



Tuck O'Brien  
City Planning Director, Planning Division

May 9, 2016

Bob Gaudreau, 1039 Riverside LLC  
c/o Hardy Pond Construction  
7 Tee Drive  
Portland, ME 04103

Stephen R. Bushey, PE  
Stantec  
778 Main Street, Suite 8  
South Portland, ME 04106

Project Name: **Lot #2 Second Tee Business Park (1039 Riverside Street) – new building**  
Project ID: #2016-055  
Address: Unit #2- 1067 Riverside Street (also accessed from Tee Drive)  
CBL: 331 A001 002  
Applicant: 1039 Riverside LLC  
Planner: Jean Fraser

Dear Sirs:

On May 9, 2016, the Planning Authority approved with conditions a Level II site plan for the construction of a 7,500 sq ft building with 15 parking spaces, for Lot #2 in the Second Tee Business Park. The decision is based upon the application, documents and plans as submitted by the applicant and prepared by Stantec Consulting Services Inc. (C-1 to C-10 dated 5.4.2016) and Elevations A-2 dated 4.26.2016 by Biskup Construction Inc. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

#### **SITE PLAN REVIEW**

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

- i. That if the at-grade overhead door opening directly onto Tee Drive is to be used frequently, the parking spaces on Tee Drive shall be removed and similar pavement markings to that used at the loading dock entrance shall be installed; and
- ii. That the roof line drip strip filter cannot be paved over or altered in any way and that no gutter may be installed on the roof line, as per Chapter 7.6 of Volume III of the MaineDEP Stormwater BMP Manual; and
- iii. Storm Water Management: The developer/contractor/subcontractor shall comply with conditions of the submitted construction *Stormwater Inspection and Maintenance Manual for Stormwater Management and Related Stormwater Facilities Unit 2* dated April 2016 and prepared by Stantec consulting Services, Inc., which shall be amended to include the roof line drip strip prohibitions referenced in Condition ii, and based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.