



## Level II – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### Level II: Site Plan Development includes:

- New construction of structures with a total floor area of less than 10,000 sq. ft. in all zones, except in Industrial Zones.
- New construction of structures with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Any new temporary or permanent parking area, paving of an existing unpaved surface parking area in excess of 7,500 sq. ft. and serving less than 75 vehicles, or creation of other impervious surface area greater than 7,500 sq. ft.
- Building addition(s) with a total floor area of less than 10,000 sq. ft. (cumulatively within a 3 year period) in any zone, except in Industrial Zones.
- Building addition(s) with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sq. ft., facilities encompassing an area of greater than 7,500 sq. ft. and less than 20,000 sq. ft. (excludes rehabilitation or replacement of existing facilities).
- New construction of piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres that are stripped, graded, grubbed, filled or excavated.
- A change in the use of a total floor area between 10,000 and 20,000 sq. ft. in any existing building (cumulatively within a 3 year period).
- Lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sq. ft. of building area in any permitted zone other than the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.
- Any drive-through facility that is not otherwise reviewed as a conditional use under Article III.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

#### Planning Division

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8719

[planning@portlandmaine.gov](mailto:planning@portlandmaine.gov)

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:30 p.m.

**PROJECT NAME:**The Forefront at Thompson's Point**PROPOSED DEVELOPMENT ADDRESS:**10 Thompson's Point Rd**PROJECT DESCRIPTION:**Common Area roadway and infrastructure extention associated with approvedSectional 2 Subdivision Recording Plat.**CHART/BLOCK/LOT:** 201/A/5,8,10 202/A/1&4**PRELIMINARY PLAN  
FINAL PLAN**N/A(date)  
2017.02.28(date)**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: Bo Kennedy, P.E. Business Name, if applicable: Placemaker Partners, LLC Address: 501 Danforth Street City/State : Portland/ME                  Zip Code: 04102	<b>Applicant Contact Information</b> Work #: 207-747-5288 Ext. 112 Home #: Cell #: 207-318-8364                  Fax#: 207-747-5941 e-mail: bo@placemakerpartners.com
<b>Owner – (if different from Applicant)</b> Name: Forefront Partners I, LP (Chris Thompson) Address: 501 Danforth Street City/State : Portland/ME                  Zip Code: 04102	<b>Owner Contact Information</b> Work #: 207-747-5288 Home #: Cell #: 207-347-1614                  Fax#: 207-747-5941 e-mail: parallaxpartners@gmail.com
<b>Agent/ Representative</b> Name: N/A Address: City/State :                                  Zip Code:	<b>Agent/Representative Contact information</b> Work #: Home #: Cell #:    Fax#: e-mail:
<b>Billing Information</b> Name: Address:                                  SAME AS APPLICANT City/State :                                  Zip Code:	<b>Billing Information</b> Work #: Home #: Cell #:    Fax#: e-mail:

<p><b>Engineer</b></p> <p>Name: Bo E. Kennedy, P.E.</p> <p>Address: 501 Danforth Street</p> <p>City/State : Portland/ME      Zip Code: 04102</p>	<p><b>Engineer Contact Information</b></p> <p>Work #: 207-747-5288 EXT. 112</p> <p>Home #:</p> <p>Cell #: 207-318-8364      Fax#: 207-747-5941</p> <p>e-mail: bo@placemakerpartners.com</p>
<p><b>Surveyor</b></p> <p>Name: Charlie Marchese, PLS</p> <p>Address: 75 John Roberts Road, Suite 1A</p> <p>City/State : South Portland,ME      Zip Code: 04106</p>	<p><b>Surveyor Contact Information</b></p> <p>Home #:</p> <p>Work #: 207-200-2100</p> <p>Cell #:      Fax#: 207-856-2206</p> <p>e-mail:</p>
<p><b>Architect</b>      N/A</p> <p>Name:</p> <p>Address:</p> <p>City/State :      Zip Code:</p>	<p><b>Architect Contact Information</b>      N/A</p> <p>Work #:</p> <p>Home #:</p> <p>Cell #:      Fax#:</p> <p>e-mail:</p>
<p><b>Attorney</b></p> <p>Name: David L. Galgay, Jr. Verrill Dana LLP</p> <p>Address: P.O. Box 586 - 1 Portland Square</p> <p>City/State : Portland, ME      Zip Code: 04112</p>	<p><b>Attorney Contact Information</b></p> <p>Work #:</p> <p>Home #: 207-774-4000</p> <p>Cell #: 207-253-4514      Fax#: 207-774-7499</p> <p>e-mail: dgalgay@verrilldana.com</p>
<p><b>Designated person/person(s) for uploading to e-Plan:</b></p> <p>Name: Bo Kennedy e-mail: bo@placemakerpartners.com</p> <p>Name: Sue Santere e-mail: sue@thompsonspointmaine.com</p> <p>Name:</p> <p>e-mail:</p>	

**APPLICATION FEES:**

<p><b>Level II Development (check applicable reviews)</b>  <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$50.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p>	<p><b>Other Reviews (check applicable reviews)</b>  <input type="checkbox"/> Traffic Movement (\$1,500)  <input type="checkbox"/> Stormwater Quality (\$250)  <input type="checkbox"/> Site Location (\$3,500, except for residential projects which shall be \$200/lot)                  # of Lots ___ x \$200/lot = _____  <input type="checkbox"/> Other _____  <input type="checkbox"/> Change of Use  <input type="checkbox"/> Flood Plain  <input type="checkbox"/> Shoreland  <input type="checkbox"/> Design Review  <input type="checkbox"/> Housing Replacement  <input type="checkbox"/> Historic Preservation</p>
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**INSTRUCTIONS FOR ELECTRONIC SUBMISSION:**

