



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

July 29, 2005

Mr. Robert Arledge, PE
Associated Design Partners, Inc.
80 Leighton Road
Falmouth, Me. 04105

Adam Bear
B & M Beans
One Bean Pot Circle
Portland, ME 04103

RE: B&M Baked Beans Expansion Project
CBL: 447 A001001

Dear Mr. Arledge and Mr. Bear:

On July 29, 2005, the Portland Planning Authority approved a 9,864 square foot building addition to the existing B&M Baked Bean manufacturing plant as shown on the approved plan with the following condition:

That the building addition is conditionally approved without odor mitigation technology based on the applicant's representation that the proposed manufacturing process, namely the production of a canned meat product as described in the applicant's submission packet, will not produce a discernable odor outside of the plant. Within the first six months of production of this product, the Planning Division staff shall make periodic inspections of the facility at the property boundary to determine if an odor attributable to the new production exists. If no such odor is readily detectable at the property boundary, as determined by the Planning and Development Authority, this approval shall remain in effect. If upon inspection an attributable odor is detected, then at the sole discretion of the Planning and Development Authority, the applicant will be required to install either the odor mitigation technology described in the letter from Steve Whipple, PE, Woodard and Curran Engineers to Sarah Hopkins, City of Portland, dated May 27, 2005; or, the applicant will be required to install such alternative technology as may be proposed by the applicant for the review and approval of the Planning and Development Authority.

Note: The above condition is required due a lack of quantifiable data supporting the applicant's assertion that an odor nuisance will not result from the new canned meat production. If at any time prior to commencement of manufacture of the new product such data is provided, for the review and approval of the Planning and Development Authority, the above condition shall be reconsidered.

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.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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.
6. 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. 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 Bill Needelman, Senior Planner at 874-8722.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Bill Needelman, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Nelle Hanig, Economic Development
Fire Prevention
Assessor's Office
Approval Letter File

