

13-K-17

121 Sheridan St.

Sheridan Heights

Shinberg

consulting

XII. *Conclusions*

Gorrill-Palmer Consulting Engineers, Inc. has examined the impact of the traffic associated with the proposed Sheridan Heights project in Portland and reached the following conclusions:

1. The proposed development is forecast to generate 11 trip ends in the weekday AM peak hour and 13 trip ends in the weekday PM peak hour. (Note: A trip end is either a trip in or out of the site. Thus a round trip would equal two trip ends). At this level of trip generation, this project does not require a traffic permit from the Maine Department of Transportation.
2. The level of service analyses show that traffic generated by the project does not affect operations at study area intersections.
3. Gorrill-Palmer Consulting Engineers, Inc. referenced the Maine DOT collision records to determine if there were any high crash locations in the project vicinity. No high crash locations were found in the vicinity of the project site.

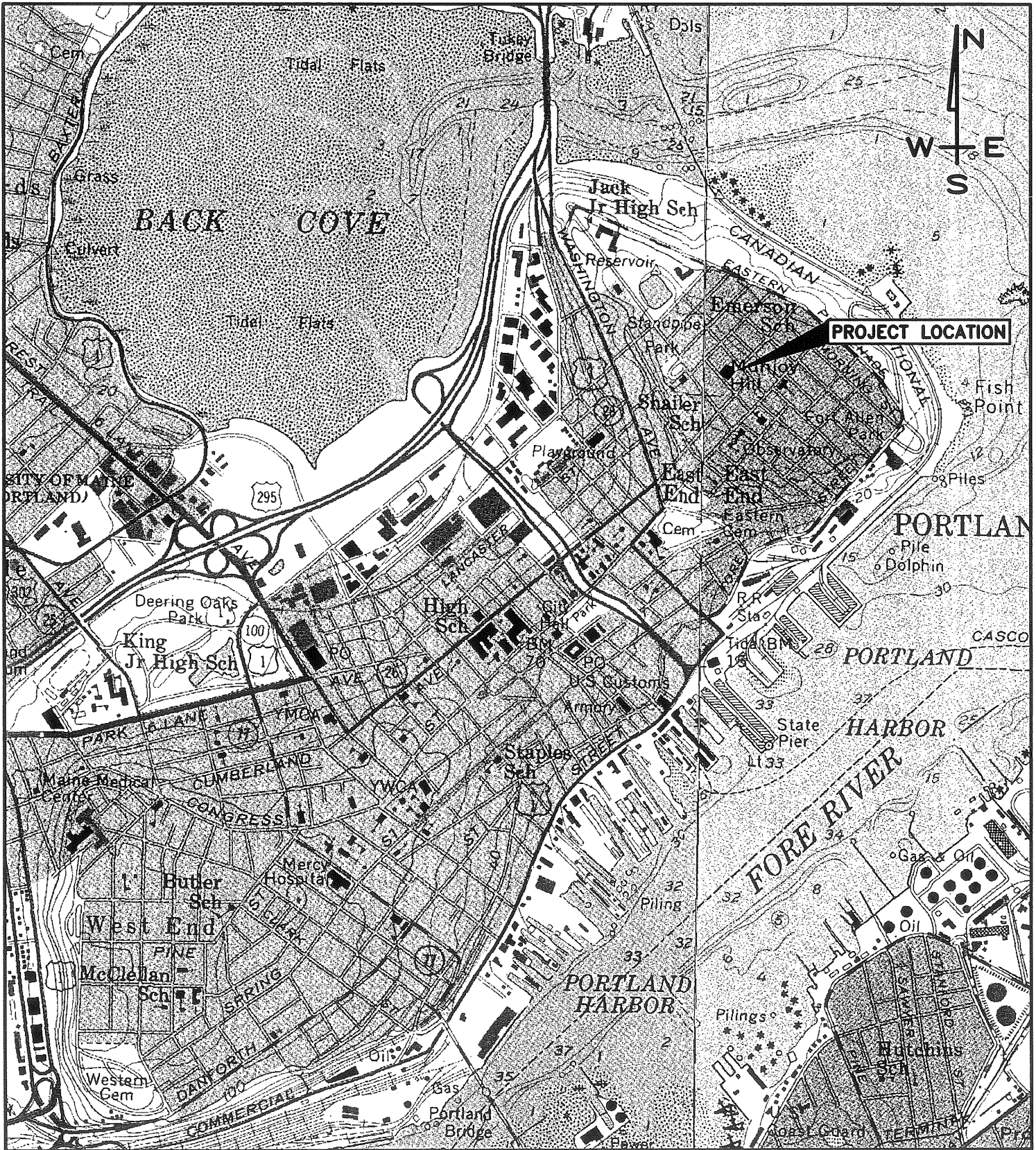
It is the opinion of Gorrill-Palmer Consulting Engineers, Inc. that the local roadway network can accommodate the additional traffic generated by the full buildout of Sheridan Heights.

Appendix A
Site Location Map
Turning Movement Diagrams

Location Map

Figure No.

1



SHERIDAN HEIGHTS, PORTLAND, MAINE



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

207-657-6910
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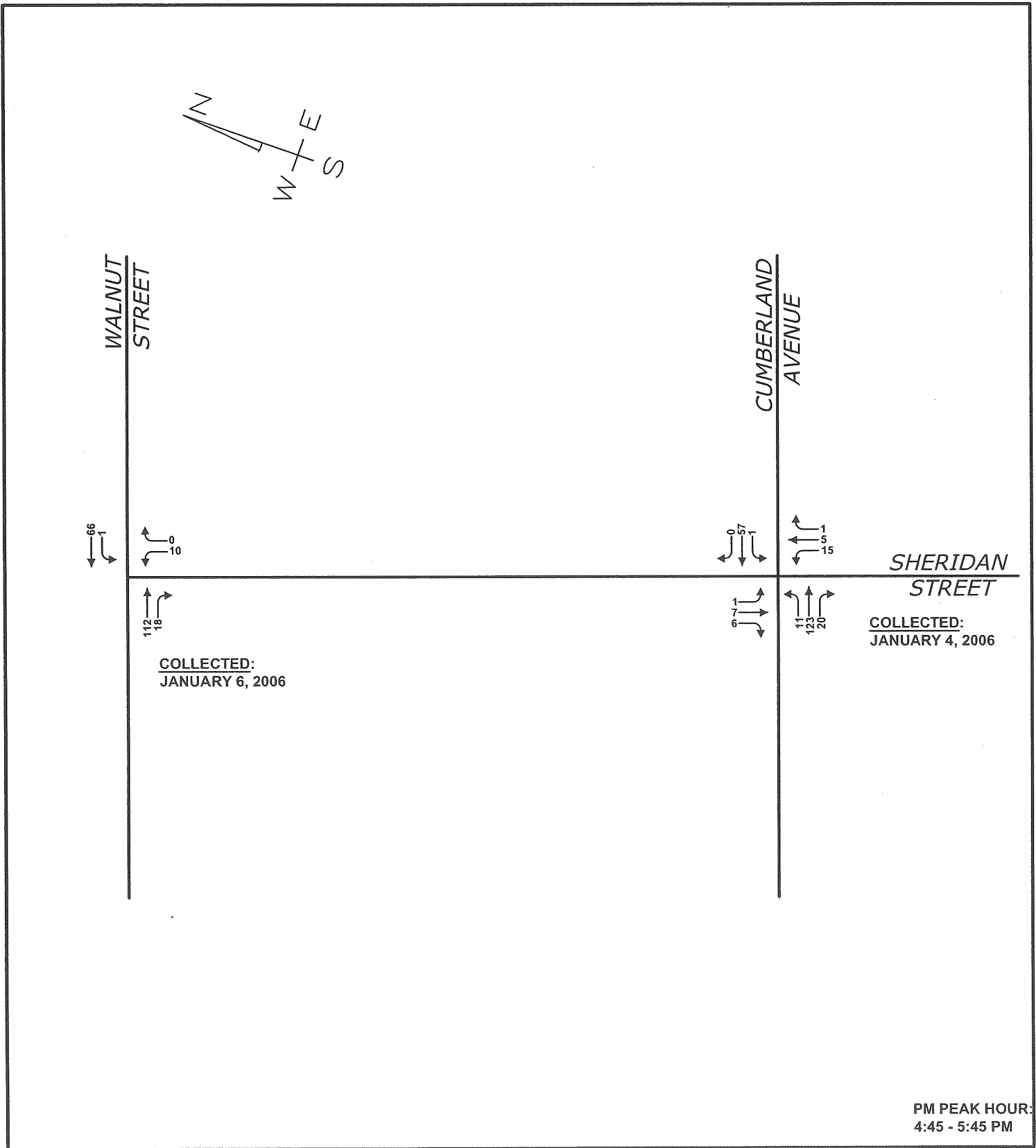
Design: DAB

