



Tuck O'Brien  
City Planning Director, Planning Division

June 26, 2017

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

Bo Kennedy, PE  
Placemaker Partners, LLC  
501 Danforth Street  
Portland, Maine 04102

Project Name: The Forefront at Thompson's Point Subdivision Alteration  
Project ID: 2017-102  
Address: 10 Thompson's Point CBL: 201/A/5,8,10 202/A/1, 4  
Applicant: Forefront Partners I, LP  
Planner: Christine Grimando

Dear Mr. Thompson:

On June 26, 2017, the Planning Authority approved alterations to an approved subdivision plat to alter the sequence of the sectional recording plats for the Forefront at Thompson's Point. The decision is based upon the application, documents and plans as submitted and prepared by Bo Kennedy, PE, of Placemaker Partners, LLC on behalf of Forefront Partners I, LP. The proposal was reviewed for conformance with the standards of Portland's subdivision ordinance. The scope of the alteration includes a change to the sequence of the lots and associated limits of infrastructure allocated to sectional recording plats 1, 2, and 3. No change is proposed to any approved lot line, easement, infrastructure, proposed uses, or other components of the previous approval (January 12, 2016).

The alteration is approved subject to the following condition of approval:

1. A revised Sectional 1 Recording Plat will include a plan note that states that the Sectional 2 Recording Plan will be recorded in the Cumberland County Registry of Deeds prior to a certificate of occupancy being issued for new construction on Lot 7.

#### **STANDARD CONDITIONS OF APPROVAL**

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

1. **Mylar Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. The performance guarantee must be issued prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.

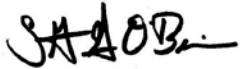
2. **Recording of Waivers** Pursuant to 30-A MRS section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice. The plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.
3. **Subdivision Expiration** The subdivision approval is valid for three (3) years.
4. **Modifications to an Approved Subdivision:** The subdivision shall be constructed in accordance with the approved plans. Modification of an approved subdivision plan requires the prior review and approval of an amended subdivision plan by the Planning Board or Planning Authority.
5. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of the revised plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
6. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. **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.
8. **Separate Building Permits Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
9. **Department of Public Works Permits** 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.)
10. **As- Built Final Plans** Final sets of plans shall be submitted digitally to the Planning

Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

11. **Mylar As-Built Final Plans** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Department prior to the issuance of a certificate of occupancy.

If there are any questions, please contact Christine Grimando at (207) 874-8608

Sincerely,



Stuart G. O'Brien  
City Planning Director

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
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Keith Gautreau, Fire Department  
Victoria Morales, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Christopher Huff, Assessor  
Approval Letter File