

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

February 27, 2001

Mr. Jim Wolf
Diversified Properties, Inc.
P.O. Box 10127
Portland, ME 04104

Re: Lot 22, Maggie Lane
(ID#20000192)

Dear Mr. Wolf:

342 A 014

On October 24, 2000, the Portland Planning Board voted 6-0 (Cole absent) to approve the revision to the Maggie Lane subdivision Plan to consolidate Lots 1, 2 and 3 into two (2) lots, with three (3) dwelling units to be built on each of the two lots. Alterations of original approval recording plat have been approved by the City of Portland in accordance with Section 14-496(3) of the Subdivision Ordinance.

The Planning Board also voted 6-0 (Cole absent) to approve your application for a 9 unit multiplex located at Lot 22, Maggie Lane. 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. The design engineer of record, Gorrill-Palmer Consulting Engineers, 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 and sedimentation control measures and to address any changes in the field conditions which require modifications to the design.
- ii. Access to Lot 22 access drive, from other lots will be subject to approval by the Fire Department and Traffic Engineer.

O:\PLANDEVREVW\MAGGIE22\APPLTR.DOC

Site Plan

- i. that the applicant contact the City Arborist prior to planting of landscaping, and that the City Arborist review and approve all planting locations.

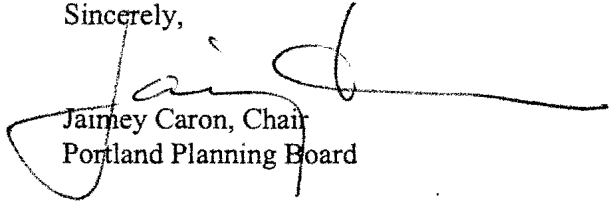
The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #55-00 and Planning Memo dated October 24, 2000, which are attached.

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