



CITY OF PORTLAND

January 23, 2002

Mr. Tim Reardon
Forest City Chevrolet
1000 Brighton Avenue
Portland, ME 04103

RE: Forest City Chevrolet, 1000 Brighton Avenue (Site Plan #2000-0064, CBL #243-B-043)

Dear Mr. Reardon:

The City has received a letter from Bartlett Design stating that the shields that have been installed on a couple of the front lot fixtures appear to be doing a satisfactory job in reducing fixture brightness.

As you are aware, the Forest City Chevrolet site along Brighton Avenue is not in compliance with the standards of the 1994 approval for this site for lighting. Based on the findings by Mr. Bartlett, Forest City Chevrolet should now implement the modification of all existing front lights to add the louvers to the light fixtures. One installed, Mr. Bartlett shall provide the City with a photometric plan of the lighting condition. The modification to the existing front light fixtures and photometric plan shall be completed **no later than February 15, 2002.**

During previous discussions with Forest City Chevrolet, it was agreed upon that the lights would be turned off at 9:00 p.m. The City would appreciate Forest City Chevrolet re-implementing this agreement immediately.

If you have any questions, please do not hesitate to contact Kandice Talbot, Planner or me at 874-8721. We look forward to resolving this issue.

Sincerely,


Alex Jaegerman
Planning Director

cc: Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
✓ Mike Nugent, Inspection Services Manager
Marge Schmuckal, Zoning Administrator
Jack Lufkin, Economic Development
Penny Littell, Associate Corporation Counsel
Jay Reynolds, Development Review Coordinator



CITY OF PORTLAND

July 11, 2001

James F. Keeley, Jr.
President
Keeley Construction Company, Inc.
P.O. Box 1074
Portland, ME 04104

RE: Forest City Chevrolet Expansion, 1000 Brighton Avenue
ID #2000-0064, CBL #243-B-043

Dear Mr. Keeley:

Thank you for your recent letter requesting an extension to your site plan approval for the employee parking lot and site improvements located in the vicinity of 1000 Brighton Avenue. I understand that your request is based on the fact that a final schedule for construction needs to be developed.

In my capacity as Chief Planner for the City of Portland, I am granting your request to extend your approval to July 25, 2002.

If you have any questions, please contact Kandice Talbot, Planner, who worked on your project.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Charlie Lane, Associate Corporation Counsel
— Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

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CITY OF PORTLAND

July 11, 2001

James F. Keeley, Jr.
President
Keeley Construction Company, Inc.
P.O. Box 1074
Portland, ME 04104

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If you have any questions, please contact Kandice Talbot, Planner, who worked on your project.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Kandice Talbot, Planner
— P. Samuel Hoffses, Building Inspector
Charlie Lane, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

October 6, 2003

Mr. Tim Reardon
Forest City Chevrolet
1000 Brighton Avenue
Portland, ME 04104

RE: Site Plan Amendment, 1000 Brighton Avenue
Job ID#2003-0175, CBL #243-B-043

Dear Mr. Reardon:

This letter is to confirm the revision to the approved site plan of the Forest City Chevrolet project located at 1000 Brighton Avenue. The approved revision includes exterior stairway, grading changes and parking reconfiguration. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments, with the following conditions:

1. Stormwater calculations or analysis performed by an engineer shall be submitted stating that there is capacity in the pipe system either with or without a surcharge condition.
2. Each catch basin shall be installed with a casco trap, and the existing line to the outfall into Webb Street shall be cleaned of all and any sidentment or debris.
3. The applicant shall submit to the Planning Division and Public Works Department, an as-built, record drawing of all the drainage and utilities on the site upon completion.
4. Any work within the City's right-of-way shall be the responsibility of Forest City Chevrolet.

If you have any questions regarding the revision conditions, please contact Kandice Talbot at 874-8901.