Draft: ZRJ

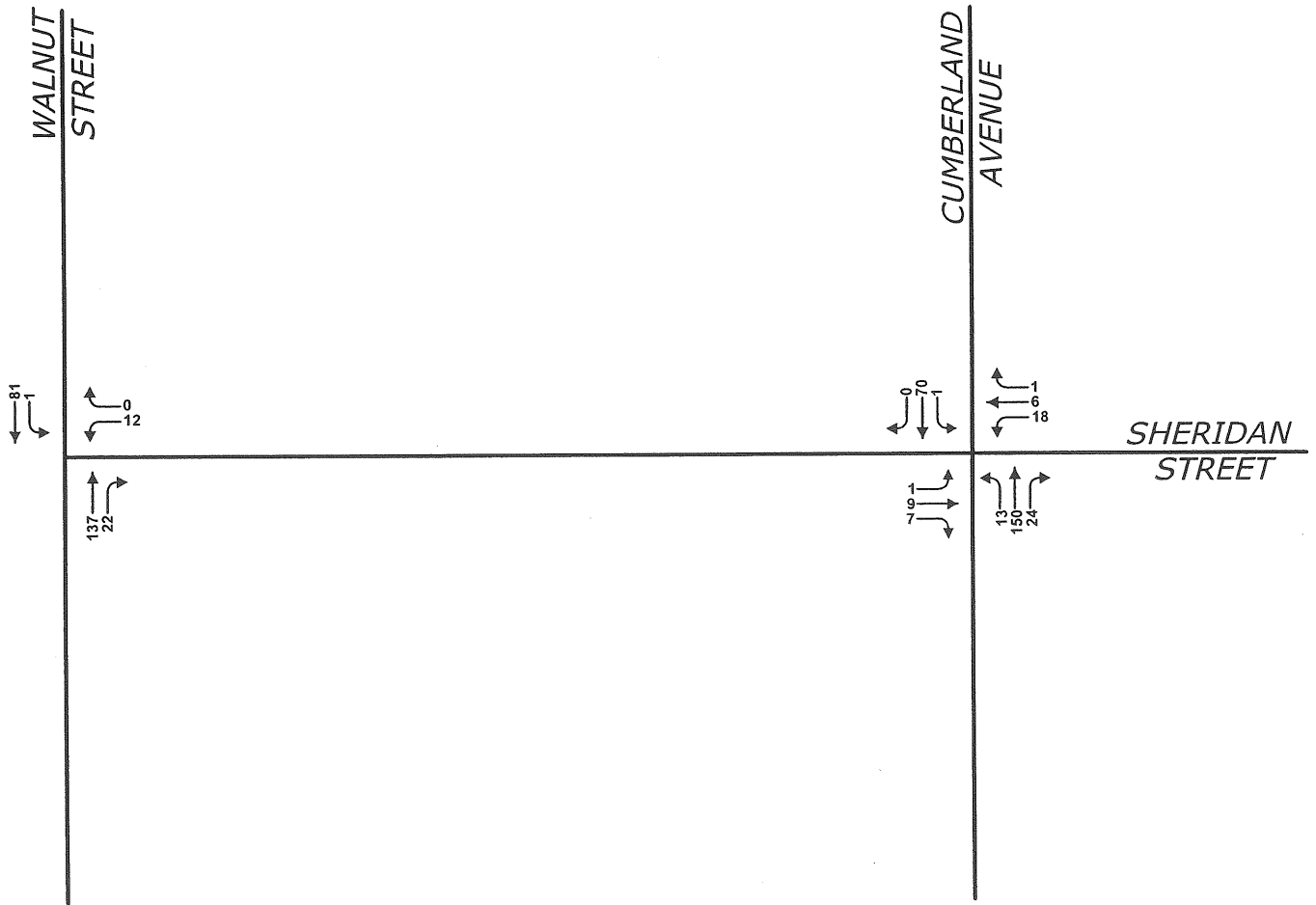
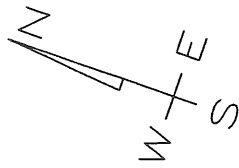
Checked: RJB

