

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

May 20, 2002

Ben Snow, Operations Manager
Department of Ports and Transportation
2 Portland Fish Pier
Portland, Me. 04101

RE: Portland Ocean Terminal, Minor Site Plan Amendment
After-the-fact Approval

CBL: 444-A-003

Dear Ben:

On May 17, 2001, the Portland Planning Authority granted minor site plan approval to introduce a driveway and curb cut entrance to the Portland Ocean Terminal site (the former BIW site) at the intersection of Commercial Street and India Street. The approval includes a curb cut, bituminous apron matched to existing sidewalk and trail, and an approved crossing of the Maine Narrow Gauge Railroad ("MNGRR.")

The approval is subject to the following conditions:

- i. Submit a design for a painted crosswalk for the review and approval of City Planning Staff and the City Traffic Engineer.
- ii. Provide approval or letter of non-applicability for the crossing at the MNGRR from the State rail authority.
- iii. Provide a traffic management plan for the review and approval of City Planning Staff and the City Traffic Engineer. The plan should include a narrative and/or supporting graphics that indicate anticipated traffic volumes using the new entry and explain how vehicle flow will be managed into and out of the site. This information should include a discussion of any internal changes, circulation and signage that impact the use of the India Street curb cut and/or the State Pier entry to the site.

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.

If you have any questions, please contact Bill Needelman, Senior Planner at 874-8722

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
William B. Needelman, Senior Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File