Sincerely,


Alexander Jaegerman
Planning Division Director

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cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 14, 2003

Mr. Tim Reardon
Forest City Chevrolet
1000 Brighton Avenue
Portland, ME 04103

RE: Forest City Chevrolet, 1000 Brighton Avenue
(Site Plan #2000-0064, CBL #243-B-043)

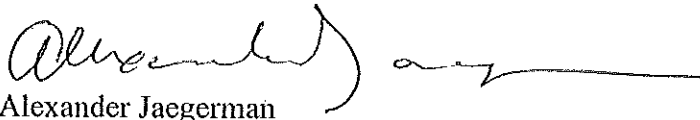
Dear Mr. Reardon:

On April 11, 2003, the Portland Planning Authority granted minor site plan approval for Forest City Chevrolet to relocate driveways, light poles and signs on Rand Road and Brighton Avenue. The approval also includes lighting and the removal of a curb cut and the addition of a 6 ft. fence and landscaping along Webb Street, as shown on the approved plan with the following conditions:

- i. The security lighting shall be based on the following:
 - all of the wall lights be turned off after normal sales hours.
 - only half of the 250-watt lamps in the pole lights located along Rand Road and Brighton Avenue be left on for security lighting.
 - only half of the 400-watt lamps in the pole lights between the showroom and Webb Street, and at the rear of the showroom, be left on for security lighting.
- ii. Once the site has been constructed, prior to release of the performance guarantee, Bartlett Design shall confirm that the lighting is in compliance with the approved lighting plan and also confirm that the switching and circuitry for the security lighting is adequate to maintain the security lighting.
- iii. Any increase in height or sign panel of the signs shall require a permit for review. All temporary and illegal fabric/vinyl signs shall be removed permanently.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File



CITY OF PORTLAND

March 21, 2002

Mr. Jim Keeley
Keeley Construction Co., Inc.
P.O. Box 1074
Portland, Maine 04104

RE: Forest City Chevrolet, 1000 Brighton Avenue
Site Plan #2000-0064, CBL #243-B-043

Dear Mr. Keeley:

After the meeting with you on March 12, 2002, staff has reviewed Forest City Chevrolet's most recent proposal to amend the site plan to regrade the northerly parking area and replace the existing light poles and fixtures with new lighting that meets the City of Portland lighting standards. It is our understanding that Forest City Chevrolet does not wish to go to the Planning Board and would like a staff review of the amended site plan. The City of Portland would agree to this as long as the following is completed:

1. Detailed grading plans would be required, along with cross-sections of existing and proposed grading. A comprehensive lighting plan would also be required. The amended site plan shall be submitted no later than May 3, 2002.
2. A performance guarantee along with engineering and inspection fees would need to be submitted no later than twenty (20) days after the date of approval of the site plan.
3. Starting immediately, the existing lights shall be turned off at 9:00 p.m.

We note that louvers have been installed as requested by the City. Thank you for that. I am confident that we can work together to resolve all remaining site plan issues.



CITY OF PORTLAND

January 23, 2002

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Forest City Chevrolet
1000 Brighton Avenue
Portland, ME 04103

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If you have any questions, please do not hesitate to contact Kandice Talbot, Planner or me at 874-8721. We look forward to resolving this issue.

Sincerely,


Alex Jaegerman
Planning Director

- cc: Sarah Hopkins, Development Review Services Manager
- Kandice Talbot, Planner
- Mike Nugent, Inspection Services Manager
- ✓ Marge Schmuckal, Zoning Administrator
- Jack Lufkin, Economic Development
- Penny Littell, Associate Corporation Counsel
- Jay Reynolds, Development Review Coordinator



CITY OF PORTLAND

February 28, 2002

Mr. Jim Keeley
Keeley Construction Co., Inc.
P.O. Box 1074
Portland, Maine 04104

RE: Forest City Chevrolet, 1000 Brighton Avenue
Site Plan #2000-0064, CBL #243-B-043

Dear Mr. Keeley:

Staff has reviewed your request for phasing the site plan, which was approved by the Portland Planning Board on July 25, 2000. Unfortunately, staff does not have the authority to phase an approved plan. The Planning Board would need to approve a phased site plan.

