

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090431

PERMIT ISSUED

MAY 8 2009

CB 434 C001001

Please Read Application And Notes, If Any, Attached

This is to certify that PENOBSCOT BAY MEDICAL ASSOCIATION Magalli
has permission to Site Work in Preparation for Parking Garage Medical Office Building - Two Level Garage beneath Single Level Medical Office Building
AT 331 VERANDA ST

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other Planning Bd. - 09-0308
Department Name

Christy M 5/9/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0431	Issue Date: 05/08/09	CBL: 434 C001001
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Location of Construction: 331 VERANDA ST	Owner Name: PENOBSCOT BAY MEDICAL AS	Owner Address: PO BOX 9746	Phone:
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 2078742323
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Parking Lot	Proposed Use: SITE WORK ONLY Parking Garage/Medical Office Building - Two Level Garage beneath Single Level Medical Office Building.	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: SITE WORK ONLY IBC-2003	

Proposed Project Description:
Site Work in Preparation for Parking Garage/Medical Office Building - Two Level Garage beneath Single Level Medical Office Building.

Signature: _____ Signature: **CL 5/8/09**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

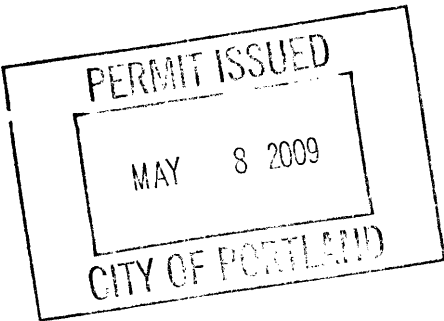
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: lmd	Date Applied For: 05/08/2009	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan OK Per Planner	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 5/8/09 CL	Date: _____	Date: 5/8/09 CST



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0431	Date Applied For: 05/08/2009	CBL: 434 C001001
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Location of Construction: 331 VERANDA ST	Owner Name: PENOBSCOT BAY MEDICAL AS	Owner Address: PO BOX 9746	Phone:
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone (207) 874-2323
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Site Work in Preparation for Parking Garage/Medical Office Building - Two Level Garage beneath Single Level Medical Office Building.	Proposed Project Description: Site Work in Preparation for Parking Garage/Medical Office Building - Two Level Garage beneath Single Level Medical Office Building.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/08/2009

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This permit is being approved on the basis of site plans submitted and dated Feb 24, 2009. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/08/2009

Note: **Ok to Issue:**

- 1) This permit is approved on the basis of the approved site plan dated February 24, 2009 and the conditions of approval imposed by the planning board report #07-09 and the letter dated March 5, 2009.
- 2) This is a site plan improvements permit only. It does NOT authorize any building construction activities.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

April 17, 2009

Mr. Jared Ballard
Pizzagalli Construction Company
131 Presumpscot Street
Portland, Maine 04103

RE: 331 Veranda Street, Martin's Point Healthcare, (Project # 2008-0123), (CBL 434 C 001001)

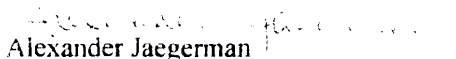
Dear Mr. Ballard:

On February 24, 2009, the Portland Planning Board granted approval for a site plan at 331 Veranda Street. This letter shall serve as permission to start preliminary site work associated with this approved plan. The extent of work shall include only the following until the issuance of the foundation and/or building permits.

1. Work associated with the relocation of 3 electric utility poles, including the installation of a temporary gravel driveway.
2. The installation of temporary water and sewer lines to the Morrison Development Center.
3. The relocation of the existing chiller.
4. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
5. Existing vegetation shall be conserved in areas shown on this site. Fencing or other protective barriers shall be erected outside the drip-line of individual trees designated for preservation prior to the onset of construction.

The approval is based on the submitted marked up Site Layout Plan Phase II, revision 20, dated 4/3/09. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Penny Littell, Director of Planning & Urban Development
Approval Letter File

CITY OF PORTLAND, MAINE
PLANNING BOARD

David Silk, Chair
Shalom Odokara, Vice Chair
Bill Hall
Joe Lewis
Lee Lowry, III
Janice Tevanian
Michael J. Patterson

March 5, 2009

Ann Tucker
Martin's Point Health Care, Inc.
331 Veranda St.
Portland, ME 04112-9746

Dwight Anderson, P.E.
Deluca-Hoffman Associates, Inc.
778 Main St., Suite 8
South Portland, Maine 04106

RE: Martin's Point Healthcare Inc.
Application ID #: 2008-0123
CBL: 434 C001001

Dear Ms. Tucker,

On February 24, 2009 the Portland Planning Board considered the Martin's Point Healthcare proposal to construct a new Medical Office Building. The Planning Board reviewed the proposal for conformance with the standards for a Major Site Plan. The Planning Board voted unanimously (4-0) (Silk, Patterson, and Hall absent) to approve the application with the following motions and conditions as presented below.

