



Alex Jaegerman, FAICP  
Division Director, Planning Division

March 4<sup>th</sup>, 2014

Craig Hill, Project Manager  
Wright-Ryan Construction, Inc.  
10 Danforth Street  
Portland, ME 04101

**Project Name:** Request for approval to advance site work for Munjoy Heights development  
**Project ID:** #2013-228  
**CBL:** 12-F-2 (part), F-4, F-7, F-18; 12-G-6; 12-H-1, H-3, H-5, H-7, H-9, H-13, H-17, H-22  
**Address:** 79 Walnut Street  
**Applicant:** Jonathan Culley, Redfern Munjoy LLC  
**Planner:** Jean Fraser

Dear Mr Hill:

Thank you for your letter dated February 26<sup>th</sup>, 2014 (received March 3<sup>rd</sup>, 2014) requesting approval to undertake site work prior to the receipt of a building permit.

On December 17<sup>th</sup>, 2013, the Portland Planning Board approved with conditions a proposal to construct a 30 "lot" residential subdivision made up of 29 new units in six 3-4 story townhouse-style buildings and one existing residential building on a reconfigured lot.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work on this project prior to the issuance of a building permit. The commencement of site work is limited to the extent of work outlined in your letter dated February 26, 2014 (attached) as listed below and is subject to the conditions outlined in this letter:

#### Extent of Work

- 1) Mobilization of necessary equipment to cut and clear the wooded areas;
- 2) Clearance of the site (but not demolition of any buildings);
- 3) Earth regrading;
- 4) Installation of erosion and sedimentation controls as approved, and as required for the construction site access points.

#### Conditions

- 1) That the "limit of clearance work" shall be clearly marked on the site with construction tape or snow fencing, including marking of existing vegetation that is to remain and be protected from storage of vehicles or materials, and reviewed with Phil diPierro prior to the start of site work; and
- 1) That all erosion and sedimentation control measures shall be in place as per the approved plans, and to include any additional measures as advised by Phil diPierro in respect of the site access via the Waterhouse property off of Washington Avenue; and
- 2) That the amended Construction Management Plan shall be reviewed and approved prior to the use of the proposed access from Washington Avenue via the Waterhouse site to undertake the site work subject of this letter. The Plan should address any comments from City staff, and would normally include traffic management arrangements; routes for demolition and site work vehicles; pedestrian accommodations; control of dust, noise and vibration; proposed methods for preventing material from being deposited on the streets; and a plan for keeping neighbors informed of any activities that may have adverse impacts on them.

Notes

- 1) Please note the 2.28.14 discussions with Jaime Parker of Portland Trails regarding the salvaging of granite pieces, boulders and similar items (eg cobblestones) located on the site. We support this request and would encourage you to work with Jaime and Portland Trails, and Jeff Tarling and others in DPS, to help ensure these are carefully removed and salvaged, stored in a secure location and reused as far as practical in the new development or offered to Portland Trails for use in the nearby trail system; and
- 2) Please note that this letter does not relate to any advance work in relation to any utilities on or off the site.

Please be advised that you must obtain any permits that may be required from Public Works for the temporary closing of any sidewalks, any street openings and any temporary loss of on-street parking. Building permits must be obtained from the Inspections Division prior to the demolition of any buildings or commencement of any construction of any buildings, foundations or structures. Also please see attached the City's Ordinances regarding construction activities and hours of work, and the associated Department of Public Services waiver request form re hours of work.

The approval to proceed with the site work is based on the submitted request of February 26th, 2014 and the approved subdivision/ site plan as referenced in the Planning Board approval letter dated December 17, 2013 (attached). If you need to make any modifications to the approved subdivision/site plan, you must submit revised plans for staff review and approval.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting.

If you have any questions, please contact Jean Fraser on 874 8728.

Sincerely,



Alex Jaegerman  
Planning Division Director

Attachments:

1. Request letter from Wright-Ryan Construction, Inc. dated February 26, 2014;
2. Planning Board Subdivision and Site Plan Approval letter;
3. City Ordinance regarding Construction, and DPS Waiver request form re hours of work.

cc: Jonathan Culley (owner/applicant)  
Will Savage (Engineer for applicant)

Electronic cc:

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services

Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Danielle West-Chuhta, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File  
Applicant (Vincent Veroneau of J B Brown & Sons)