
Site Plan Conditions of Approval re 1342 Congress JCA Building

1 message

Jean Fraser <jf@portlandmaine.gov> Tue, May 17, 2016 at 2:22 PM

To: "Steve Brinn (stvbrinn@gmail.com)" <stvbrinn@gmail.com>

Cc: "Bradlee L. Mezquita" <blmezquita@tighebond.com>, mlee@harriman.com, preynolds@ledgewoodconstruction.com, "DiPierro, Philip" <pd@portlandmaine.gov>

Hello Steve

I note that the contractor has submitted a building permit application and am delighted to see that this project is going forward, as neighbors have called to tell me they had heard that the project was not going to happen.

I have not heard from you or your team recently about addressing the Planning Board's conditions of approval as set out on the attached letter (Conditions under C. Site Plan #s i-vii) which all should be addressed prior to the issuance of a building permit. I am not sure who is the correct "contact person" re the site plan so I have copied this e-mail to the several names listed on the applications. Please send any plans and documents to address the conditions to me and I will arrange for the final reviews by my colleagues as appropriate.

Also note that there are several "standard" conditions of approval that also have not yet been addressed, including the submission of the paper scaled plan sets (these would not be sent to us until all the revisions relating to the conditions are reviewed and approved)- the letter states that 7 sets are required but we can reduce that to 5 sets (these go to Phil diPierro and other departments).

Regarding condition iv that relates to the perimeter white cedar fencing (see attached approved site plan), I sent the attached e-mail to Greg Halsey in January 2016 after investigating this question with both the abutter and the City Arborist, Jeff Tarling. The final resolution (which needs to be shown on a revised site plan) is that the white cedar perimeter fence should be **5** feet high (not **6** feet) at least along the back yards of the houses on Lassall Street. I believe that the 6 foot spec was originally suggested by Jeff Tarling, and he has now revised his suggestion to 5 feet with a tapered end (see suggestion in photo) at the end nearest to Congress Street. This seems much more appropriate and I hope this is not a concern for you-- it will be cheaper!

I assume that the Performance Guarantee is being arranged direct with Phil diPierro of this office and I have copied him on this e-mail.

Please let me know if you have any questions and we will do our best to expedite these few final site plan reviews of the details.

Thank you
Jean

--

*Jean Fraser, Planner
City of Portland
874 8728*

4 attachments



J0096-C-2-SITE PLAN.pdf
385K



update to GH re fence & Brevard 1.8.16 - 1342 Congress.pdf
14K



Fence Taper.pdf
221K



Signed dec ltr Congress St. - 1342 (PB Approval) 7-14-15.pdf
75K