Date: JANUARY 2006

File Name: 1344-locmap.dwg



SHERIDAN HEIGHTS, PORTLAND, MAINE

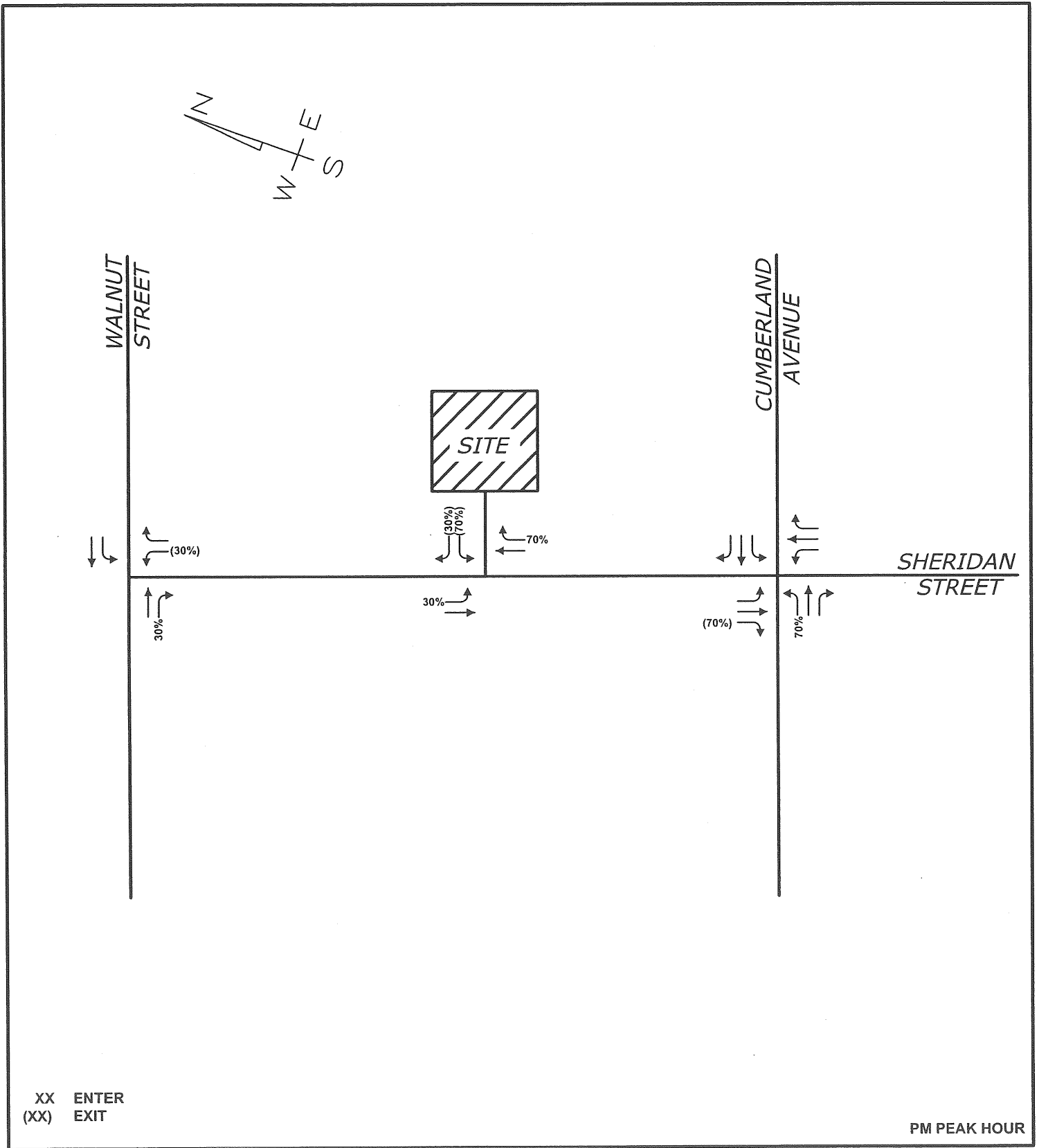


ADJUSTMENTS

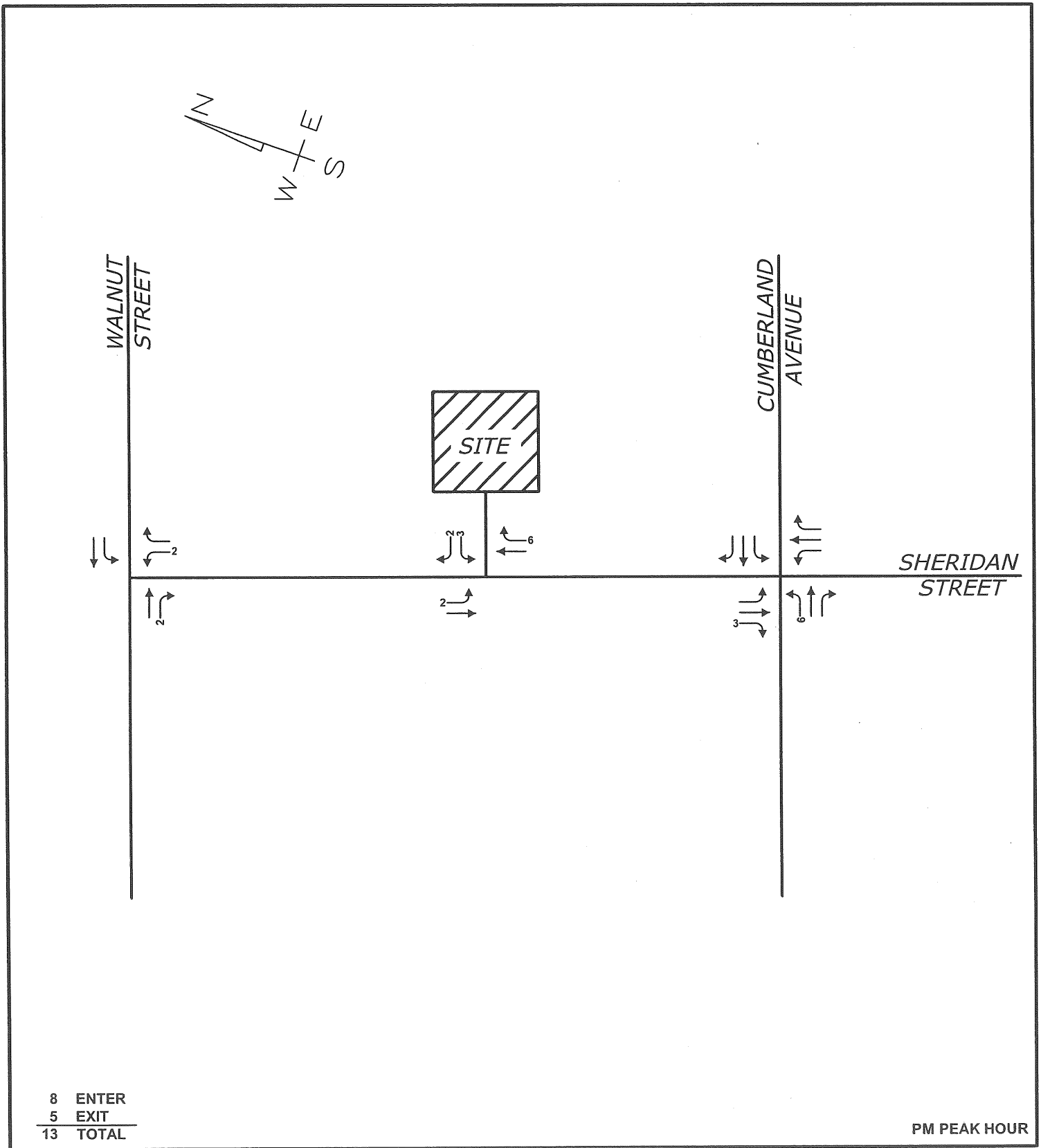
SEASONAL:	$\frac{1.05}{0.87}$	= 1.21
ANNUAL:	$(1.01)^1$	= 1.01
TOTAL:	1.22	

PM PEAK HOUR

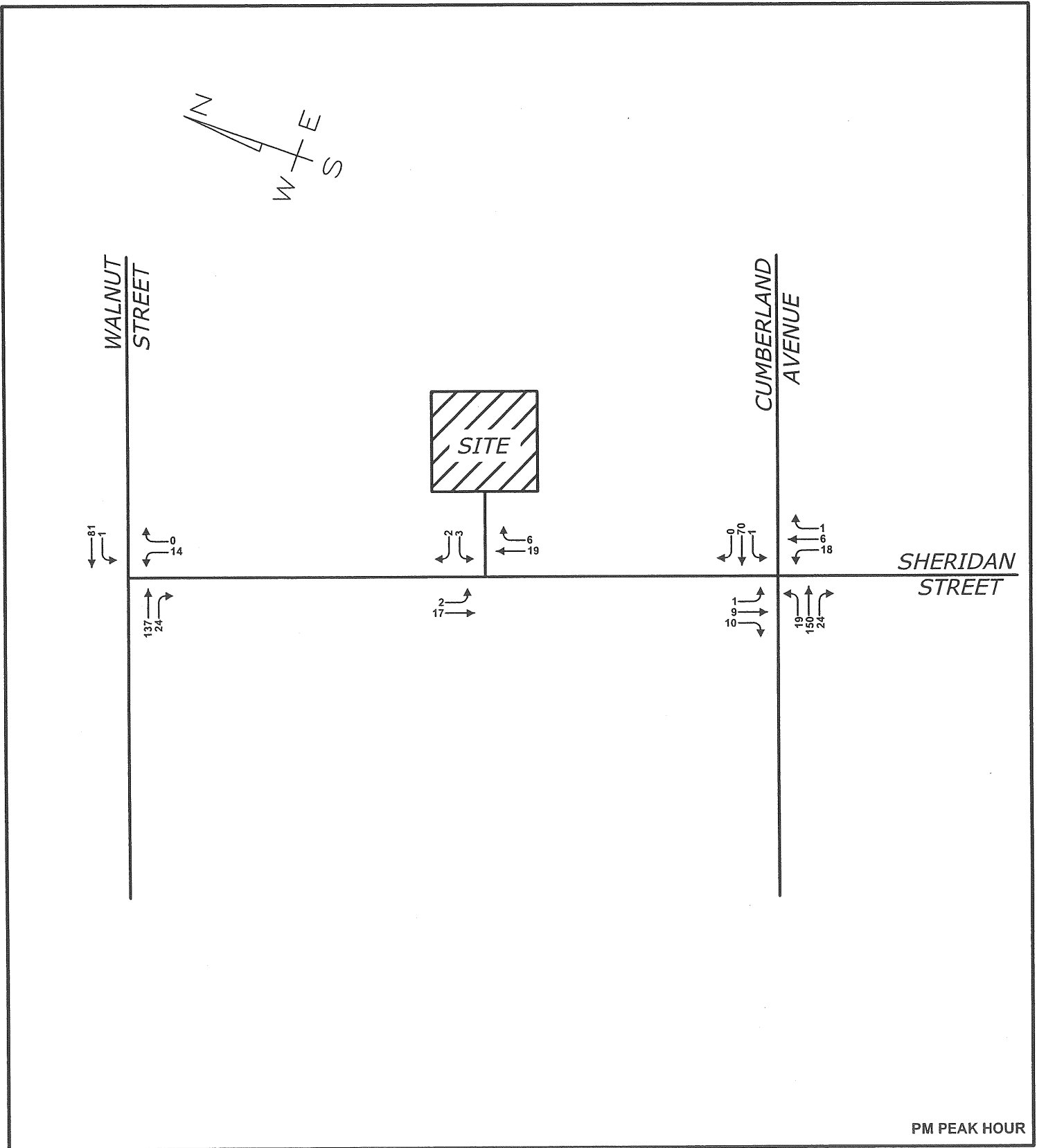
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SHERIDAN HEIGHTS, PORTLAND, MAINE



