

CITY OF PORTLAND, MAINE
PLANNING BOARD

404-C-021

May 30, 2000

Amy Mulkerin
Greg McCormack
The Pines of Portland, Inc.
426 Forest Avenue
Portland, ME 04101

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Haggge
Erin Rodriguez
Mark Malone
Orlando E. DeLogu

re: Revision to The Pines Subdivision, Lot #24

Dear Ms. Mulkerin & Mr. McCormack:

On May 23, 2000 the Portland Planning Board voted 5-0 (Malone and Rodriguez absent) on the following motions regarding the revision to Lot #24 of The Pines Subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. that the applicant revise the plans in accordance with the Public Works' memo dated 5/17/00 regarding sewer connections and provide staff with a sewer capacity letter from the Portland Sewer Division.
 - ii. that the applicant revise the plan in accordance with the Development Review Coordinator's memo dated 5/19/00 regarding culvert cross section, silt fence, sizing of riprap aprons and riprap sizes, stone check dams and spot grades.
 - iii. that the Fire Department review and approve the subdivision plan.
 - iv. that the applicant revise the plan in accordance with the Planner's memo dated 5/12/00 regarding easements for utilities, shared private drive, and access to pond, detail of the private drive and street trees.
 - v. that the wetland delineation for Lot 24A and 24B be clarified and if needed, building envelope be relocated.
 - vi. that the remaining portion of Lot 24 be unbuilt.

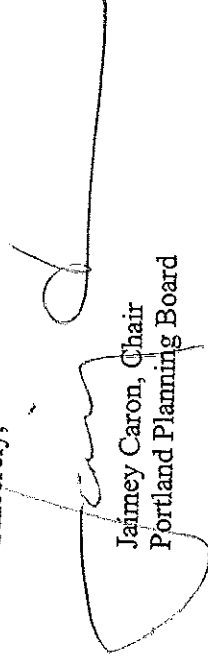
The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #17-00, which is attached.

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

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction 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 preconstruction meeting.
5. 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.)
6. The Development Review Coordinator (874-8721) must be notified five (5) working days prior to date required for final site inspection. 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 regarding the Board's actions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc:

Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
✓ Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File