



Tuck O'Brien
City Planning Director, Planning Division

November 15, 2016

Stephen Smith
City of Portland Fire Department
389 Congress Street
Portland, ME 04101

Project Name: Radio Communication Tower Project ID: 2016-239
Address: 656 Riverside Street CBL: 322 A 003
Applicant: City of Portland Fire Department/Motorola Solutions
Planner: Nell Donaldson

Dear Steve:

On November 16, 2016, the Planning Authority approved a Level I Site Alteration application for a fire radio communication tower at 656 Riverside Street. The decision is based upon the application, documents and plans as submitted on November 15, 2016 by your department and prepared by Sebago Technics. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

SITE PLAN REVIEW

The Planning Authority found that the plans are in conformance with the site plan standards of the land use code subject to the following conditions of approval, which must be met prior to the issuance of a building permit unless stated otherwise:

1. The applicant shall provide evidence of all required state and federal permits for review and approval by the Planning Authority. If such approvals are not required, documentation as such shall be provided for review and approval by the Planning Authority;
2. With respect to utilities:
 - a. The applicant shall provide evidence of an amended, recorded conservation easement allowing proposed utility work for review and approval by Corporation Counsel.
 - b. Should the applicant modify the utility location to an area outside the conservation easement, the applicant shall provide an amended plan for review and approval by the Planning Authority and the Department of Public Works.
 - c. Should the applicant amend the boundaries of the conservation easement area, the applicant shall provide an amended plat depicting the revised boundaries of the conservation easement and, following signature by the Director of the Planning Authority, record the amended plat at the Cumberland County Registry of Deeds, with a mylar and five paper copies to be returned to the Planning Authority;

3. There shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission; and
4. Sound levels shall not exceed the maximum noise allowances of the IH zone.

The approval is based on the site plan dated November 15, 2016. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for 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.
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.
4. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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 pre-construction meeting.
5. **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.)
6. **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 Neil Donaldson at (207) 874-8723.

Sincerely,

Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Planner/Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
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Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Victoria Morales, Corporation Counsel
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Rick Blackburn, Assessor's Department
Approval Letter File