SHERIDAN HEIGHTS, PORTLAND, MAINE



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Design: DAB

Draft: ZRJ

Checked: RJB

Date: JANUARY 2006

File Name: 1344_TRAF.dwg

Appendix B
Capacity and Queuing
Analysis Results

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	R. Barnes			Intersection	Walnut St. at Sheridan St.		
Agency/Co.	GPCEI			Jurisdiction	City of Portland		
Date Performed	1/9/2006			Analysis Year	2007		
Analysis Time Period	4:45 - 5:45 PM						
Project Description JN 1344 - Predevelopment							
East/West Street: Walnut Street				North/South Street: Sheridan Street			
Intersection Orientation: East-West				Study Period (hrs): 1.00			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6.	
	L	T	R	L	T	R	
Volume (veh/h)	0	137	22	1	81	0	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly Flow Rate (veh/h)	0	148	23	1	88	0	
Proportion of heavy vehicles, P _{HV}	0	--	--	0	--	--	
Median type	Undivided						
RT Channelized?			0				0
Lanes	0	1	0	0	1		0
Configuration			TR	LT			
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	12	0	0	0	0	0	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly Flow Rate (veh/h)	13	0	0	0	0	0	
Proportion of heavy vehicles, P _{HV}	4	0	4	0	0	0	
Percent grade (%)	0			0			
Flared approach		N			N		
Storage		0			0		
RT Channelized?			0				0
Lanes	0	0	0	0	0		0
Configuration		LR					
Control Delay, Queue Length, Level of Service							
Approach	EB	WB	Northbound			Southbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration		LT		LR			
Volume, v (vph)		1		13			
Capacity, c _m (vph)		1418		733			
v/c ratio		0.00		0.02			
Queue length (95%)		0.00		0.05			
Control Delay (s/veh)		7.5		10.0			

LOS		A	A			
Approach delay (s/veh)	--	--	10.0			
Approach LOS	--	--	A			

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TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	R. Barnes			Intersection	Walnut St. at Sheridan St.			
Agency/Co.	GPCEI			Jurisdiction	City of Portland			
Date Performed	1/9/2006			Analysis Year	2007			
Analysis Time Period	4:45 - 5:45 PM							
Project Description JN 1344 - Postdevelopment								
East/West Street: Walnut Street				North/South Street: Sheridan Street				
Intersection Orientation: East-West				Study Period (hrs): 1.00				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	0	137	24	1	81	0		
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly Flow Rate (veh/h)	0	148	26	1	88	0		
Proportion of heavy vehicles, P _{HV}	0	--	--	0	--	--		
Median type	Undivided							
RT Channelized?			0			0		
Lanes	0	1	0	0	1	0		
Configuration			TR	LT				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	14	0	0	0	0	0		
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly Flow Rate (veh/h)	15	0	0	0	0	0		
Proportion of heavy vehicles, P _{HV}	4	0	4	0	0	0		
Percent grade (%)	0			0				
Flared approach		N			N			
Storage		0			0			
RT Channelized?			0			0		
Lanes	0	0	0	0	0	0		
Configuration		LR						
Control Delay, Queue Length, Level of Service								
Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT		LR				
Volume, v (vph)		1		15				
Capacity, c _m (vph)		1415		732				
v/c ratio		0.00		0.02				
Queue length (95%)		0.00		0.06				
Control Delay (s/veh)		7.5		10.0				

LOS		<i>A</i>	<i>B</i>			
Approach delay (s/veh)	--	--	10.0			
Approach LOS	--	--	<i>B</i>			

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TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	R. Barnes			Intersection	Cumberland Av. at Sheridan St.			
Agency/Co.	GPCEI			Jurisdiction	City of Portland			
Date Performed	1/9/2006			Analysis Year	2007			
Analysis Time Period	4:45 - 5:45 PM							
Project Description JN 1344 - Predevelopment								
East/West Street: Cumberland Avenue				North/South Street: Sheridan Street				
Intersection Orientation: East-West				Study Period (hrs): 1.00				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	13	150	24	1	70	0		
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly Flow Rate (veh/h)	14	163	26	1	76	0		
Proportion of heavy vehicles, P _{HV}	5	--	--	0	--	--		
Median type	Undivided							
RT Channelized?			0				0	
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	18	6	1	1	9	7		
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly Flow Rate (veh/h)	19	6	1	1	9	7		
Proportion of heavy vehicles, P _{HV}	3	4	0	0	0	5		
Percent grade (%)	0			0				
Flared approach		N			N			
Storage		0			0			
RT Channelized?			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Control Delay, Queue Length, Level of Service								
Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR	LTR			LTR		
Volume, v (vph)	14	1	26			17		
Capacity, c _m (vph)	1504	1397	642			728		
v/c ratio	0.01	0.00	0.04			0.02		
Queue length (95%)	0.03	0.00	0.13			0.07		

Control Delay (s/veh)	7.4	7.6		10.8			10.1	
LOS	A	A		B			B	
Approach delay (s/veh)	--	--	10.8			10.1		
Approach LOS	--	--	B			B		

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TWO-WAY STOP CONTROL SUMMARY									
General Information				Site Information					
Analyst	R. Barnes			Intersection	Cumberland Av. at Sheridan St.				
Agency/Co.	GPCEI			Jurisdiction	City of Portland				
Date Performed	1/9/2006			Analysis Year	2007				
Analysis Time Period	4:45 - 5:45 PM								
Project Description JN 1344 - Postdevelopment									
East/West Street: Cumberland Avenue				North/South Street: Sheridan Street					
Intersection Orientation: East-West				Study Period (hrs): 1.00					
Vehicle Volumes and Adjustments									
Major Street	Eastbound			Westbound					
Movement	1	2	3	4	5	6			
	L	T	R	L	T	R			
Volume (veh/h)	19	150	24	1	70	0			
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly Flow Rate (veh/h)	20	163	26	1	76	0			
Proportion of heavy vehicles, P _{HV}	5	--	--	0	--	--			
Median type	Undivided								
RT Channelized?			0			0			
Lanes	0	1	0	0	1	0			
Configuration	LTR			LTR					
Upstream Signal		0			0				
Minor Street	Northbound			Southbound					
Movement	7	8	9	10	11	12			
	L	T	R	L	T	R			
Volume (veh/h)	18	6	1	1	9	10			
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly Flow Rate (veh/h)	19	6	1	1	9	10			
Proportion of heavy vehicles, P _{HV}	3	4	0	0	0	5			
Percent grade (%)	0			0					
Flared approach		N			N				
Storage		0			0				
RT Channelized?			0			0			
Lanes	0	1	0	0	1	0			
Configuration		LTR			LTR				
Control Delay, Queue Length, Level of Service									
Approach	EB	WB	Northbound			Southbound			
Movement	1	4	7	8	9	10	11	12	
Lane Configuration	LTR	LTR	LTR			LTR			
Volume, v (vph)	20	1	26			20			
Capacity, c _m (vph)	1504	1397	627			747			
v/c ratio	0.01	0.00	0.04			0.03			
Queue length (95%)	0.04	0.00	0.13			0.08			

Control Delay (s/veh)	7.4	7.6		11.0			10.0	
LOS	A	A		B			A	
Approach delay (s/veh)	--	--	11.0			10.0		
Approach LOS	--	--	B			A		

