



Jeff Levine, AICP
Director, Planning & Urban Development Department

September 21, 2016

David Thomas
Project Executive
Consigli Construction Co., Inc.
15 Franklin Street
Portland, ME 04101

Bob Gaudreau and Pat Keeley
1039 Riverside LLC
c/o Hardy Pond Construction and
Moongate Properties Inc
58 Sturdivant Drive
Portland, ME 04103

Stephen R. Bushey, PE
Stantec
482 Payne Road
Scarborough Court
Scarborough ME 04074-8929

Project Name: **Amendment to 2015 approval
Lot #11 Second Tee Business Park (1039 Riverside Street) – amended
subdivision plan and amended new building**
Project ID: #2015-119 Subdivision amendment and Site Plan
Address: 33 Caddie Lane CBL: 331 A001 011
Applicant: 1039 Riverside LLC (Hardy Pond Construction)
Planner: Jean Fraser

**Re: Request for approval to start site work for Immucell: 33 Caddie lane – Unit #11 Second Tee
Business Park**

Dear Sirs:

On September 2, 2016 the Portland Planning Authority approved with conditions the amended Level II site plan for the construction of a 12,625 sq ft building with 19 parking spaces, for Lot #11 in the Second Tee Business Park (Immucell).

As provided in the Portland Land Use Ordinance Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work on this project prior to the receipt of a building permit. The approval to proceed with the site work is based on the submitted request received September 20, 2016 (attached) and the approved site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Commencement of the work is subject to the conditions listed below:

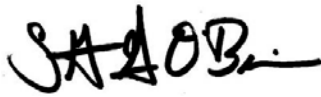
- That a satisfactory performance guarantee is posted prior to the start of any approved advance site work;
- That the extent of approved advance site work includes the removal of uncontrolled fills and the import of structural fills to prepare the site for building foundation installations;
- That the installation of erosion control measures and other stabilization measures be implemented prior to the start of any site work in accordance with the approved plans and as recommended by the Development Review Coordinator Phil DiPierro, and maintained until the site disturbance is finished;
- That truck traffic routing associated with the advance site work shall avoid blockage of Caddie Lane and other streets in the Business Park and not impede neighbor's truck access;

- That prior to the start of any site work, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, and owner to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting. Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting.

Please note that you must obtain any permits that may be required from Public Works for any street openings, and that building permits must be obtained from the Permitting and Inspections Department prior to the commencement of any construction of any buildings, foundations or structures. Also please note that the City Ordinances include requirements regarding construction activities and hours of work, and the Department of Public Works may consider a waiver request in relation to the hours of work.

If you have any questions, please contact Jean Fraser on 874 8728.

Sincerely,



Stuart G. O'Brien
Planning Division Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Permitting and Inspections
Jonathan Rioux, Permitting and Inspections Deputy Director
Jeanie Bourke, Plan Reviewer/CEO Permitting and Inspections
Chris Branch, Director of Public Works
Katherine Earley, Engineering Services Manager, Public Works
Bill Clark, Project Engineer, Public Works
Doug Roncarati, Stormwater Coordinator, Public Works
Greg Vining, Associate Engineer, Public Works
Michelle Sweeney, Associate Engineer, Public Works
John Low, Associate Engineer, Public Works
Rhonda Zazzara, Field Inspection Coordinator, Public Works
Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



June 20, 2016

Jeff Levine
Planning & Urban Development Director
City of Portland
389 Congress Street - 4th Floor
Portland, ME 04101

RE: Request for Approval to Start Site Work for ImmuCell Corporation: 33 Caddie Lane – Unit 11

Dear Jeff:

On behalf of ImmuCell Corporation, Consigli Construction Co., Inc. (Consigli) requests approval to start site work activities at the 33 Caddie Lane – Unit 11 property. This work is included within the building permit no. 201602268 application.

ImmuCell Corporation is working to obtain FDA approval for the product that will be manufactured in the facility to be constructed at the property noted above. In order to maintain the aggressive timeline for this approval process to get the product to market and avoid winter conditions during construction, site work activities need to start as soon as possible.

The work to occur as a part of this request includes the removal of uncontrolled fills and import of structural fills to prepare the site for building foundation installations. There is a 1 ½ to 2-week duration for these activities.

We appreciate your consideration in approving this work prior to the receipt of a building permit.

If you have any questions, please do not hesitate to call.

Regards,
Consigli Construction Co., Inc.

David Thomas
Project Executive

Consigli Construction Co., Inc. Construction Managers and General Contractors
15 Franklin Street, Portland, ME 04101 phone 207.773.3000 fax 207.773.2800 web www.consigli.com

Williamstown, MA • Enfield, CT • Portland, ME • Milford, MA