At this time, the options for Forest City Chevrolet are as follows:

1. That a performance guarantee for the entire approved site plan be submitted. Construction could begin on Phase I, however, the City would require that the entire approved site plan be completed within one year and if all work were not completed within this time frame, the City would call the performance guarantee to complete the approved site plan.
2. You may wish to go back before the Planning Board for review and approval of a phased plan. If Forest City Chevrolet is not sure that they want to complete the entire approved site plan, instead of asking for a phased plan, it may be feasible to submit an amended plan to the Planning Board, which includes Phase I and abandons the rest of the approved site plan.

It was also agreed upon at the February 11, 2002 meeting with you, Forest City Chevrolet, and staff that Forest City Chevrolet would modify all existing lights along Brighton Avenue and Webb Street, to add louvers to the light fixtures and shall be completed **no later than March 25, 2002.**



CITY OF PORTLAND

March 21, 2002

Mr. Jim Keeley
Keeley Construction Co., Inc.
P.O. Box 1074
Portland, Maine 04104

RE: Forest City Chevrolet, 1000 Brighton Avenue
Site Plan #2000-0064, CBL #243-B-043

Dear Mr. Keeley:

After the meeting with you on March 12, 2002, staff has reviewed Forest City Chevrolet's most recent proposal to amend the site plan to regrade the northerly parking area and replace the existing light poles and fixtures with new lighting that meets the City of Portland lighting standards. It is our understanding that Forest City Chevrolet does not wish to go to the Planning Board and would like a staff review of the amended site plan. The City of Portland would agree to this as long as the following is completed:

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We note that louvers have been installed as requested by the City. Thank you for that. I am confident that we can work together to resolve all remaining site plan issues.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 17, 2004

Mr. Tim Reardon
Forest City Chevrolet
1000 Brighton Avenue
Portland, ME 04103

Mr. Stephen Tibbetts, PE
Oak Ridge Road
Brunswick, ME 04011

RE: Forest City Chevrolet, 1000 Brighton Avenue (Site Plan #2000-0064, CBL #243-B-043)

Dear Mr. Reardon and Mr. Tibbetts:

On February 10, 2004, Sarah Hopkins and Kandice Talbot met with Steve Tibbetts regarding a future proposal on the Forest City/Motor City site located at Brighton Avenue and Rand Road. At that time, it was discussed that the two houses had been moved from Webb Street to Rowe Avenue. We discussed that no further work could be done and the City would not review any projects until Forest City Chevrolet submitted a performance guarantee as required by the Housing Replacement and Preservation Ordinance for the relocation of two residential units and the demolition of one residential unit on Webb Street.

If a performance guarantee is not submitted by **April 1, 2004**, we will be forced to forward this issue to the City's Corporation Counsel, who will take further action.

Also, on December 23, 2004 a letter was sent to the applicant stating that the Forest City Chevrolet sign needs to be removed from the City's right-of-way by **April 1, 2004**. Please note that the performance guarantee for this project expires on May 1, 2004. If the removal of the sign does not occur by April 1, 2004, the City will be forced to call the performance guarantee.

If you have any questions, please do not hesitate to contact Kandice Talbot, Planner or me at 874-8721. We look forward to resolving this issue.

Sincerely,

Alex Jaegerman
Planning Director

cc: Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Mike Nugent, Inspection Services Manager
Marge Schmuckal, Zoning Administrator
Jack Lufkin, Economic Development
Penny Littell, Associate Corporation Counsel
Jay Reynolds, Development Review Coordinator
Rick Goduti, Goduti-Thomas Architects, 44 Oak Street, Suite 5, Portland, ME 04101