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TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	R. Barnes			Intersection	Sheridan St. at Site Drive			
Agency/Co.	GPCEI			Jurisdiction	City of Portland			
Date Performed	1/9/2006			Analysis Year	2007			
Analysis Time Period	4:45 - 5:45 PM			Project Description JN 1344 - Postdevelopment				
East/West Street: Site Drive				North/South Street: Sheridan Street				
Intersection Orientation: North-South				Study Period (hrs): 1.00				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume	18	19	6	2	17	10		
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly Flow Rate, HFR	0	20	6	2	18	0		
Percent Heavy Vehicles	3	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0				0	
Lanes	0	1	0	0	1	0		
Configuration			TR	LT				
Upstream Signal		0			0			
Minor Street	Westbound			Eastbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume	3	70	2	19	150	24		
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly Flow Rate, HFR	3	0	2	0	0	0		
Percent Heavy Vehicles	0	0	0	5	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0				0	
Lanes	0	0	0	0	0	0		
Configuration		LR						
Delay, Queue Length, and Level of Service								
Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT		LR				
v (vph)		2		5				
C (m) (vph)		1601		1003				
v/c		0.00		0.00				
95% queue length		0.00		0.02				
Control Delay		7.3		8.6				
LOS		A		A				
Approach Delay	--	--	8.6					
Approach LOS	--	--	A					

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Appendix C

Trip Generation Calculations

U.S. Census Data

Site Plan

JN: 1344
 Project Description: Sheridan Heights
 Project Location: Portland, Maine
 Date: 9-Jan-06

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

Residential Condominium/Townhouse
 Land Use Code (LUC) 230

Dwelling Units: 24

Average Rate

Time Period	ITE Trip Rate	Sample Size	Trip Ends	Directional Split *		Directional Distribution		R ²
				IN	OUT	IN	OUT	
Weekday	T = 5.86 (X)	54	141	50%	50%	71	70	N/A
Peak Hour of Adjacent Street Traffic 7-9 AM	T = 0.44 (X)	59	11	15%	85%	2	9	N/A
Peak Hour of Adjacent Street Traffic 4-6 PM	T = 0.52 (X)	62	12	65%	35%	8	4	N/A
AM Peak Hour of Generator	T = 0.44 (X)	52	11	20%	80%	2	9	N/A
PM Peak Hour of Generator	T = 0.52 (X)	50	12	65%	35%	8	4	N/A
Saturday	T = 5.67 (X)	30	136	50%	50%	68	68	N/A
Saturday Peak Hour of Gen.	T = 0.47 (X)	27	11	55%	45%	6	5	N/A

* Percentages rounded to nearest 5%

Fitted Curve Equation

Time Period	ITE Trip Rate	Sample Size	Trip Ends	Directional Split *		Directional Distribution		R ²
				IN	OUT	IN	OUT	
Weekday	$\ln(T) = 0.85 \ln(X) + 2.55$	54	191	50%	50%	96	95	0.83
Peak Hour of Adjacent Street Traffic 7-9 AM	$\ln(T) = 0.80 \ln(X) + 0.26$	59	16	15%	85%	2	14	0.76
Peak Hour of Adjacent Street Traffic 4-6 PM	$\ln(T) = 0.82 \ln(X) + 0.32$	62	19	65%	35%	12	7	0.80
AM Peak Hour of Generator	$\ln(T) = 0.82 \ln(X) + 0.17$	52	16	20%	80%	3	13	0.80
PM Peak Hour of Generator	T = 0.34 (X) + 38.31	50	46	65%	35%	30	16	0.83
Saturday	T = 3.62 (X) + 427.93	30	515	50%	50%	258	257	0.84
Saturday Peak Hour of Gen.	T = 0.29 (X) + 42.63	27	50	55%	45%	28	22	0.84

* Percentages rounded to nearest 5%

JN: 1344
 Project Description: Sheridan Heights
 Project Location: Portland
 Date: 1/9/2006

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Apartment
 Land Use Code (LUC) 220**

Dwelling Units: 3

Average Rate

Time Period	ITE Trip Rate	Sample Size	Trip Ends	Directional Split *		Directional Distribution		R ²
				IN	OUT	IN	OUT	
Weekday	T = 6.72 (X)	86	20	50%	50%	10	10	N/A
AM Peak Hour of Adj. Street Traffic	T = 0.51 (X)	78	2	20%	80%	0	2	N/A
PM Peak Hour of Adj. Street Traffic	T = 0.62 (X)	90	2	65%	35%	1	1	N/A
AM Peak Hour of Generator	T = 0.55 (X)	81	2	30%	70%	1	1	N/A
PM Peak Hour of Generator	T = 0.67 (X)	83	2	60%	40%	1	1	N/A
Saturday	T = 6.39 (X)	15	19	50%	50%	10	9	N/A
Saturday Peak Hour of Gen.	T = 0.52 (X)	14	2	50%	50%	1	1	N/A

* Percentages rounded to nearest 5%

** Not Available (Assumption)

Fitted Curve Equation

Time Period	ITE Trip Rate	Sample Size	Trip Ends	Directional Split *		Directional Distribution		R ²
				IN	OUT	IN	OUT	
Weekday	T = 6.01 (X) + 150.35	86	168	50%	50%	84	84	0.88
AM Peak Hour of Adj. Street Traffic	T = 0.49 (X) + 3.73	78	5	20%	80%	1	4	0.83
PM Peak Hour of Adj. Street Traffic	T = 0.55 (X) + 17.65	90	19	65%	35%	13	6	0.77
AM Peak Hour of Generator	T = 0.53 (X) + 4.21	81	6	30%	70%	2	4	0.82
PM Peak Hour of Generator	T = 0.60 (X) + 17.52	83	19	60%	40%	12	7	0.80
Saturday	T = 7.85 (X) - 256.19	15	-233	50%	50%	-116	-117	0.85
Saturday Peak Hour of Gen.	T = 0.41 (X) + 19.23	14	20	50%	50%	10	10	0.56

* Percentages rounded to nearest 5%

** Not Available (Assumption)



Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Result contains 1 row.

P030001	P030002	P030003	P030004	P030005	P030006	P030007	P030008	P030009	P030010	P030011	P030012	P03
Workers and over: Total	Workers 16 years and over: Means of transportation to work; Car; truck; or van	Workers 16 years and over: Means of transportation to work; Car; truck; or van; Drove alone	Workers 16 years and over: Means of transportation to work; Car; truck; or van; Carpooled	Workers 16 years and over: Means of transportation to work; Public transportation	Workers 16 years and over: Means of transportation to work; Public transportation; Bus or trolley bus	Workers 16 years and over: Means of transportation to work; Public transportation; Streetcar or trolley car (p-blico in Puerto Rico)	Workers 16 years and over: Means of transportation to work; Public transportation; Subway or elevated	Workers 16 years and over: Means of transportation to work; Public transportation; Railroad	Workers 16 years and over: Means of transportation to work; Public transportation; Ferryboat	Workers 16 years and over: Means of transportation to work; Public transportation; Taxicab	Workers 16 years and over: Means of transportation to work; Motorcycle	Work over: year: c to v Bic
Maine 615,144	552,525	483,317	69,208	5,217	3,220	84	135	77	451	1,250	234	

NOTE: A hyphen (-) indicates that data are not available for this geographic area for the selected data element (column) in your custom table. Please consult the Census 2000 Summary File 3 (SF 3) - Sample Data Technical Documentation (PDF 6.92MB) for more information.

96% drove to work



Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Result contains 9 rows.

	P030001	P030002	P030003	P030004	P030005	P030006	P030007	P030008	P030009	P030010	P030011	P030012
	Workers 16 years and over: Total	Workers 16 years and over: Means of transportation to work; Car; truck; or van	Workers 16 years and over: Means of transportation to work; Car; truck; or van; Drove alone	Workers 16 years and over: Means of transportation to work; Car; truck; or van; Carpooled	Workers 16 years and over: Means of transportation to work; Public transportation	Workers 16 years and over: Means of transportation to work; Public transportation; Bus or trolley bus	Workers 16 years and over: Means of transportation to work; Public transportation; Streetcar or trolley car (p-blico in Puerto Rico)	Workers 16 years and over: Means of transportation to work; Public transportation; Subway or elevated	Workers 16 years and over: Means of transportation to work; Public transportation; Railroad	Workers 16 years and over: Means of transportation to work; Public transportation; Ferryboat	Workers 16 years and over: Means of transportation to work; Public transportation; Taxicab	Workers 16 years and over: Means of transportation to work; Motorcycle
Census Tract 1, Cumberland County, Maine	1,201	943	759	184	67	51	0	0	0	0	16	0
Census Tract 2, Cumberland County, Maine	1,489	1,199	1,048	151	68	51	0	0	0	0	17	0
Census Tract 3, Cumberland County, Maine	1,644	876	812	64	166	131	0	9	0	0	26	0
Census Tract 5, Cumberland County, Maine	871	682	530	152	59	59	0	0	0	0	0	0
Census Tract 6, Cumberland County, Maine	1,316	867	682	185	109	84	0	0	0	0	25	0
Census Tract 10, Cumberland County, Maine	1,766	1,144	865	279	121	102	0	0	0	0	19	8

