Gas Station). This land acquisition shall be a contribution to the City by the Applicant at no cost to the City, nor shall any expense to the Applicant in obtaining this land and transferring the property to the City in any way decrease the Applicant's \$165,000 contribution to the road widening project.
- ii. Prior to the issuance of any building permit, that the Applicant provide a five year performance guarantee to the City of Portland in the amount of not less than \$265,000 to meet its obligation for road construction costs of widening Congress Street in conjunction with this project. Upon approval from the Downtown Portland Corporation to fund a portion of this project, \$100,000 of the performance guarantee will be released. In the event that the road widening cannot be accomplished as proposed, the specifications for said widening may be altered upon the approval of the Public Works Department and MDOT and the Applicant's monetary contribution shall be applied to said alternate plan.
- iii. The final engineered plans for the Congress Street widening project will be reviewed and approved by the City's traffic engineer and MDOT.

- iv. That the Applicant will install a traffic signal at the corner of Massachusetts Ave and Congress Street no later than December 1st 1999. The City's Traffic Engineer shall approve the specifications of said traffic signal prior to its installation. It is further a condition of this approval that the traffic signal be operational prior to the issuance of a Certificate of Occupancy.
- v. that when street widening occurs, the applicant will coordinate the location of sidewalk to best provide an esplanade along Congress Street.
- vi. a letter from MDOT Access Control Committee and all easements regarding entrance drive and off-site parking will be submitted to staff prior to issuance of a building permit
- vii. that the applicant supply staff with a sewer capacity letter.
- viii. That the applicant submit catalogue cuts of lighting fixtures and adjust lighting so that there will be no spillover of lighting onto abutting properties.
- ix. That the applicant submit an executed Standard Drainage Maintenance Agreement for the TSS Vortechincs unit for review and approval of staff

The Planning Board also voted 4-0 (Rodriquez, Cole and Malone absent) that the plan is in conformance with The Site Location of Development Law.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 20-99, 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 the Planning Staff.

Sincerely,



John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
— Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File