

PLANNING BOARD

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Mark Malone

November 10, 1999

Mr. Scott McMullin
P.O. Box 15400
Portland, ME 04112

RE: 4-Lot Residential Subdivision, 696 Allen Avenue

Dear Mr. McMullin:

On November 9, 1999 the Portland Planning Board voted 5-0 (Malone and Krichels absent) on the following motions regarding the four-lot residential subdivision located at 696 Allen Avenue:

1. the Portland Planning Board voted to deny the waiver of curb and sidewalk.
2. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following condition(s):
 - i. that the applicant provide a letter from Portland Water District and Portland Sewer Department stating that there is water and sewer capacity in this area.
 - ii. that the applicant submit to Planning staff executed copies of the common driveway, drainage, and utility easements and a drainage maintenance agreement including maintenance and enforcement rights to City in the delineated wetland area prior to issuance of building permit.
 - iii. that the applicant revise the subdivision plan to show a fire hydrant within 800 ft. of travel.
 - iv. that the utilities be located underground.
 - v. that a note be added to the recording plat stating that there will no disturbance of the wetland area.
 - vi. that language be added to the individual deeds restricting any filling of the wetland area.
 - vii. applicant shall submit individual grading plans for each lot including flagging of wetland area.

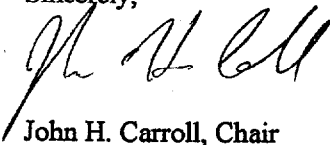
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #61-99, which is attached.

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