	P030001	P030002	P030003	P030004	P030005	P030006	P030007	P030008	P030009	P030010	P030011	P030012
	Workers 16 years and over: Total	Workers 16 years and over: Means of transportation to work; Car; truck; or van	Workers 16 years and over: Means of transportation to work; Car; truck; or van; Drove alone	Workers 16 years and over: Means of transportation to work; Car; truck; or van; Carpooled	Workers 16 years and over: Means of transportation to work; Public Bus or trolley bus	Workers 16 years and over: Means of transportation to work; Public Streetcar or trolley car (p-bico in Puerto Rico)	Workers 16 years and over: Means of transportation to work; Public Subway or elevated	Workers 16 years and over: Means of transportation to work; Public Railroad	Workers 16 years and over: Means of transportation to work; Public Ferryboat	Workers 16 years and over: Means of transportation to work; Public Taxicab	Workers 16 years and over: Means of transportation to work; Motorcycle	
Census Tract 11, Cumberland County, Maine	1,432	957	819	138	33	33	0	0	0	0	0	8
Census Tract 12, Cumberland County, Maine	792	565	446	119	6	6	0	0	0	0	0	0
Census Tract 13, Cumberland County, Maine	2,037	1,365	1,161	204	121	107	0	0	0	0	14	0

NOTE: A hyphen (-) indicates that data are not available for this geographic area for the selected data element (column) in your custom table. Please consult the [Census 2000 Summary File 3 \(SF 3\) - Sample Data Technical Documentation \(PDF 6.92MB\)](#) for more information.

12,548
8,608

69% drove to work (23% reduction)

PLANNING REPORT #12-06



**ZONE CHANGE REQUEST
FROM R-6 RESIDENTIAL TO R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE
VICINITY OF 121 & 135 SHERIDAN STREET
SHERIDAN STREET, LLC, APPLICANT**

Submitted to:
Portland Planning Board
Portland, Maine

Submitted by:
Kandice Talbot, Planner

Prepared February 3, 2006 for
February 7, 2006 Public Hearing Meeting

I. INTRODUCTION

Sheridan Street, LLC is requesting review of a proposed zone change for the properties of 121 & 135 Sheridan Street. The properties are currently zoned R-6 and the applicant is proposing an R-7 rezoning. The proposed zone change map is included as Attachment 10.

The development is proposing the rezoning of the properties at 121 & 135 Sheridan Street to R-7 to allow 24 units on the site and a total of 38 parking spaces. The site is approximately 28,627 sq. ft. The zone change application is included as Attachment 2. The developer is requesting the R-7 zone change to allow for a reduced number of parking spaces.

347 notices were sent to area residents and a legal ad was placed in the Portland Press Herald. A neighborhood meeting was held on November 14, 2005 and the minutes are included as Attachment 4.

II. SURROUNDING USES

The uses in the area consist mostly of residential buildings. The buildings range from single-family to multi-family consisting of up to seventeen (17) units.

Also adjacent to the site is the Fort Sumner Park and vacant City property.

III. DEVELOPMENT PLAN

The properties are located at 121 & 135 Sheridan Street. The developer is proposing that the combined properties will include 24 units and 38 parking spaces; 23 covered parking spaces and 15 surface parking spaces.

The property located at 121 Sheridan Street presently has a single-family home with a detached single-story garage located on it. The house will be renovated and an additional 2,400 sq. ft. of space will be added to create a three-unit condominium development. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

Based on comments early on in the rezoning process by Planning Board members and from the neighborhood meeting, the applicant revised the development plans to accommodate the public's concerns. The applicant reduced the number of proposed units from 31 units to 24 units. The proposed building has also been revised so that it no longer crosses over a passageway, which runs through the site. The Planning Board had concerns with the garage entrance being the prominent feature on Sheridan Street, so the applicant has eliminated the garage entrance on Sheridan Street. The applicant is now proposing 37 parking spaces for the development. Although one (1) parking space is required per unit in the R-7 zone that the applicant is requesting, the proposal would allow for one and one-half (1-1/2) parking spaces per unit.

The applicant has been in discussions with Regina Leonard of the Fort Sumner Park Committee and Jaime Parker of Portland Trails. There have been discussions of trail work being done in collaboration with this proposed project. A memo from Regina Leonard is included. Because this is not proposed as a conditional rezoning, any requirements for trail work or easements would be required during the subdivision and site plan process.

The applicant has also submitted a traffic study because of concerns by the neighbors. The traffic study is included as Attachment 7. Tom Errico, the City's Review Traffic Engineer, has reviewed the traffic study and the proposed plans and a memo is included as Attachment 9, for your review. Mr. Errico has minor concerns, however, as with the trail work discussed above, the traffic concerns would need to be addressed during the subdivision and site plan process.

Carrie Marsh, Urban Designer, has reviewed the proposed elevations and believes that, as proposed, the building would be architecturally appropriate and compatible with the surrounding neighborhood.

IV. POLICY CONSIDERATIONS

Below is a chart, which demonstrates what the applicant is proposing and what would be allowed/required in the R-6 and R-7 zones for the number of units, parking, etc. This chart is to give the Board an idea of the differences between the two zones.

	<u>Proposed</u>	<u>R-6 Zone</u>	<u>R-7 Zone</u>
Number of Units	24 units	24 units	61 units possible (adjacent to municipal park)
Number of Parking Spaces	37 Spaces Provided (24 Spaces Required)	52 Spaces Spaces	61 Spaces for 61 Units
Height	45 ft.	45 ft.	50 ft.

R-7 Compact Urban Residential Overlay Zone

The purpose of the R-7 Compact Urban Residential Overlay Zone is:

“To encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent zones.

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula.

V. ZONING ANALYSES

As stated previously, the applicant is proposing that the combined properties of 121 & 135 Sheridan Street will consist of twenty-four (24) units. The sites combined total approximately 28,627 sq. ft.

Sheridan Street is located on the peninsula and is within walking distance of downtown or other work places and shopping. To the east of the property is Shailer School, which is located on North Street, within the same block as the proposed development. Shailer School consists of 17 units. A mixture of density characterizes this area of the peninsula.

The Planning Board should be aware that if the zoning for this property were changed to R-7 for this site, there is a potential that based on zoning, the site could allow for approximately 65 units. The site is located next to City property, which is considered parkland. Typically, the maximum residential density for the R-7 zone is seven hundred twenty five (725) sq. ft. of land area per dwelling unit. However, if the property is located within 500 feet of municipal park or playground the density may be increased to four hundred thirty five (435) sq. ft. of land area per dwelling unit, which this property would qualify for. The applicant would also have to provide 65 parking spaces on-site, which could be difficult to accomplish.

VI. STAFF RECOMMENDATION

Staff is recommending that the Planning Board recommend the rezoning of the property located at 121 & 135 Sheridan Street to R-7 Urban Compact Residential Overlay Zone. The Comprehensive Plan encourages development of infill projects on the peninsula, with less required parking spaces to promote walking to work and shopping or utilize public transportation.

VII. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant, the policies of the R-7 Compact Urban Residential Overlay Zone, the Comprehensive Plan, the information contained in Planning Board Report #12-06, and or other findings as follows:

The Board finds that:

1. The proposed zone map change in the vicinity of 121 & 135 Sheridan Street [is or is not] consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore [recommends or does not recommend] to the City Council approval of the R-7 Compact Urban Residential Overlay Zone map change.

