

CITY OF PORTLAND, MAINE
PLANNING BOARD

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March 12, 2014

Chris Thompson
Forefront Partners I, LP
55 Lisbon Street
Lewiston, ME 04240

Bo Kennedy
FST
778 Main Street, Suite 8
S. Portland, ME 04106

Project Name: Forefront at Thompson's Point – Master Development Plan

Project ID: 2013-262

CBL: 201-A-5

Applicant: Forefront Partners I, LP

Planner: Nell Donaldson

Dear Mr. Thompson:

On February 11 and March 11, 2014, the Planning Board considered your master development plan application for the Forefront at Thompson's Point. The Planning Board reviewed the proposal for conformance with the master development plan standards of the city's land use code, made findings that the proposal met the required standards and voted to approve the application with the conditions presented below.

MASTER PLAN

The Planning Board voted (6-0, Boepple abstained) that the proposed plans are in conformance with the master plan standards of the city's land use code, subject to the following conditions of approval, which must be met prior to subdivision approval, unless otherwise stated:

1. The applicant shall provide a summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site, including the proposed easement to the Department of Public Services to use the private drive system for turn-around access and easements and conditions relating to public use of trails and open space on the site, for review and approval by the Department of Public Services and the Planning Authority;
2. The applicant shall provide evidence of water capacity from the Portland Water District, for review and approval by the Planning Authority;
3. The applicant shall provide evidence of sewer capacity from the Department of Public Services, for review and approval by the Planning Authority;

4. The applicant shall submit a revised report from a certified fire protection engineer describing evacuation procedures; add a note to the master development plan indicating that all buildings will include sprinkler and fire alarm systems, except for buildings determined by the Fire Prevention Bureau to be exempt from such regulations; and revise the event management plan to indicate that free and clear fire access will be maintained at all times during events, for review and approval by the city's Fire Prevention Bureau;
5. The off-site transportation-related improvements as heretofore required through prior approvals shall represent the off-site transportation-related improvements required for the master development plan and subsequent Level III subdivision and site plan review, so long as the existing Traffic Movement Permit applies; additional requirements for on-site transportation improvements shall be addressed through subdivision and site plan review.

The approval is based on the submitted plans and findings related to master development plan standards as contained in the Planning Board Report and Addendum for application 2013-262, which are attached.

STANDARD CONDITIONS OF APPROVAL & REQUIREMENTS

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

1. **Separate Level III Subdivision/Site Plan Approvals Required** This approval establishes the general parameters to be adhered to for the development, including the supporting documentation for floor area ratio and/or residential density, general types of uses, building coverage, generalized open space plans and infrastructure systems. This master development plan approval shall not be construed as final authorization of the development. Approval shall confer pending proceeding status upon the development with the effect of maintaining the applicability of regulations in effect at the time of approval for as long as the master development plan approval remains valid, including permissible extensions if granted. Separate Level III subdivision and site plan approvals are required. Level III subdivision and site plans for each phase shall be in general conformance with the master development plan.
2. **Master Development Plan Amendments** A minor amendment to a master development Plan shall be defined as a change which is generally consistent with the approved master development plan layout of buildings, circulation infrastructure, and open spaces, and:
 - i. Does not propose any new general type of use beyond those approved initially;
 - ii. Does not increase the building ground coverage, floor area ratio or residential density of the Master Development Plan;
 - iii. Does not decrease any specified area regulations or enumerated parking ratios; and
 - iv. Does not substantially change access, circulation, or infrastructure on or adjacent to the site.

The Planning Authority shall be authorized to approve such minor amendments to a master development plan upon written application and explanation of the change(s) by the owner (or its agent) of the property. No further public hearings shall be required.

3. **Master Development Plan Expiration** An approved master development plan shall expire six (6) years from the date of approval unless, prior to the expiration of the master development plan, a written request for an extension is submitted to the Planning Authority. Only two (2) such extensions may be granted by the Planning Authority, and each such extension shall be limited to two (2) years from the date of expiration of the master development plan. The Planning Authority may grant an extension provided there have not been substantial changes to the underlying zoning or site plan standards since the date of the master development plan approval that would have a substantial impact on the approval. The Planning Authority may condition the extension on an amendment of the master development plan to comply with such applicable ordinance or site plan standard changes per *Section 14-532(d)* of the city's land use ordinance. Approved major or minor amendments to a master development plan do not alter the expiration date for the master development plan.

If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,



Stuart O'Brien, Chair
Portland Planning Board

Attachments:

1. Planning Board Report & Addendum

Electronic Distribution:

cc: Jeff Levine, Director of Planning and Urban Development
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