

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

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February 25, 2004

Mr. Bob Gaudreau  
1039 Riverside LLC  
45 Bridgton Road  
Westbrook, ME 04092

RE: Warehouse Subdivision, 1039 Riverside Street  
ID #2003-0200, CBL #331-A-001

Dear Mr. Gaudreau:

On February 10, 2004, the Portland Planning Board voted unanimously (6-0, Caron absent) on the following motions regarding the 1039 Riverside Street Warehouse Subdivision:

1. That the development is in conformance with the Site Location of Development Review.
2. That the Planning Board finds that overhead utilities as shown on the proposed plans are appropriate for the 1039 Riverside Street subdivision.
3. That the development is in conformance with the Subdivision Ordinance of the Land Use Code with the following conditions:
  - i. that the plans be revised in accordance with the Development Review Coordinator's memo dated February 6, 2004 to be reviewed and approved by the Development Review Coordinator.
  - ii. that the condominium documents be provided to staff for review and approval by Corporation Counsel prior to issuance of a building permit.
4. That the development is in conformance with the Site Plan Ordinance of the Land Use Code with the following conditions:
  - i. that elevations of all sides of the buildings showing façade material shall be submitted for review and approval by staff prior to issuance of a building permit.
  - ii. that the review of the project does not include future expansion of buildings and any expansion shall be reviewed and approved by the Planning Authority.

- iii. that the applicant provide foundation plantings around the proposed buildings and that the City Arborist review and approve the landscaping plan prior to issuance of a building permit. A detail of the dumpster enclosures shall be submitted to staff for review and approval.

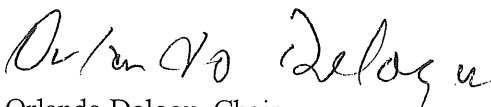
The approval is based on the submitted plan and the findings related to subdivision and site plan review standards as contained in Planning Board #4-04, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with 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 must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. 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.
5. 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. 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 regarding the Board's actions, 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