



# PORTLAND MAINE

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## Planning & Urban Development Department

Jeff Levine, AICP, Director

## Planning Division

Alexander Jaegerman, FAICP, Director

January 30<sup>th</sup>, 2013

Archie Giobbi  
1184 Washington Avenue  
Portland, ME 04103

Project Name: **Van Vechten Street Extension (14-403 Approval)**  
Project ID: 10-7970001  
Address: 23 Van Vechten Street  
CBL: 410-C-026-001

Dear Mr Giobbi:

Thank you for your letter dated January 20<sup>th</sup>, 2013 requesting a further one year extension of the approval for your Street Extension at 23 Van Vechten Street. I understand that your request is based on the fact that the project has been delayed by the land acquisition and associated subdivision approval process for the land adjacent to Van Vechten.

In my capacity as Acting Planning Division Director for the City of Portland, and under the provision of Section 14-532 (c) *Expiration of site plan approval*, I am granting your request to extend your approval to June 12<sup>th</sup>, 2014. Please note that the ordinance specifies a maximum of "three (3) years from the date of approval" and therefore I am not authorized to extend this approval beyond that date.

If you have any questions, please contact Jean Fraser at 874 8728.

Sincerely,

Barbara Barhydt,  
Acting Planning Division Director

cc:

Jeff Levine, AICP, Director, Planning and Urban Development Department  
Alexander Jaegerman, 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  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File

RECEIVED

JAN 21 2013

PLANNING DEPARTMENT

Mr. Jeff Levine  
Portland Planning Division  
4<sup>th</sup> Floor  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101

Jan. 20, 2013

Re: Van Vechten Street 14-403 Approval

Dear Mr. Levine,

On June 13, 2011, I received approval for a 14-403 road extension, Van Vechten St. off Huntington Ave.. ( see enclosed approval letter ).

I received a one year extension of this approval which covered the period from June 13, 2012 to June 13, 2013.

I am requesting a second extension of the Van Vechten Street approval that would run from June 13, 2013 to June 13, 2014.

I was prepared to start the road extension but had to use the funds to purchase additional land that became available from the Pesce Family Estate which abuts Van Vechten Street.

I just recently received a Subdivision approval on this acquired land: The Humboldt project. I spent 9 months getting approval on this project.

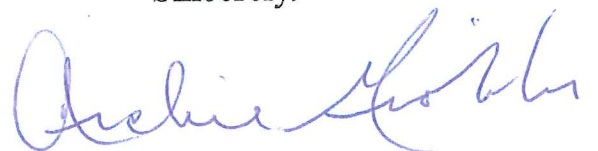
I have been working for 10 years on the Van Vechten project and I am now prepared to start the 14-403 extension but I believe it prudent to request this 2<sup>nd</sup> extension to insure myself against any eventuality that may occur.

My request for this 2<sup>nd</sup> extension would be appreciated.

Thank You.

Sincerely,

Archie Giobbi  
1184 Washington Ave.  
Portland, Maine 04103





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Planning and Urban Development Department  
Penny St. Louis, Director

JUNE 12, 2011

Planning Division  
Alexander Jaegerman, Director

**ARCHIE GIOBBI**  
1184 WASHINGTON AVE.  
PORTLAND, ME 04102

**PETER DALFONSO, P.E.**  
DALFONSO ENGINEERING  
17 LEDGE HILL RD.  
GORHAM, ME, 04038

<b>Project Name:</b>	<b>VAN VECHTEN STREET EXTENSION</b>	<b>Project ID:</b>	<b>10-7970001</b>
<b>Address:</b>	<b>23 VAN VECHTEN ST.</b>	<b>CBL:</b>	<b>410-C-026-001</b>
<b>Applicant:</b>	<b>ARCHIE GIOBBI</b>		
<b>Planner:</b>	<b>ERICK GILES</b>		

Dear Mr. Giobbi:

On June 13th 2011, the Planning Authority approved the Van Vechten Street Extension project at 23 Van Vechten St. as shown on the plans submitted by Dalfonso Engineering and Ocean Park Land Surveying dated June 6<sup>th</sup> 2011, with the following waivers and conditions of approval:

**WAIVERS:**

1. The Planning Authority waives section 14-498 and 14-499 pertaining to the provision and construction of curbs and sidewalks.

**STORM WATER MANAGEMENT CONDITION OF APPROVAL:**

1. The applicant and all assigns, must comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines.

**CONDITIONS OF APPROVAL:**

1. Upon construction completion and prior to street acceptance by the City, a revised boundary survey shall be submitted to Department of Public Services for review and approval.
2. Upon construction completion and prior to street acceptance by the City, a complete set of record drawings shall be submitted to the Department of Public Services and Planning Authority for review and approval.

**STANDARD CONDITIONS OF APPROVAL**

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

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require

the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
3. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
4. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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 pre-construction meeting.
6. **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.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 [egiles@portlandmaine.gov](mailto:egiles@portlandmaine.gov) at (207) 874-8723

Sincerely,



Alexander Jaegerman  
Planning Division Director