

CBL: 239A-A-~~2001~~

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Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

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Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

July 11, 2002

Mr. Alexander H. Liversidge,  
Swedish Solutions  
93 County Road  
Westbrook, ME 04092

RE: Swedish Solutions, 2439 Congress Street, new facility  
(Application #2002-0103, CBL 239A-A-~~2001~~)

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Dear Mr. Liversidge,

On May 31, 2002 the Portland Planning Authority granted minor site plan approval with the following condition for the new facility and related site work at 2439 Congress Street.

*Condition-*

*-that no site work for the project shall occur within the City of Portland until such time as the pending sewer agreement between the Cities of Portland and Westbrook has been reached and a letter of sewer capacity issued.*

On July 11, 2002 the Portland Planning Authority has revised the above stated condition to reflect its true meaning and intent.

*Condition-*

*-that no site work for the project shall occur within the City of Portland until such time as a letter of sewer capacity has been issued by the City of Portland Public Works Department.*

This condition supercedes and negates the prior condition.

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 2.0% 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.

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2. 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. 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 preconstruction meeting.
5. 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.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site 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 the Planning Staff.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Program Manager  
Jonathan C. Spence, Planner  
Jay Reynolds, Development Review Coordinator  
✓ Marge Schmuckal, Zoning Administrator  
Jodine Adams, Inspections  
William Bray, Director of Public Works  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel

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Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

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Kevin Beal  
Lee Lowry III

May 29, 2002

Mr. Dennis P. King, CEO  
Spring Harbor Hospital  
175 Running Hill Road  
South Portland, ME 04106

RE: Spring Harbor Hospital  
(ID# 2002-0036, CBL#239-A-2001)

Dear Mr. King:

On May 28, 2002 the Portland Planning Board voted 4-0, (Delogu, Krichels and Malone absent), that the planned Spring Harbor Hospital in the vicinity of Harry Harmon Drive is in conformance with the Site Plan Standards of the Land Use Code with the following conditions of approval:

1. *-that the plans be amended to include a bituminous sidewalk with bituminous curbing running along one side of the access road.*
2. *-that the performance guarantee for the portions of the development that will be occurring within the City of Portland will not be reduced until such time as the City has been granted a easement for the construction and maintenance of a pedestrian trail within the guidelines established by IF&W.*
3. *-that no site work for the project occur within the City of Portland until such time as the pending sewer agreement between the Cities of Portland and Westbrook has been reached.*

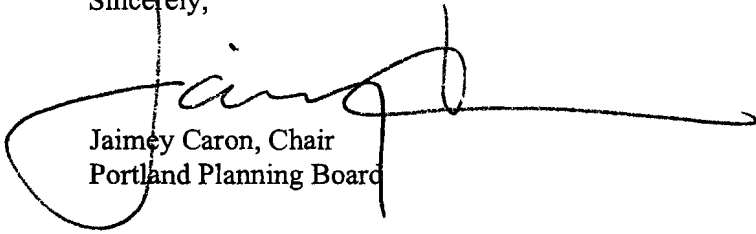
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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.
2. 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction 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 preconstruction meeting.
5. 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.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site 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.

The approval is based on the submitted application, site plan, and stated conditions. If there are any questions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair  
Portland Planning Board

cc: Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Development Review Program Manager  
Jonathan Spence, Planner  
Jay Reynolds, Development Review Coordinator  
✓ Marge Schmuckal, Zoning Administrator  
Jodine Adams, Inspections  
William Bray, Director of Public Works  
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Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
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Penny Littell, Associate Corporation Counsel  
Lee Urban, Director of Economic Development  
Lt. Gaylen McDougall, Fire Prevention  
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