

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

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June 22, 1999

Mr. Jim Seymour  
12 Westbrook Common  
P.O. Box 1339  
Westbrook, ME 04098-1339

293-C-001

re: Deering Lodge Post #183, 102 Bishop Street

Dear Mr. Seymour:

On June 22, 1999 the Portland Planning Board voted 5-0 (Carroll, Hagge absent) to approve the conditional use and site plan for the 4,200 sq. ft. addition to the Deering Lodge Post #183 located at 102 Bishop Street. The approval was granted for the project with the following conditions:

- i. that the applicant shall submit a sanitary sewer capacity letter to Planning Staff.
- ii. that the applicant revise the plan in accordance with the DRC's memo dated June 21, 1999 regarding the outlet control structure

The Planning Board also voted 5-0 (Carroll, Hagge absent) to grant the waiver of granite curb and sidewalk along the frontage of the property.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #26-99, which is attached.

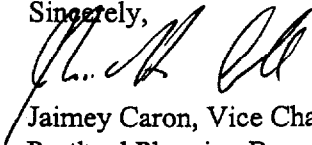
Please note the following provisions and requirements for all site plan approvals:

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.
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.

If there are any questions, please contact the Planning Staff.

Sincerely,



Jaimey Caron, Vice Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File