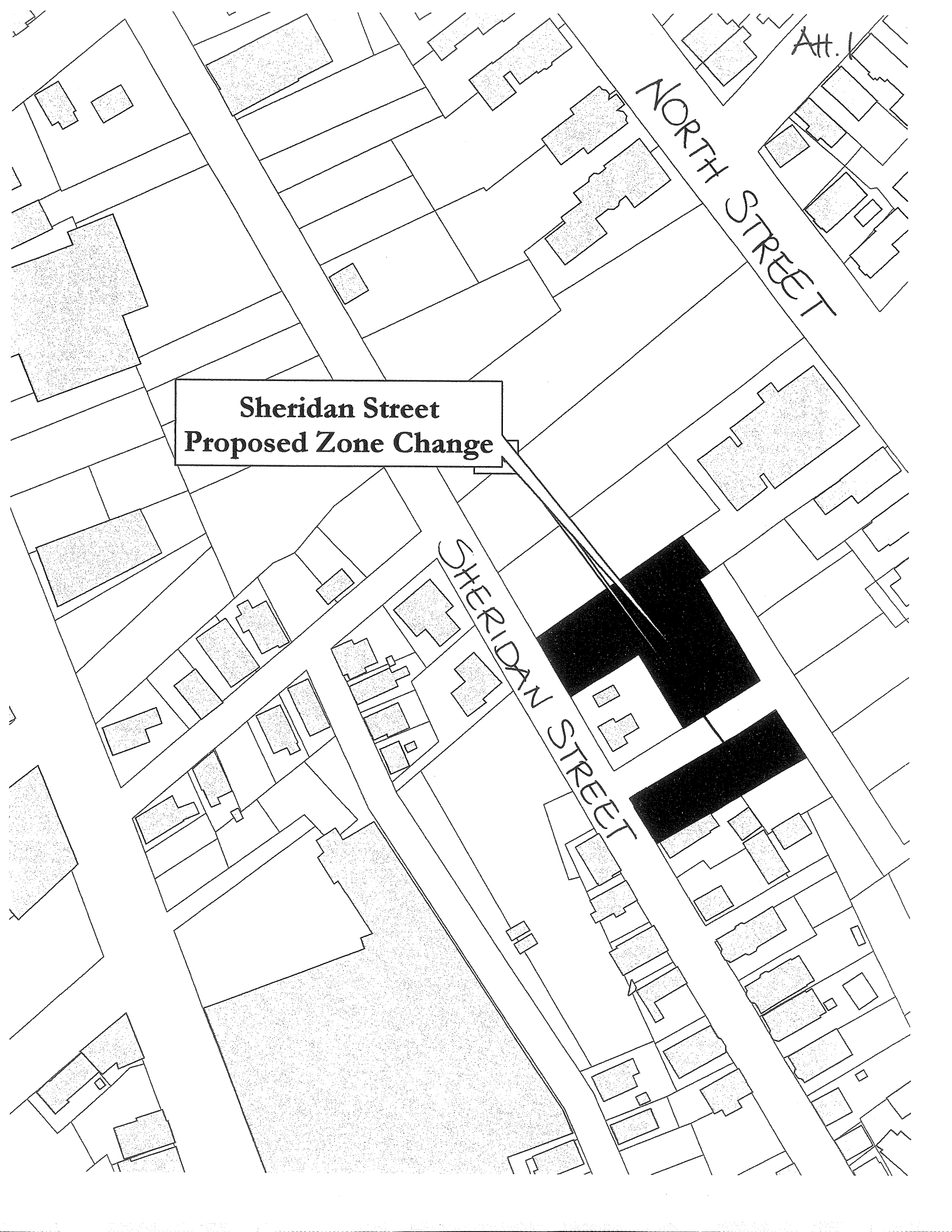
Attachments:

1. Maps of Proposed Site
2. Applicant's Submittal
3. Applicant's Submittal dated November 29, 2005
4. Minutes from Neighborhood Meeting
5. Memo from Regina Leonard, Fort Sumner Park Committee, dated December 29, 2005
6. Neighborhood Letters
7. Traffic Study
8. Corporation Counsel's Memo regarding Passageways
9. Traffic Engineer's Memo
10. Proposed Zone Change Map
11. Comparison Chart of R-6 and R-7 Zones
12. Shadow Study
13. Plans
14. Fort Sumner Park Views

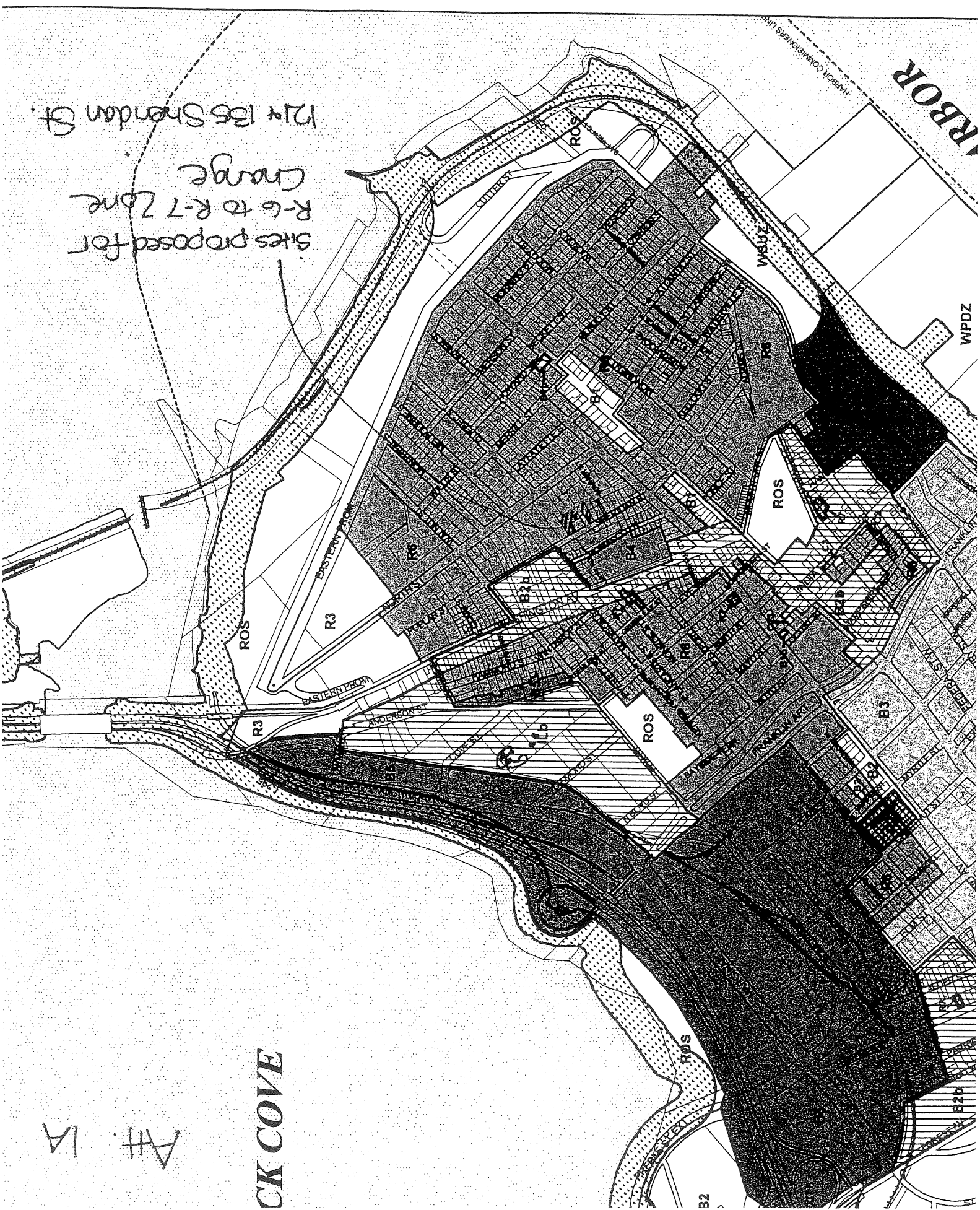
NORTH STREET

**Sheridan Street
Proposed Zone Change**

SHERIDAN STREET



Sites proposed for
R-6 to R-7 Zone
Change
121 + 135 Shendan St.



CK COVE

Att. 1A

RBOR

WPDZ

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SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax
207 653 7510 Cell
glg@gwi.net

October 6, 2005

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

**RE: Sheridan Heights Condominiums
121 & 135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

Enclosed is an Application for a Zoning Amendment from the R-6 Residential to the R-7 Compact Urban Residential Zone. This application is being submitted by Sheridan Street, LLC to permit construction of a 30 unit condominium project on Sheridan Street in Portland, Maine.

