

CITY OF PORTLAND, MAINE

PLANNING BOARD

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November 9, 1999

Mr. David Beseda
Community Housing of Maine
95 High Street
Portland, ME 04101

340-G-001 & 341-A-001

re: Wall and Forest Avenue, 8 unit multiplex

Dear Mr. Beseda:

On October 26, 1999 the Portland Planning Board voted 6-0 (Rodriguez absent) on the Wall Street Access proposal for the 8-unit Multiplex located on Wall Street.

1. That the plan is in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following condition(s):
 - i. before issuance of a building permit, the applicant provide to staff, utility easements over Parcel A to Parcel B, to maintain rights for Parcel B.
 - ii. that the applicant revise the plans in accordance with Public Works' memo dated 10/7/99 regarding a casco trap and sewer connection.
 - iii. that the applicant pave a minimum of 12 parking spaces bituminous, the remaining parking spaces may be built as overflow parking with required sub-base material.
2. That the plan is in conformance with the Site Plan Standards of the City Land Use Code with the following condition:
 - i. that the applicant install the sidewalk along the curb to ensure that the existing vegetation along Wall Street remains on site.

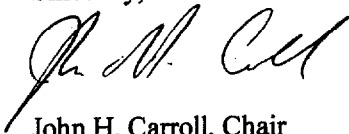
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #46-99A, which is attached.

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.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% 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.
6. 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.)
7. The Development Review Coordinator (874-8300 ext. 8722) 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 regarding the Board's actions, please contact the planning staff.

Sincerely,



John H. Carroll, 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
Jeff Tarling, City Arborist
Penny Littell, 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