**Please refer to the application checklist (attached) for a detailed list of submission requirements.**

1. Fill out the application completely and e-mail the **application only** to [planning@portlandmaine.gov](mailto:planning@portlandmaine.gov) (Please be sure to designate a person who will be responsible for uploading documents and drawings.) This step will generate the project ID number for your project.
2. An invoice for the application fee will be e-mail to you. Payments can be made on-line at [Pay Your Invoice](#) , by mail or in person at City Hall, 4<sup>th</sup> Floor. Please reference the Application Number when submitting your payment which is located in the upper left hand corner of the invoice.
3. The designated person responsible for uploading documents and drawings will receive an email from [eplan@portlandmaine.gov](mailto:eplan@portlandmaine.gov) with an invitation into the project. At this time, you will upload all corresponding documents and plans into the project. For first time users you will receive a temporary password which you must change on entry. Make note of your username and password for any future projects.

**Reminder: Before the project can move forward, the application fee shall be paid in full and all required documents and drawings shall be uploaded into e-plan correctly.**

4. Follow the link below (Applying Online Instructions) for step by step instructions on how to do the following:  
 Tab 1 - Setting up the appropriate compatibility settings for your PC and getting started in e-plan.  
 Tab 2 - Preparing your drawings, documents and photos for uploading using the correct naming conventions  
 Tab 3 - Preparing and uploading revised drawings and documents

[Applying Online Instructions](#)

5. When ready, upload your files and documents into the following folders:  
 "Application Submittal – Drawings"  
 "Application Submittal – Documents"
6. Once a preliminary check has been made of the submittal documents and drawings, staff will move them to permanent folders labeled Drawings and Documents. As the process evolves you will be able to log in and see markups, comments and upload revisions as requested into these folders.

**APPLICANT SIGNATURE:**

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a *legal signature* per Maine state law.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement’s authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

<b>Signature of Applicant:</b> <i>Bo Kennedy</i>	<b>Date:</b> 2017.02.28
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## PROJECT DATA

**The following information is required where applicable, in order to complete the application.**

<b>Total Area of Site</b>	26.26	AC.
<b>Proposed Total Disturbed Area of the Site</b>	54,000	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
<b>Impervious Surface Area</b>		
Impervious Area (Total Existing) Entire Site at completion of Brick South Phase	687,813	sq. ft.
Impervious Area (Total Proposed) Entire Site Ater This Phase	682,813	sq. ft.
New Impervious Area Construction in this Phase	23,898 sq.ft	(0.55 AC)
<b>Building Ground Floor Area and Total Floor Area</b>		
Building Footprint (Total Existing)	88,302	sq. ft.
Building Footprint (Total Proposed)	N/A	sq. ft.
Building Floor Area (Total Existing)	88,302	sq. ft.
Building Floor Area (Total Proposed)	N/A	sq. ft.
<b>Zoning</b>		
Existing	B-5	
Proposed, if applicable	B-5	
<b>Land Use</b>		
Existing	Mixed Use	
Proposed	Common Infrastructure	
<b>Residential, If applicable</b>		
# of Residential Units (Total Existing)	None	
# of Residential Units (Total Proposed)	None	
# of Lots (Total Proposed)	None	
# of Affordable Housing Units (Total Proposed)	None	
<b>Proposed Bedroom Mix</b>		
# of Efficiency Units (Total Proposed)	N/A	
# of One-Bedroom Units (Total Proposed)		
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
<b>Parking Spaces</b>		
# of Parking Spaces (Total Existing)	Not Known	
# of Parking Spaces (Total Proposed)	9 Parking	
# of Handicapped Spaces (Total Proposed)	0 Signed ADA Spaces	
<b>Bicycle Parking Spaces</b>		
# of Bicycle Spaces (Total Existing)	0	
# of Bicycle Spaces (Total Proposed)	0	
<b>Estimated Cost of Project</b>	\$350,000	

**PRELIMINARY PLAN (Optional) - Level II Site Plan**

Applicant Checklist	Planner Checklist	# of Copies	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST</b>
N/A		1	Completed Application form
N/A		1	Application fees
N/A		1	Written description of project
N/A		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
N/A		1	Written assessment of proposed project's compliance with applicable zoning requirements
N/A		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
N/A		1	Written requests for waivers from site plan or technical standards, if applicable.
N/A		1	Evidence of financial and technical capacity
N/A		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b>
N/A		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
N/A		1	<b>Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)</b>
N/A			Proposed grading and contours;
N/A			Existing structures with distances from property line;
N/A			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
N/A			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
N/A			Preliminary infrastructure improvements;
N/A			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
N/A			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
N/A			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
N/A			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
N/A			Exterior building elevations.

<b>FINAL PLAN - Level II Site Plan</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)</b>
X		1	* Completed Application form
TBD		1	* Application fees
X		1	* Written description of project
On File		1	* Evidence of right, title and interest
On File		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
ON FILE		1	* Evidence of financial and technical capacity
ON FILE		1	Construction Management Plan
X		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
X		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
ON FILE		1	Written summary of project's consistency with related city master plans
ON FILE		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
X		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
N/A		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.



Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b> (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
ON FILE		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	<b>Final Site Plans including the following:</b>
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
X			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
N/A			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
N/A			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan;
ON FILE			A traffic control plan as detailed in Section 1 of the Technical Manual;
X			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A			Location and proposed alteration to any watercourse;
X			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
X			Proposed buffers and preservation measures for wetlands;
ON FILE			Existing soil conditions and location of test pits and test borings;
X			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
X			Ground water protection measures;
X			Existing and proposed sewer mains and connections;
X			Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X			Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;

- Continued on next page -

X		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
N/A		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
N/A		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
N/A		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
N/A		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.