



Tuck O'Brien  
City Planning Director, Planning Division

March 10, 2017

Chris Thompson  
Forefront Partners I, LP  
501 Danforth Street  
Portland, ME 04102

Bo Kennedy, P.E.  
Placemaker Partners, LLC  
501 Danforth Street  
Portland, ME 04102

Project Name: The Forefront at Thompson's Point Level I Site Alteration  
Project ID: 2017-020  
Address: 1 Thompson's Point, Portland, Maine 04102  
CBL: 201 A 005001  
Applicant: Chris Thompson  
Planner: Christine Grimando

Dear Mr. Thompson:

On March 10, 2017, the Planning Authority approved a Level I Site Alteration Plan application for the disturbance of 0.99 acres of land area associated with the placement of on-site borrow material from previously approved site plan construction in the westerly "Panhandle" section of the property. Fill placement is proposed for an area previously approved for development as part of the Master Development plan and Subdivision Plan, and is found to be consistent with previous approvals. This approval assumes all site work will continue to adhere to the Credere Associates Soils Management Plan included in the MeDEP VRAP plan. This decision is based upon the application, documents and plans as submitted by Forefront Partners I, LP and prepared by Bo Kennedy, P.E., Placemaker Partners, LLC. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

#### **SITE PLAN REVIEW**

The Planning Authority finds the plan to be in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

1. Future site plan applications towards fulfillment of the approved Master Development Plan shall adjust stormwater management systems and site features for Zone H to be compatible with the proposed grade changes; and
2. Prior to conducting site work within the Central Maine Power easement, the applicant shall provide proof of coordination with CMP; and

3. Prior to conducting site work within the Portland Water District easement, the applicant shall provide proof of coordination with Portland Water District; and
4. The 25 foot Shoreland Zoning line shall be posted in the field in areas where the site work approaches this boundary, prior to the pre-construction meeting.

The approval is based on the submitted site plan, last revised March 10, 2017. 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**

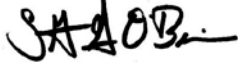
Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in 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 Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Site Plan Expiration** 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 up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
3. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held 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 Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.

The Development Review Coordinator must be notified five (5) working days prior to the 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 Christine Grimando, Senior Planner at (207) 874-8608.

Sincerely,



Stuart G. O'Brien  
City Planning Director

Attachments:

1. City Engineer Review, 3/7/2017

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Christine Grimando, Senior Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Inspections Division  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
Chris Branch, Director of Public Works  
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Bill Clark, Project Engineer, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Greg Vining, Associate Engineer, Public Works  
Michelle Sweeney, Associate Engineer, Public Works  
John Low, Associate Engineer, Public Works  
Rhonda Zazzara, Field Inspection Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Public Works  
Keith Gautreau, Fire Department  
Victoria Morales, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File

## MEMORANDUM



**TO:** Christine Grimando, Senior Planner  
**FROM:** Lauren Swett, P.E.  
**DATE:** March 7, 2017  
**RE:** Thompson's Point Level I Site Alteration

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Woodard & Curran has reviewed the Level I Site Alteration application for grading activities proposed at Thompson's Point. The site has previously been approved for a Master Development Plan, and the Level I Site Alteration has been reviewed with consideration to the previously approved plans.

### **Documents Reviewed by Woodard & Curran**

- Level I Site Plan Application and attachments dated January 31, 2017, prepared by Placemaker Partners, LLC on behalf of Forefront Partners I, LP.
- Plan Sheets C1 and C2 dated February 1, 2017, prepared by Placemaker Partners, LLC on behalf of Forefront Partners I, LP.

### **Comments**

1. A review of the Master Development Plan Subdivision Plans for Grading and Drainage and Stormwater Management (last revised September 16, 2016), identifies this area as part of the Stormwater Management Zone H. The grades that are currently proposed as part of the Level I Site Plan application appear to be approximately 2 to 3 feet higher than the grades as they were identified on the Master Development Plan approved plans. Building Finish Floor Elevations were not defined at the time of the Master Development Plan Approval. As part of their future Site Plan submission for the development of this area of the site, the Applicant will be required to adjust the proposed stormwater management systems and all site features for Zone H to be compatible with the proposed grade increases.
2. The plan identifies that the slopes will either be 1.5:1 slopes with rip rap or 2:1 slopes with erosion control mesh. It is assumed that this area will be loamed and seeded prior to installation of any erosion control fabric, but the Applicant should clarify.
3. The Applicant notes that they are working with CMP to coordinate the impacts around the utility poles and overhead lines that cross the northern corner of the site. The Applicant should confirm that any increases in grade under the overhead utility lines are acceptable for the height of those lines.
4. The Applicant is proposing to fill within a Portland Water District easement in the vicinity of a 30" forcemain. The Applicant should confirm that this filling will be acceptable to the Portland Water District.