

CITY OF PORTLAND, MAINE
PLANNING BOARD

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September 17, 2003

Ms. Mary Gamage
Hannaford Bros. Co.
145 Pleasant Hill Road
Scarborough, ME 04074

RE: Hannaford, 779 Riverside Street
ID #2003-0106, CBL #327A-A-012

Dear Ms. Gamage:

On September 9, 2003, the Portland Planning Board voted to approve the site plan for the Hannaford Supermarket proposed at 779 Riverside Street. The approval was granted for the project with the following motions and conditions:

- i. The Planning Board voted 5-1 (Beal opposed, Lowry absent) that the plan is in conformance with 23M RSA 704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movements Permits with the following conditions:
 1. that the turning radii into the development from Riverside Street be further reviewed by the City's Traffic Engineer and Gorrill-Palmer for truck access and be approved by the City's Traffic Engineer.
 2. that the plans be revised to show a 5 ft. esplanade between the proposed sidewalk and Forest Avenue.
 3. that Hannaford Bros. install video detection at the intersection of Forest Avenue/Riverside Street prior to issuance of a certificate of occupancy.
- ii. The Planning Board voted unanimously 6-0 (Lowry absent) that the proposed development is in conformance with the Site Location of Development Review.
- iii. The Planning Board voted 5-1 (Caron opposed, Lowry absent) that the proposed use demonstrates a need to exceed the specific site lighting limits for pole height, fixture wattage and maximum illumination levels (shown in Section XV (4) of the City of Portland Technical and Design Standards and Guidelines) for safe and reasonable exercise of the proposed use, and the applicant has provided a plan to address the IESNA recommendations for the proposed use with the following condition:

1. that the applicant work with the Planning Authority on the lighting plan to address the maximum illumination levels and to reduce or eliminate light trespass onto abutting properties. The lighting plan shall be reviewed and approved by the Planning Authority subject to peer review by the City's Lighting Consultant.
- iv. The Planning Board voted 5-1 (Beal opposed, Lowry absent) that the plan is in conformance with the site plan standards of the land use code with the following conditions:
 1. that the applicant provide the Planning Authority with a maintenance plan for the stamped pavement surface.
 2. that the plans be revised to address the comments in the Development Review Coordinator's memo dated September 5, 2003.
 3. that the applicant agrees to the conditions contained within the September 5, 2003 letter from Verizon indicating their review and acceptance of the site improvements within the vicinity of their utility building and underground facilities prior to issuance of a building permit.
 4. that the Development Review Coordinator review and approve the applicant's snow dump plan and its impact on gravel pit.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #39-03, 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,



Jaimey 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
Mr. Joseph A. Laverriere, P.E., Senior Engineer, DeLuca-Hoffman Associates, Inc., 778 Main Street, Suite 8, South Portland, ME 04106