



Jeff Levine, AICP
Director, Planning & Urban Development Department

June 27, 2016

Shawn Moody
Real Estate Holdings
200 Narragansett Street
Gorham, ME 04038

Shawn Frank
Sebago Technics
75 John Roberts Road, Suite 1A
S. Portland, ME 04106

Project Name: Moody's Collision Center Addition
Address: 495 Presumpscot Street
Applicant: Shawn Moody, Real Estate Holdings
Planner: Nell Donaldson

Project ID: 2016-141
CBL: 415-B-009

Dear Mr. Moody:

On June 27, 2016, the Planning Authority approved a Level II site plan for the construction of a 2,668 SF addition at your property at 495 Presumpscot Street. The decision is based upon the application, documents and plans as submitted by Real Estate Holdings and prepared by Sebago Technics, with the most recent revision dated June 22, 2016. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

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

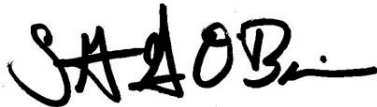
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require 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. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **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.

4. **Inspection Fees** An inspection fee payment of \$300 and seven (5) 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.
5. **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 Nell Donaldson at (207) 874-8723.

Sincerely,



Stuart O'Brien
Planning Division Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Nell Donaldson, Planner/Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Acting Zoning Administrator, Inspections Division
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Brad Saucier, Administration, Inspections Division
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Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
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Thomas Errico, P.E., TY Lin Associates
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Rick Blackburn, Assessor's Department
Approval Letter File