



Planning & Urban Development Department

August 25, 2015

Redfern Bayside LLC
PO Box 8816
Portland, ME 04101

Acorn Engineering
PO Box 3372
Portland, ME 04104

Project Name: East Bayside Lofts
Project ID: 2015-009
Address: 89 Anderson Street

Planner: Nell Donaldson
CBLs: 12-I-001 and -005

Dear Applicant or Representative:

On May 26, 2015 the Portland Planning Board approved with conditions your application for a mixed-use development, the East Bayside Lofts, at 89 Anderson Street. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence demolition on the site prior to meeting all conditions of approval. The commencement of site work is limited to the extent of work outlined in your letter from Acorn Engineering dated August 25, 2015 and listed below:

1. Demolition of two existing buildings
2. Removal or stubbing of existing utilities
3. Removal of existing site features including propane tanks, bollards, trees
4. Removal of existing pavement, base, subbase, and subgrade
5. Removal of existing gravel surfaces
6. With a city-approved construction management plan, removal of existing sidewalk

Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing the demolition and obtain any permits that may be required from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking. Further, a performance guarantee for site stabilization must be submitted to the city's Development Review Services Coordinator.

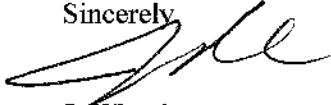
Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The approval to proceed with the demolition and site work is based on the submitted request of August 25, 2015 and the approved 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 contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If there are any further questions, please contact the Planning Office at 874-8719.

If there are any questions, please contact the Planning Staff.

Sincerely,



Jeff Levine

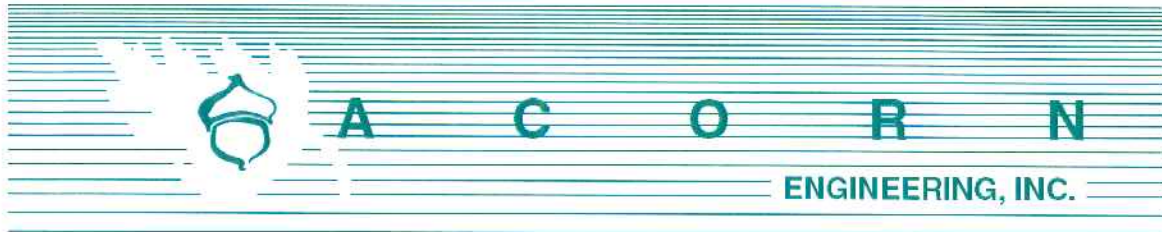
Director, Department of Planning and Urban Development

Attachments:

1. Letter from Acorn Engineering, 8/25/15

Electronic Distribution:

CC: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Neil Donaldson, Planner/Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Acting Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jenise Bourke, Plan Reviewer/CFO, Inspections Division
Lannie Dobson, Administration, Inspections Division
Brad Saucier, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pinco, 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
Keith Gautreau, Fire Department
Jennifer Thompson, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



Helen Donaldson - Planner
City of Portland
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101

August 25, 2015

Subject: East Bayside Lofts at 89 Anderson Street
Demolition Letter

On behalf of Redfern Properties, LLC here is the proposed scope of work associated with a demolition permit:

- Complete demolition and removal the two existing buildings.
- Removal or stubbing of the existing utilities servicing the two existing buildings.
- Removal of existing site features including propane tanks, bollards, trees, fence, etc.
- Removal of existing pavement, base, subbase and subgrade.
- Removal of existing gravel surfaces.
- With a City approved Construction Management Plan removal of the existing sidewalk along Fox, Anderson and Everett St.
- All disposal of demolition debris or waste shall be in accordance with all local, state, & federal regulations. Contractors shall provide owner with appropriate "bills of lading" demonstrating proper disposal of all materials.
- Site demolition shall not occur until proper abatement procedures have occurred. Abatement, if necessary shall be the responsibility of the contractor.
- All work shall be accordance with the Phase I Environmental Site Assessment for Redfern Properties, 89 Anderson Street dated 7/30/14.
- The contractor shall call the appropriate utility companies and dig safe at least 4 days prior to any excavation to request exact field location for utilities.
- All demolition work shall be in accordance with the City of Portland regulations.

Please let me know if you have any additional questions or comments.

Sincerely,

A handwritten signature in blue ink, which appears to read 'William H. Savage'.

William H. Savage, P.E.
Principal
Acorn Engineering, Inc.

