

CITY OF PORTLAND, MAINE
PLANNING BOARD

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Erin Rodriguez
Mark Malone
Orlando E. Delogu

October 8, 2001

Robert Arsenault
Sevee & Maher Engineers, Inc.
4 Blanchard Road
Cumberland, ME 04021

re: 383 Presumpscot Street Intermodal Facility CBL: 420 A001001

Dear Mr. Arsenault:

On September 25, 2001 the Portland Planning Board voted unanimously (7-0) to approve your application to for an intermodal facility to be constructed in three phases at 383 Presumpscot Street. The Board found that the application met the standards of the Site Plan Ordinance of the Land Use Code and Chapters 500 and 502 of the Maine DEP Regulations.

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

That an executed drainage maintenance agreement for the Vortechincs unit be provided by the applicant and approved by Corporation Counsel, prior to commencement of site work.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 41-01, which is attached.

Given the approved phasing of this project, a separate performance guarantee and inspection fee will be issued for each separate phase. No work may commence on a subsequent phase until all work has been completed on the previous phase.

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.



CITY OF PORTLAND

October 11, 2001

Morris Fisher
CB Richard Ellis/TheBoulos Co.
One Canal Plaza
Portland, ME 04101

re: 383 Presumpscot Street Intermodal Facility CBL: 420 A001001

Dear Mr. Fisher:

On September 25, 2001, the Portland Planning Board approved the site plan for the intermodal facility/parking lot at 383 Presumpscot Street. Since the Planning Board's approval, the Planning Department has received a request from you to begin site work due to timing concerns. We have received and approved your cost estimate for the performance guarantee and are waiting for the final paperwork to be submitted, in addition to the inspection fee.

Under the authority granted in Section 14-540(b)(2), your contractor may commence site work after holding a preconstruction meeting with our Development Review Coordinator, Jay Reynolds. You may reach Mr. Reynolds at 874-8632.

We look forward to receiving and processing the performance guarantee paperwork early next week.

Sincerely,

Alexander Jaegerman,
Chief Planner

cc.: Sarah Hopkins, Development Review Services Manager
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, 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

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October 8, 2001

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Sevee & Maher Engineers, Inc.
4 Blanchard Road
Cumberland, ME 04021

re: 383 Presumpscot Street Intermodal Facility CBL: 420 A001001

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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

October 10, 2002

Kim Farrar
Development Coordinator
CB Richard Ellis/Boulos Property Management
One Canal Plaza
Portland, ME 04101

RE: 383 Presumpscot Street Intermodal Facility

CBL: 420 A 001001

Dear: Ms. Farrar:

This letter is to confirm the revision to the approved plan of the project located at 383 Presumpscot Street. The approved revision includes use of the site as a snow storage facility. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments, with the following conditions:

If you have any questions regarding the revision please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓ Jodine Adams, Inspections
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
Approval Letter File
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