

CITY OF PORTLAND, MAINE  
PLANNING BOARD

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October 14, 1999

Anke Read-Segerius  
Oest Associates  
343 Gorham Road  
South Portland, ME 04106

re: Huthcourt Hotel at 2282 Congress Street - 233-A-001

Dear Ms. Read-Segerius:

On October 12, 1999, the Portland Planning Board voted unanimously (5-0; Cole, Krichels absent) to approve your application to construct a 90-room hotel at 2282 Congress Street. The Board found that the application met the standards of the Site Plan Ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

- that the applicant install a screen of plantings along the southeast side of the concrete block retaining wall on the condition that the applicant would not have to change the existing site plan as proposed, and that any additional screening would not impact the wetlands or require any additional permitting in regards to the disturbance of wetlands;
- that the applicant provide a catalog specification and photometric plan for the proposed lighting fixtures for review and approval by staff.

The Planning Board also voted unanimously (5-0; Cole, Krichels absent) to grant the applicant a Stormwater Permit under authority of the Site Location of Development Law.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 48-99, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File