SITE PLAN REVIEW

1. The Planning Board finds that the application is in compliance with the provisions of Division 26, Shoreland Regulations § 14-449 Land Use Standards (m) *General site plan feature*, subject to the condition of approval:
 - i. The revised site plan that shows the Velocity Zone of the Floodplain map on the plan shall be reviewed for approval by the Zoning Administrator.
2. The Planning Board finds that with the imposition of conditions the plan is in conformance with the site plan standards of the City of Portland Land Use Code and under the Site Location of Development through the delegate review authority.
 - i. Conditions of Approval:
 1. The applicant shall install a fully operational traffic signal at the Route 1/Main Drive intersection prior to issuance of a final Certificate of Occupancy. Signal activation shall be determined between the applicant and the Department of Public Services. The proposed pavement marking modifications identified in the signal design plans shall be reviewed and approved by the Planning Authority and Department of Public Services prior to installation of the traffic signal.

2. The applicant shall develop a Travel Demand Management Plan and receive approval from the Planning Authority prior to issuance of a final Certificate of Occupancy.
3. The sidewalk on the south side of the site leading to the trail and the end islands in the parking lots shall be raised, unless the Department of Public Services finds the applicant's request for painted infrastructure is justified. If walkway is permitted, then the trail improvement will include additional wayfinding measures to ensure added adequate identification of the trail entrance and direction.
4. Prior to the issuance of a Building Permit, the applicant shall provide additional information on the anticipated interim parking deficit for review and approval by the Planning Authority and the Department of Public Services.
5. Prior to the issuance of a Building Permit the applicant shall receive approval of all stormwater management systems for compliance with Section V Stormwater Management Standards of the city's Technical and Design Standards and Guidelines from the Planning Authority and Department of Public Services.
6. The final design layout of the shoreway access trail in the area easterly of the proposed new building shall be approved by the Planning Authority and City Arborist. Prior to the issuance of a Certificate of Occupancy the applicant shall dedicate to the City of Portland the existing and proposed shoreway access trail from Veranda St. to the shoreline along the easterly and westerly ends of the site as a public recreational easement satisfactory to Corporation Counsel.
7. Prior to the issuance of a Certificate of Occupancy the applicant shall provide evidence of either non-applicability or conformance with Maine's Biomedical Waste Generator with the MDEP – Bureau of Remediation and Waste Management:
8. Prior to the issuance of a Building Permit the applicant shall obtain a letter from the Maine Historic Preservation Commission stating a finding of how the project will or will not affect the archaeologically sensitive area.
9. Prior to the issuance of a Building Permit the applicant shall receive a Certificate of Appropriateness from the Historic Preservation Committee.

The approval is based on the submitted plans and findings related to site plan review standards as contained in Planning Board Report #07-09 which is attached.

Please note the following provisions and requirements for all site plan and subdivision approvals:

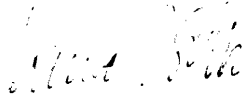
1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered

- without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
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.
 3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be 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. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
 6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
 7. 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.
 8. 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.)

Philip DiPierro, 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 874-8632. 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, please contact Eric Giles at (207) 874-8723 or by email at egiles@portlandmaine.gov.

Sincerely,



David Silk, Chair
Portland Planning Board

Attachments:

1. Planning Board Report #07-09
2. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Eric Giles, Planner
Philip DiPiero, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Parking Lot	Proposed Use: SITE WORK ONLY Parking Garage/Medical Office Building - Two Level Garage beneath Single Level Medical Office Building.	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: SITE WORK ONLY IBC-2003	

Proposed Project Description:
Site Work in Preparation for Parking Garage/Medical Office Building - Two Level Garage beneath Single Level Medical Office Building.

Signature: _____ Signature: **CL 5/8/09**
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: lmd	Date Applied For: 05/08/2009	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
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- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

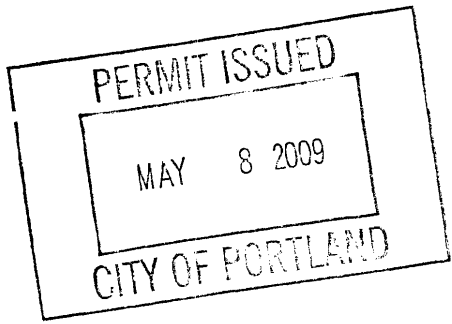
Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan **OK Per Planning Dept**
 Maj Minor MM
 Date: **5/8/09 ch**

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied
 Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied
 Date: **5/8/09 CST**



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Underground electrical or plumbing inspection prior to pouring concrete**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

 X *John A. Geller*

Signature of Applicant/Designee

 5.8.09

Date

S. W.

Signature of Inspections Official

 5.8.09

Date

