

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
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July 23, 2003

Mr. Kevin Barrett
Managing Director
Portland Sports Center, LLC
P.O. Box 129
1050 US Route One
York, ME 03909

RE: Portland Sports Center, 512 Warren Avenue
Job ID #2003-0066, ID #278-B-001

Dear Mr. Barrett:

On July 22, 2003, the Portland Planning Board voted unanimously 4-0 (Malone abstained, Lowry, Patterson absent) to approve the site plan for the Portland Sports Center. The approval was granted for the project with the following conditions:

- i. that the applicant contribute \$5,000 for construction of sidewalk and granite curb along Warren Avenue, to connect the existing sidewalks between the Joker's property and Home Depot's property prior to issuance of a building permit.
- ii. that the plans be revised to include a landscaped island with trees on the easterly side of the rear parking area, that groups of buffering be installed to screen the property from the rear, that the Crimson Barberry specie be changed to a Bayberry specie or a plant which is more natural and less invasive, and that the plan be reviewed and approved by the City Arborist.
- iii. that the applicant contribute \$25,000 towards stormwater improvements planned through the Capisic Brook Watershed Master Plan prior to issuance of a building permit.
- iv. Fixture "E", as shown on the lighting photometric plan, shall not exceed 250 watts.
- v. that the applicant submit an executed Declaration of Portland Sports Center Condominium to staff prior to issuance of a building permit.
- vi. that all doors shall be closed to the extent feasible, during sports events at the Portland Sports Center.

- vii. that the plans be revised to address the Development Review Coordinator's technical concerns in the memo dated July 18, 2003 regarding stormwater, utilities, grading, erosion control, details and layout, to be reviewed and approved by the Development Review Coordinator.

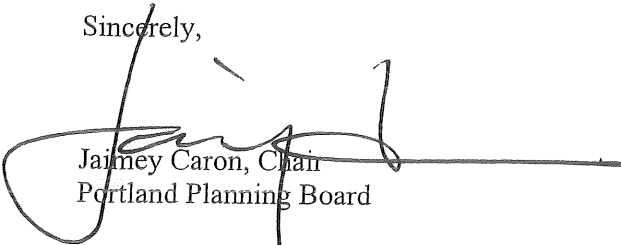
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 31-03, which is attached.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. 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.
6. 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.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. 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 Kandice Talbot at 874-8901.

Sincerely,



Jaimie Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division 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
Peter Biegel, STYDesign Consultants, P.O. Box 86A, Cumberland Center, ME 04021