

CITY OF PORTLAND, MAINE
PLANNING BOARD

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JUN 18 2013

Department of Inspections
City of Portland Maine

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June 13, 2013

John Walker 1321 Associates, LLC
1321 Washington Avenue, Suite 102
Portland, ME 04103

Matthew Ek
Sebago Technics, Inc.
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Project Name: Subdivision Amendment Project ID: 2013-118
Address: 1321 Washington Ave. (15 Northport Drive) and 56 Northport Drive
CBL: 401 A005 015 and 401 A005 056
Applicant: 1321 Associates, LLC
Planner: Shukria Wiar

Dear Mr. Walker:

On June 11, 2013, the Portland Planning Board considered a subdivision amendment for Northport Business Park at 1321 Washington Avenue (15 Northport Drive) and 56 Northport Drive. The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance of Portland's Land Use Code. The Planning Board voted unanimously (6-0, Soley recused) to approve the application with no conditions of approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved subdivision plans:

1. **Mylar Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature. The plat must be recorded at the Cumberland County Registry of Deeds within thirty (30) days of the Planning Board decision.
2. **Recording of Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice. The plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.
3. **Modifications to an Approved Subdivision:** The subdivision shall be in accordance with the approved plans. If any modification of an approved subdivision plan or site improvements are proposed, then the plan requires the prior review and approval of an amended subdivision plan by the Planning Board or Planning Authority.
4. **Separate Building Permits Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
5. **Department of Public Services Permits** 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Subdivision 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 Shukria Wiar at 756-8083 or via email shukriaw@portlandmaine.gov

Sincerely,



Carol Morrissette, Chair
Portland Planning Board

Attachments:

1. Planning Board Report

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Phillip DiPierro, Development Review Coordinator, Planning
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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