

CITY OF PORTLAND, MAINE  
PLANNING BOARD

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Mark Malone  
Orlando E. Delogu

January 23, 2001

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

RE: Homes at Meadow Woods, Stuart Street

337-C-021

Dear Mr. Clark:

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.

## Site Plan

- i. that the landscape plan be reviewed and approved by the City Arborist.

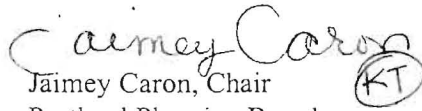
The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #65-00 and Planning Memo dated January 9, 2001, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. 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.
2. 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.
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. 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 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