



PORTLAND MAINE

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Planning & Urban Development Department

Penny St. Louis Littell, Director

November 23, 2010

Planning Division

Alexander Jaegerman, Director

Carl Cullenberg
75 Ledgewood Drive
Falmouth ME 04105

Yale and Ann Arkel
116 Stanmore Place
Westfield, NJ 07090

Project Name: Slope Stabilization and Erosion Control
Carl Collenberg, Applicant
Project ID: 10-79900034
Project Address: 6 Island Street, Portland Maine
CBL: 431-B-001-001
Planner: Jean Fraser

Dear Applicants:

On November 23, 2010, the Portland Planning Authority approved a Level II site plan for slope stabilization and erosion control at 6 Island Street, Portland as submitted by the applicants and shown on the approved plan prepared by S.J.R Engineering and dated 09/13/10 (as Rev. 1).

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.

STANDARD CONDITIONS OF APPROVAL

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

1. The site shall be developed and maintained as depicted in the site plan and 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 the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division (Building Permit).
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.

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 Service'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. 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 you have any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov.

Sincerely,

Alexander Jaegerman
BB

Alexander Jaegerman
Planning Division Director

Attachment: Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development	Bill Clark, Public Services
Alexander Jaegerman, Planning Division Director	David Margolis-Pineo, Deputy City Engineer
Barbara Barhydt, Development Review Services Manager	Greg Vining, Public Services
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Katherine Earley, Public Services	Approval Letter File

Hard Copy: Project File

Steve Roberge, 21 Mayflower Road, Augusta, ME 04330