

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
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January 23, 2001

Mr. Conrad Clark
North Star Enterprises Inc.
21 Stuart Street
Portland, ME 04103

RE: Homes at Meadow Woods, Stuart Street

Dear Mr. Clark:

337 C 020

On January 9, 2001, the Portland Planning Board voted 4-0 (Delogu and Hagge absent, Malone abstained) to approve your application for a 14-unit PRUD located at Stuart Street. The Board found that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

Subdivision

- i. that the applicant provide computation to show that the pump station is adequately sized and that there is available capacity for emergency purposes in the event of a power outage prior to issuance of a building permit.
- ii. that the applicant provide to staff, execution of the option to purchase the real estate on Harmony Road and revise the subdivision plat to merge Harmony Road property with the site.
- iii. that the applicant submit a revised agreement with Bono, Inc. to allow connection to the storm drain system within Milton Street.
- iv. The design engineer of record, Sebago Technics, Inc., shall provide a certification upon completion of construction that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied. The applicant shall retain the design engineer to provide construction phase services including but not limited to, periodic site inspection for adherence to all required erosion control measures and to address any changes in field conditions which require modifications to the design.

If there are any questions, please contact the Planning Staff.

Sincerely,


Jaimey Caron, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
✓ P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Charlie Lane, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File