



PORTLAND MAINE

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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

April 8th, 2013

Kathy Alves, Director of Operations, Trades
City of Portland
389 Congress Street
Portland, ME 04101

Project Name: Riverside Golf Course Pro Shop/Meeting Space
Project ID: 2013-090 CBL: 357-A001001
Address: 1010-1158 Riverside Street

Dear Kathy:

I refer to your e-mailed request on April 5th, 2013 for approval to commence foundation work prior to the receipt of the site plan approval for the amendments.

A pro shop on this site was approved on November 26, 2012, and a site plan amendment application is currently under review for an enlarged building footprint and revised location, with minor associated site amendments.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence pre-site work on this project prior to the receipt of a site plan approval. The commencement of pre-site work is limited to the work as listed below and is subject to the conditions outlined in this letter:

Extent of Work

- 1) Excavation and installation of foundations, subject to a foundation permit from the Inspections Division;
- 2) Alteration of utility connections in compliance with all utility and DPS requirements.

Conditions

- 1) That erosion and sedimentation control measures shall be in place as advised by DRC (Phil diPierro);
- 2) That all work shall be in accordance with the submitted site plans for the amendments, as the building location shown on those plans does meet zoning requirements and is acceptable to the Fire Department.

Please be advised that you must obtain any permits that may be required from Public Works for any street openings, and building permits must be obtained from the Inspections Division for all foundations and structures.

Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the City's representative, the contractor, the Development Review Coordinator, and Public Service's representative to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If you have any questions, please contact Jean Fraser on 874-8728.

Sincerely,

Jeff Levine, Director

Planning & Urban Development Department

CC:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services

Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File
Applicant