

CITY OF PORTLAND, MAINE
PLANNING BOARD

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May 3, 2004

Mr. Jim Russell
Alexander-Russell Company, LLC
585 Riverside Street
Portland, ME 04103

RE: Sani-Clean, 470 Riverside Street
ID #2003-0268, CBL #321-A-004

Dear Mr. Russell:

On April 13, 2004, the Portland Planning Board voted unanimously (5-0, Lowry, Beal absent) to approve the Site Location of Development and site plan for the 9,600 sq. ft. Sani-Clean warehouse to be located at 470 Riverside Street. The approval was granted for the project with the following conditions:

- i. that the applicant submit a geotechnical investigation letter prior to issuance of a building permit, to be reviewed and approved by the Development Review Coordinator.
- ii. that the City Arborist review and approve the landscaping plan.
- iii. that the applicant provide a trail easement to the City along the rear of the property to connect to Lucas Tree's trail easement prior to issuance of a building permit, for review and approval by Corporation Counsel.
- iv. that the site plan be amended by deleting references to future additions.

The approval is based on the submitted site plan and the findings related to site location of development and site plan review standards as contained in Planning Report #11-04, which is attached.

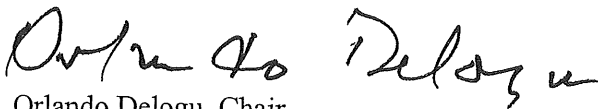
Please note the following provisions and requirements for all site plan approvals:

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,



Orlando Delogu, 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
Traffic Division
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

