

CITY OF PORTLAND, MAINE
PLANNING BOARD

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423-A-602

April 12, 1999

Mr. Jim Seymour
Sebago Technics Inc.
12 Westbrook Common
Westbrook, ME 04098-1339

RE: Ocean Woods PRUD, 787 Ocean Avenue

Dear Mr. Seymour:

On February 23, 1999 the Portland Planning Board voted 4-2 (Caron, Rodriguez opposed; Krichels absent) on the following motions regarding the Ocean Woods subdivision:

1. That the plan is in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. that the applicant shall submit a sanitary sewer capacity letter to Planning staff.
 - ii. that Royal River Development establish, to the satisfaction of Corporation Counsel, their right, title & interest and that the condo by-laws be revised as necessary.
 - iii. that the applicant submit an amended condominium plat to staff once it has been recorded at the registry of deeds.
 - iv. that final approval is subject to City Manager waiver of lien requirement.
2. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code with the following conditions:
 - i. that the landscaping note be revised to include "Before construction of development begins, the applicant will flag tree save areas and notify the City Arborist. At that time, the City Arborist will determine whether these trees may be saved." and that a note be added to the plan regarding fencing or other protective barriers shall be erected outside the drip-line of individual groupings of trees designated for preservation prior to the onset of construction.
 - ii. that the radius of the cul-de-sac be reviewed and approved by the Fire Department.

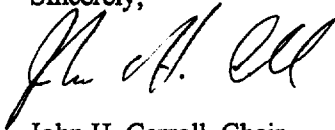
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #5-99, which is attached.

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

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File