



Portland Planning Authority - 389 Congress Street - Portland, Maine 04101

Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

JAN 30 2008

January 29, 2008

Tony Panciocco
Sebago Technics
1 Chabot Street
P.O. Box 1339
Westbrook, Maine 04098

Shawn Moody
Moody's Collision Center
200 Narragansett Street
Gorham, Maine 04038

#08-0051

RE: Moody's Collision Center (Application #: 2007-0195)

479-501 Presumpscot St

415-B-008

Dear Tony and Shawn:

On January 30, 2008 the Portland Planning Authority approved a minor site plan for Moody's Collision Center located on Presumpscot Street as shown on the approved plans prepared and submitted by Sebago Technics and dated January 17, 2008. This plan was approved with the following conditions.

Conditions of approval:

1. The following comments submitted by Jeff Farling, City Arborist from his review letter dated January 28, 2008 (attached) shall be incorporated into the final landscaping plans submitted for approval and distribution. The final landscaping plan shall be reviewed and approved by Jeff Farling prior to the issuance of a building permit.
 - a. *The landscape bed next to the building, right side, that contains the two pear trees should be protected by curbing to be consistent with the rest of the project*
 - b. *The 9 White Pines listed at 4-5' height on the plan should be increased to 5-6' height and the 2 Bradford Pears should be increased from 1.75" caliper to 2" caliper size*

2. The applicant shall submit revised sign details showing that all proposed signage meets the sign regulations listed in table 2.12 of Division 22 of the City Code - The Sign Ordinance. The sign details shall be reviewed and approved by the City Zoning Administrator prior to the issuance of a sign permit

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals. I understand that you have already begun submitting some of the necessary materials to meet these requirements:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an 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 Works prior to the release of the subdivision plat for recording at the Registry of Deeds or 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 subdivision or site plan application for staff review and approval.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction 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 pre-construction meeting.
7. 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 the Planning Division at 874-8632. 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, please contact Molly Casto at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, City Transportation Engineer
Michael Farmer, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File