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

2001-0289

		Planning Copy	
Tour St. Haveing Asses I.B.			1011712001
True St. Housing Assoc., LP. Applicant 247 Commercial St., Rockport, ME 04856			Application Date
Applicant's Mailing Address	4000		Ocean Ave & Presumpscot Street Project Name/Description
Soduti/Thomas Architects		739 - 739 Ocean Ave, Portl	•
Consultant/Agent		Address of Proposed Site	ianu, manie
_	gent Fax:	423 A004001	
Applicant or Agent Daytime Telephone		Assessor's Reference Chart	:-Block-Lot
Proposed Development (check all that		Building Addition _] Change Of Use	
Manufacturing Warehouse/D	istribution 🔽 Parking L	ot Othe	er (specify) 96 units and 209 parking spa
96 units		19.34	IL and R5
Proposed Building square Feet or # of	Units	Acreage of Site	Zoning
Check Review Required:			
	C. T. Out- distant	C DAD Daviens	T 44 400 Oltra eta Davierra
Site Plan	Subdivision	PAD Review	14-403 Streets Review
(major/minor)	# of lots		
Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification
Zoning Conditional	Zoning Variance		
Use (ZBA/PB)	zormig variance		Other
Fees Paid: Site Plan \$500	.00 Subdivision	Engineer Review \$28,38	87.54 Date <u>09/23/2003</u>
Diamaina Annuaral State	101	Reviewer Kandi Talbot	
Planning Approval Statu	IS:	TOVICWOI Italiai Iaibot	
•			
Approved	Approved w/Conditi	ons Denied	
•		ons Denied	
Approved	Approved w/Conditi See Attached		
•	Approved w/Conditi See Attached	Denied 1010812003 Extension to	Additional Sheets
Approved	Approved w/Conditi See Attached		Additional Sheets Attached
Approved Approval Date 10/08/2002	Approved w/Condition See Attached Approval Expiration	1010812003 Extension to	
Approved Approval Date 10/08/2002 OK to Issue Building Permit	Approved w/Conditi See Attached Approval Expiration Kandi Talbot signature	1010812003 Extension to 1211612003 date	
Approved Approval Date 10/08/2002	Approved w/Condition See Attached Approval Expiration Kandi Talbot	1010812003 Extension to	
Approved Approval Date 10/08/2002 OK to Issue Building Permit Performance Guarantee	Approved w/Condition See Attached Approval Expiration Kandi Talbot signature Required*	1010812003 Extension to 1211612003 date	
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date

signature

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

DRC Copy

2001-0289
Application 1. D. Number
10/17/2001
Application Date
0 4 0 5

True St. Housing Assoc., LP.			10/17	7/2001	
Applicant Applicant		Appli	pplication Date Decan Ave & Presumpscot Street roject Name/Description		
247 Commercial St., Rockport, M		Ocea			
Applicant's Mailing Address		-			
Goduti/Thomas Architects		739 - 739 Ocean Ave, Portland, Maine Address of Proposed Site			
Consultant/Agent Agent Ph: 775-3184	•				
Applicant or Agent Daytime Telepho		423 A004001 Assessor's Reference: Chart-Block-Lot			
Proposed Development (check all t				sidential Office Retail	
Manufacturing Warehous	_	, []		y) 96 units and 209 parking spa	
96 units		19.34	Other (specify	IL and R5	
Proposed Building square Feet or #		Acreage of Site		Zoning	
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Check Review Required:					
Site Plan (major/minor)	Subdivision # of lots	PAD Review		14-403 Streets Review	
☐ Flood Hazard	Shoreland	HistoricPreserv	ration	DEP Local Certification	
Zoning Conditional Use (ZBA/PB)	Zoning Variance			Other	
Fees Paid: Site Plan \$	500.00 Subdivision	Engineer Review	\$28,387.54	Date	
DRC Approval Status:		Reviewer Sebago To	echnic		
Approved	Approved w/Condit See Attached	ions []	Denied		
Approval Date	Approval Expiration	10/08/2003 Extension to		Additional Sheets	
Condition Compliance	Kandi Talbot	12/16/2003		Attached	
	signature	date			
Performance Guarantee	Required*	Not Required			
* No building permit may be issued	until a performance guarantee	e has been submitted as indicated l	below		
Performance Guarantee Accepte	ed 02/42/2004	\$1,403,5	541.00	10/29/2005	
	date	amo		expiration date	
Inspection Fee Paid	09/23/2003	\$28,00	0.00	·	
	date	amou			
Building Permit Issue					
	date				
Performance Guarantee Reduce	ed				
	date	remaining		signature	
Temporary certificate of Occupa	· —	Conditions (See	e Attached)		
	date			expiration date	
Final Inspection	- dete				
0.49.4.04.0	date	signat	ture		
C Certificate Of Occupancy	- data				
Dorformones Oversites Bal	date				
Performance Guarantee Release	eddate		Ture .		
Defect Guerentee Submitted	uale	signat	ui C		
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Solot Satiation Notation	date	signat	ure		

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

2001-0289 **ADDENDUM** Application I.D. Number

Tru	ne St. Housing Assoc., LP.	10/17/2001				
Applicant 247 Commercial St., Rockport, ME 04856 Applicant's Mailing Address Goduti/Thomas Architects Consultant/Agent Agent Ph: 775-3184 Agent Fax:		Application Date				
		Ocean Ave & PresurnpscotStreet				
		Project Name/Description				
		739 - 739 Ocean Ave, Portland, Maine Address of Proposed Site				
					423 A004001	
		App	licant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot		
	Approval C	Conditions of Planning				
1		ent through the site must be submitted for review and approval by shown on the approved site plan, prior to issuance of a building				
2	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	necessary by the City's Traffic Engineer, the applicar	sed traffic calming work on Presumpscot Street and if determined at shall pay for corrections or additional loops to the existing vehicle enue/Ocean Avenue and Washington Avenue/Presumpscot Street.				
4	iv.That the applicant revise the plans in accordance v 2002.	with the Development Review Coordinator's memo dated October 4,				
5	v.That an executed Drainage Maintenance Agreemer a building permit.	nt be submitted to staff for review and approval prior to issuance of				
6	notice of blasting procedures and protocols (notice la	nority review and approval, which shall include provisions that a nguage to be reviewed and approved by the Planning Authority) be et from the property lines and that a pre-blast survey be offered to				
7	vii.That the noise standard for the adjacent IL zone be that the hours of crushing be the same as the blasting	e applied to the rock crusher, which is 60db during the day. Also, g: 9:00 a.m. to 4:00 p.m.				
a	viii.That the City Arborist review and approved the lar	ndscaping plan, including preservation locations and measures.				
9	ix.That, as an alternative to vinyl siding, the applicant of the buildings on the accessed side of the building for	use a wood or other more durable siding material for the entry level or review and approval by staff.				
01	x.That the recreation area by Building 14 be revised for	or the addition of a recreational amenity including a half basketball				

court at a minimum, for review and approval by staff.

1 see Planning Conditions

Approval Conditions of DRC