

CITY OF PORTLAND, MAINE
PLANNING BOARD

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March 14, 2002

Mr. Willy Audet
400 Allen Avenue
Portland, ME 04103

RE: 300 Allen Avenue, Professional Offices/Residential
ID #2001-0309, CBL #344-E-006

Dear Mr. Audet:

On March 12, 2002, the Portland Planning Board voted 5-0 (DeLogu absent) to approve your application for an addition for professional offices and a 4-unit residential building located at 300 Allen Avenue.

The Board waived the standards contained in the City of Portland Technical Standards and Design Guidelines, Stormwater Management Section regarding pre/post drainage conditions provided that the developer shall develop the property in accordance with the requirements of Public Works' memo dated March 6, 2002. The Board also found that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

Subdivision

- i. That prior to issuance of a building permit, the applicant video the sewer and specify all connections within the development site and provide Public Works with a copy of the video or arrange with the City to video the sewer and the applicant shall reimburse the City the cost to video the sewer.
- ii. That the draft easement language be reviewed and approved by Corporation Counsel.
- iii. That the applicant revise the plans in accordance with Public Works' memo dated March 6, 2002 regarding the stormwater storage, and be reviewed and approved by Public Works.

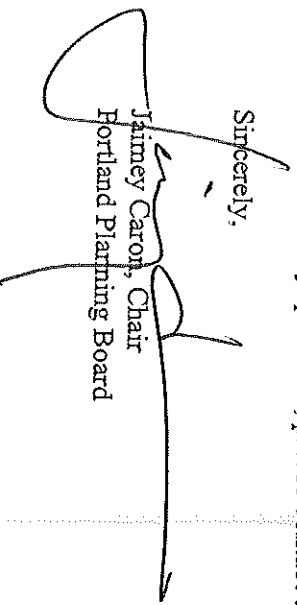
The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #18-02 and Public Works memo dated March 6, 2002, which is attached.

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

1. 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.
2. 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.
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 Works 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 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, please contact the Planning Staff.

Sincerely,


Jaimey Caron, Chair
Portland Planning Board

cc:

Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, 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
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0124
Application I. D. Number

Northgate Plaza Associates Llc
Applicant
6/24/03
Application Date

400 Allen Ave , Portland , ME 04103
Applicant's Mailing Address
300 - 300 Allen Ave, Portland, Maine
Building Addition
Project Name/Description

Consultant/Agent
Agent Ph: _____
Agent Fax: 344 E006001
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) _____

4,510 s.f.
Proposed Building square Feet or # of Units
R-P/R-5
Zoning

Acres of Site _____

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$3,800.18 Date: 8/18/04

Planning Approval Status:
 Approved Approved w/Conditions Denied
See Attached

Approval Date 10/28/03 Approval Expiration 10/28/04 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted 8/16/04 \$191,009.00 8/31/05
date amount expiration date

Inspection Fee Paid 8/19/04 \$3,820.18
date amount

Building Permit Issued _____
date

Performance Guarantee Reduced _____
date remaining balance signature

Temporary Certificate of Occupancy _____
date Conditions (See Attached) expiration date

Final Inspection _____
date signature

Certificate Of Occupancy _____
date signature

Performance Guarantee Released _____
date amount

Defect Guarantee Submitted _____
submitted date expiration date