



CITY OF PORTLAND

June 15, 2000

David Breitrack, PE
Appledore Engineering, Inc.
600 State St., Suite D
Portsmouth, N.H. 03801

re: Shaw's Northgate

Dear Mr. Breitrack:

On June 13, 2000, the Portland Planning Board voted unanimously (5-0; Malone, Krichels absent) to approve the Shaw's Northgate expansion. The site plan approval was made with the following conditions:

1. that prior to issuance of a building permit, the applicant shall submit an executed license and indemnity agreement for the construction and maintenance of the connecting sidewalk to Allen Avenue on City property.
2. that prior to issuance of building permit, the applicant shall provide for planning staff review and approval a plan for the installation of a 6ft high stockade fence and additional screen plantings along the eastern property line, south of the building approximately up to the property line shared with Greater Portland Realty.
3. That the applicant shall contribute toward the Allen Avenue sewer separation project scheduled for FY2000 construction. The contribution should be equal to the cost of two vortech units (approximately \$30,000) which is the alternate method of on-site stormwater treatment. This amount of contribution shall be approved by the Public Works Authority.
4. That the applicant shall revise their plans prior to issuance of a building permit for the installation of Casco traps or equivalent into all of the catchbasins outletting into the Fall Brook sewer easement. Detail sheets should also be revised to indicated a construction detail for the devices.
5. That the applicant shall submit for planning staff review and approval catalog specifications for the proposed exterior lighting fixtures.
6. That prior to issuance of a certificate of occupancy, the applicant shall replace the existing trash compactor with a watertight trash compactor.

O:\PLANDEVREVWAUBURN91\APPLTR.SH

7. Further, the Board made a finding under Section 14-526b that the applicant shall be required to complete all loading and unloading activities, including removal of the dumpsters, between the hours of 6am to 10pm or the applicant shall submit for staff review and approval an alternative measure that will result in the abatement of noise pollution from the loading and unloading activities and use of the trash compactor and dumpster. Such an alternative measure may include a plan for enclosing the delivery/compactor area or other noise mitigation plan.

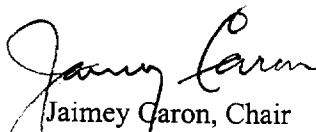
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board # 21-00, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. 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 issuance of a building permit.
2. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
3. 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.
4. 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.)
5. The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) 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,


Jaimey Caron, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior 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
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