

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2001-0289

Application I. D. Number

1011712001

Application Date

Ocean Ave & Presumpscot Street

Project Name/Description

True St. Housing Assoc., LP.

Applicant

247 Commercial St., Rockport, ME 04856

Applicant's Mailing Address

Goduti/Thomas Architects

Consultant/Agent

Agent Ph: 775-3184

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

739 - 739 Ocean Ave, Portland, Maine

Address of Proposed Site

423 A004001

Assessor's Reference Chart-Block-Lot

Proposed Development (check all that apply) New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **96 units and 209 parking spa**

96 units

Proposed Building square Feet or # of Units

19.34

Acreage of Site

IL and R5

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review **\$28,387.54** Date **09/23/2003**

Planning Approval Status:

Reviewer **Kandi Talbot**

- Approved **Approved w/Conditions** See Attached Denied

Approval Date **10/08/2002** Approval Expiration **1010812003** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Kandi Talbot** **1211612003**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	02/12/2004 date	\$1,403,541.00 amount	10/29/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	09/23/2003 date	\$28,000.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

FEB 17 2004

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

DRC Copy

2001-0289

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10/17/2001

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(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review **\$28,387.54** Date **09/23/2003**

DRC Approval Status:

Reviewer **Sebago Technic**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **10/08/2002** Approval Expiration **10/08/2003** Extension to _____ Additional Sheets Attached

Condition Compliance **Kandi Talbot** **12/16/2003**
 signature date

Performance Guarantee **Required*** **Not Required**

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<input type="checkbox"/> Inspection Fee Paid	09/23/2003 date	\$28,000.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input checked="" type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

**CITY OF PORTLAND, MAINE
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ADDENDUM**

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Application Date

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Approval Conditions of Planning

- 1 i. That an executed copy of the public access easement through the site must be submitted for review and approval by Corporation Counsel and that the easement shall be shown on the approved site plan, prior to issuance of a building permit.
- 2 ii. There shall be a ten year extended stormwater management performance guarantee in an amount equal to the dollar cost estimate of the drainage related improvements included in the regular performance guarantee but not less than \$50,000. During the ten year period commencing with the release of the regular performance guarantee for site improvements, a drainage monitoring program will be undertaken by the City to evaluate post construction drainage and stormwater conditions for a variety of storm events as they occur. The cost of all monitoring shall be borne by the developer and its successors and interests. The extended stormwater management performance guarantee resources shall be used by the City to mitigate any problems, deficiencies, or defects of the stormwater management program and infrastructures on the site, as may be determined to be necessary by the Planning and Public Works Authorities and access to the site for these purposes shall be provided by the applicant.
- 3 iii. That the applicant contribute \$5,000 for any proposed traffic calming work on Presumpscot Street and if determined necessary by the City's Traffic Engineer, the applicant shall pay for corrections or additional loops to the existing vehicle loop detection at the intersections of Washington Avenue/Ocean Avenue and Washington Avenue/Presumpscot Street.
- 4 iv. That the applicant revise the plans in accordance with the Development Review Coordinator's memo dated October 4, 2002.
- 5 v. That an executed Drainage Maintenance Agreement be submitted to staff for review and approval prior to issuance of a building permit.
- 6 vi. That a blasting plan be submitted for Planning Authority review and approval, which shall include provisions that a notice of blasting procedures and protocols (notice language to be reviewed and approved by the Planning Authority) be sent to residents and property owners within 1,000 feet from the property lines and that a pre-blast survey be offered to all building owners in this proximity.
- 7 vii. That the noise standard for the adjacent IL zone be applied to the rock crusher, which is 60db during the day. Also, that the hours of crushing be the same as the blasting: 9:00 a.m. to 4:00 p.m.
- 8 viii. That the City Arborist review and approved the landscaping plan, including preservation locations and measures.
- 9 ix. That, as an alternative to vinyl siding, the applicant use a wood or other more durable siding material for the entry level of the buildings on the accessed side of the building for review and approval by staff.
- 01 x. That the recreation area by Building 14 be revised for the addition of a recreational amenity including a half basketball court at a minimum, for review and approval by staff.

Approval Conditions of DRC

- 1 see Planning Conditions