

CITY OF PORTLAND, MAINE
PLANNING BOARD

Orlando E. Delogu, Chair
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October 14, 2004

Mr. Paul Bradbury
Portland International Jetport
1001 Westbrook Street
Portland, ME 04103

Re: Jetport Remote Parking Lot, Vicinity of 2254-2324 Congress Street
CBL: 233-A-006-009; #2004-0116

Dear Mr. Bradbury:

On September 28, 2004, the Portland Planning Board voted 5-0 (Beal and Silk absent) that the plan for a permanent parking lot in the vicinity of 2254-2324 Congress Street is in conformance with the site plan ordinance of the land use code, subject to the following conditions:

- i. That a maintenance plan shall be developed and implemented to address excessive vegetation blocking the catch basins and vortechinics treatment unit and that the site be marked with posts or pavement markers indicating the location of the catch basins and the treatment tank.

The approval is based on the submitted site plan, other submitted material and the findings related to site plan review standards as contained in Planning Report # 44-04, which is attached.

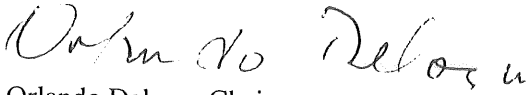
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
2. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, 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.
3. 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 874-8822. (Only excavators licensed by the City of Portland are eligible)

4. The Development Review Coordinator must be notified five (5) working days prior to date required for final inspection. **Please** make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Richard Knowland, Senior Planner at 874-8725.

Sincerely,



Orlando Delogu, Chair
Portland Planning Board

Cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Rick Blackburn, Assessors Office
Approval Letter File

