

Portland, Maine



Yes, life's good here.

Tuck O'Brien  
City Planning Director, Planning Division

March 18, 2016

Peter F Holmes  
PH Warren Avenue, LLC  
401 Warren Avenue  
Portland, ME 04103

Stephen Bushey, P.E.  
Stantec  
482 Payne Road Scarborough Court Scarborough  
ME 04074-8929

Project Name: **Six Unit Commercial Building; Amendment for Safelite AutoGlass**  
Project ID: 2014-016 CBL: 296-A006001  
Address: 421 Warren Avenue, Portland  
Joint Applicants: PH Warren Avenue, LLC  
Planner: Jean Fraser

Dear Mr Holmes and Mr Bushey:

On March 16, 2016, the Portland Planning Authority approved the amended Level III Site Plan for a 1800 sq ft building expansion (total floorspace 26,840 sq ft.), emergency generator, and revised parking layout for the commercial building at 421 Warren Avenue.

The amended plan, as described in the letters dated 2.5.2016 and 3.10.2016 from Stantec and shown on the approved amended plans, is approved with the following conditions (any waivers and conditions included in the original approval remain valid for the amended site plan unless stated otherwise):

1. That the new generator located within the site shall meet applicable state and federal emissions, shall be screened from view from Warren Avenue, and shall not be activated for more than one hour per week for routine maintenance and testing. Noise levels shall not exceed City B4 zone standards except in designated emergencies or for emergency generator testing. Emergency generator testing is permitted only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday; and
2. That separate reviews and permits are required from the Inspections Division for all new or modified signs; and
3. That condition #viii in the May 27, 2014 Planning Board approval letter is removed; the site was amended to 5.94 acres, as confirmed and approved by the Planning Authority on 8.25.201.

The approval is based on the submitted site plans from Stantec: Site Layout C-3.0 (Rev 9); Grading and Drainage C-4.0 (Rev 6) and Safelite Floor Plan A-1. The commercial building may be occupied as one building (as Safelite propose) or for up to 6 units as indicated in the original proposal, subject to any site or external building modifications when an amended site plan must be submitted for staff review and approval.

#### STANDARD CONDITIONS OF APPROVAL

The following standard conditions of approval and requirements apply to all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. (If applicable)
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date. (If applicable)
4. **Department of Public Services Permits** 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.) (If applicable)
5. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Jean Fraser at (207) 874- 8728.

Sincerely,



Stuart G. O'Brien  
City Planning Director

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
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Approval Letter File