Site Description

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The combined properties will have 28,627 square feet of land. The parcel at 121 Sheridan Street is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property.

Project Description

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The house will be renovated and an additional 2,400 square feet of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 27 units constructed over one underground level of parking with 38 spaces. The units will be an average size of 1,300 square feet in floor area. A centrally located elevator and three stairwells will provide access and egress for the upper floors. Seven units will be constructed on the first level and have two bedrooms. Nine units will be constructed on the second level and have two bedrooms. The remaining 11 units will have two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase. Storage will be provided at each level in addition to storage rooms within each unit. All of the units will have an attached porch, deck or patio.

The Permitted Uses listed in the R-7 Zone would permit 65 units to be constructed and requires only one parking space per unit. However, the current design proposes a total of 30 units and 1.5 parking spaces per unit.

In addition, we do not propose to build to the Maximum Building Height of 50 feet, but rather stay under the 45 foot limit allowed in the R-6 Zone. In many ways the project is more similar to the R-6 than the R-7 Zone.

Uniquely surrounded on three sides by City owned property, the new structures will have little impact on the surrounding neighbors and should be a welcome addition to a growing and vibrant part of the City.

R-7 Compact Urban Residential Zone and City Housing Plan

As stated in the City of Portland Code of Ordinances in Division 7.01, Section 14-141 Purpose:

“The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.”

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas of the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood."

In addition, the Housing Plan, a part of the City of Portland's Comprehensive Plan states in part that the City should:

"Encourage higher density for housing for both rental and home ownership opportunities, particularly near services near schools, businesses, institutions, employers, and public transportation."

"Portland seeks to encourage construction of new housing units through land use regulations and financial incentives. Increasing Portland's housing stock in developed urban areas of the city is challenging, but necessary for the long-term health of the city."

The proposed new R-7 zone will meet many of the goals and policies as stated in the City Ordinances and Comprehensive Plan. The proposed zone change will provide increased density in an area near to services such as schools, businesses, institutions, employers and public transportation. Sheridan Heights will provide compact in-city living for owners that represent a variety of income levels and household types with some units starting at under \$250,000. Sheridan Heights is located near to the downtown district and close to the Cumberland Avenue METRO line that serves Munjoy Hill. It is rare to find a parcel that has not been developed on the peninsula. 135 Sheridan Street has no structures located on the property – according to the local City records and Deed, it has never had any residences located at the property. This is an excellent "infill development opportunity" and a location that is within walking distance to many of the services located in the City. The new Jack Elementary School is a five-minute walk away. The Portland Trail network is less than 1/3 mile from the site.

Design Standards

The Design Standards as stated in Section 14-143 of the City Code of Ordinances states in part:

"... The general intent of these development standards is to achieve an attractive and comfortable city neighborhood environment. Varied and human-scaled building facades are key to making a place "pedestrian-oriented." Building designs should

provide a high level of visual interest, without creating a chaotic image. Residences should include design elements that enhance the streetscape and address the street."

Our Architects, a team comprised of TFH Architects (Architect of Record) and James Sterling Architects (Associate Architect), have designed dozens of exceptional projects in the Portland area. Both firms have been an essential part of the fabric of the design community for over 30 years and have worked together to assure that Sheridan Heights is "architecturally appropriate and compatible with the surrounding neighborhood."

The design includes the following components:

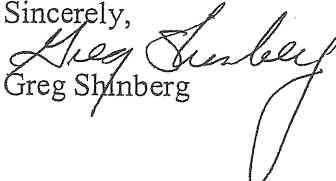
- Many of the porches and bays face the street;
- The primary ground floor entries orient towards Sheridan Street;
- The design is a visible and permanent expression of the character of the neighborhood with elements that include bays, a mixture of siding components present on nearby structures, a flat roof with cornice, colors and textures that will complement the neighborhood;
- The façade is unique and articulated to provide an exciting visual interest to the pedestrians;
- The passageway will reinforce public realm of the public open space and encourage a welcome entry to the rear of the property;
- Carefully chosen landscape elements that will enhance the building and property utilizing materials that are natural to this location;
- The units will be constructed to assure visual privacy with high quality materials that will provide acoustic privacy between the units;
- The large number and size of windows and doors will maximize natural light and ventilation within the units.

In addition, TFH Architects recently designed the new eight-unit condominium project, Sunner Place located next door. We have engaged professionals such as Mitchell Rasor and Stu Dawson for the Landscape Architecture. Mr. Rasor was recently hired by the City to craft and implement the new Building Height Guidelines for the Eastern Waterfront Master Plan and the Master Plan for the redevelopment of the Portland Department of Public Works facilities in Bayside. Mr. Dawson of Sasaki Associates of Watertown Massachusetts was hired to direct the design of the Monument Square revitalization project known as Resurgum in 1975.

Attached is the Major Site Plan Application that includes a Survey, Site Plan, Elevations and Floor Plans for the project.

Thank you for your consideration of this project. We believe that this is an exciting project that will be a great addition to the neighborhood.

Sincerely,


Greg Shinberg

SHERIDAN HEIGHTS

**121&135 SHERIDAN STREET
PORTLAND, MAINE**

**MAJOR SITE PLAN
REVIEW APPLICATION**

SEPTEMBER 19, 2005

APPLICANT

Sheridan Street, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101

2E

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax
207 653 7510 Cell
glg@gwi.net

September 19, 2005

Mr. Alexander Jaegerman,
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
121 & 135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

On behalf of Sheridan Street, LLC we are pleased to submit this Site Plan Application for a residential condominium development located at 121 and 135 Sheridan Street in Portland. This submission has been prepared in compliance with the R-7 Compact Urban Residential Overlay Zone required by the City of Portland Zoning and Site Plan Ordinances.

Although this Site Plan Application falls under the established guidelines of the R-7 Zone, it is important to emphasize that the proposed design does not require or utilize the maximum number of units, 50 foot building height, or minimum yard dimensions allowed under the R-7 Permitted Uses. In addition, we have created 46 on site parking spaces, 15 more than is required. We have worked closely with our design professionals to assure that the building is consistent with the character and integrity of the neighborhood and includes the design elements that enhance the streetscape. In addition, the top floor of the building has been designed to respect the views of the neighbors nearby.

The Site

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The combined properties will have 28,627 square feet of land. The parcel at 121 Sheridan is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property. The property is located in the R-6 Residential Zone.

Project Description

In total, the combined properties will have 31 units and 46 parking spaces.

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The house will be renovated and an additional 2,400 square feet of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 28 units constructed over one underground level of parking with 38 spaces. The units will be an average size of 1,300 square feet in floor area. A centrally located elevator and three stairwells will provide access to the upper floors. Eight units will be constructed on the first level and have two bedrooms. Nine units will be constructed on the second level and have two bedrooms. The remaining 11 units will have two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase. Storage will be provided at each level in addition to storage rooms within each unit. All of the units will have an attached porch or deck.

Utilities

Water service to the site is currently provided by a 4-inch water main located in Sheridan Street. A new 8-inch water main will be extended down Sheridan Street to the site. Sanitary sewer will be connected into the existing 8-inch sewer main located in Sheridan Street. Underground electric, telephone and cable television will be provided from existing above ground services located along the east side of Sheridan Street. Natural gas will be provided from an existing 4-inch natural gas line located in Sheridan Street.

Submission

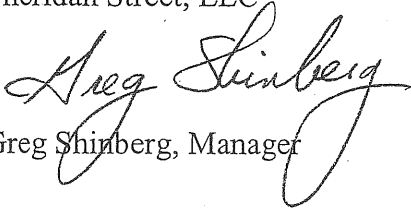
This submission includes the following information:

1. Cover letter, dated September 19, 2005
2. Site Plan Application and Checklist
3. Application Fee of \$500.00
4. Booklet of required exhibits
5. Nine sets of plans (24" x 36")

We have worked diligently with our talented design professionals to create an exciting project that will be a wonderful addition to the community and trust that the Planning Board will consider this application for a workshop meeting. Please do not hesitate to contact me if you desire any additional information or have any questions. We look forward to meeting with the Planning Board at its earliest convenience.

Sincerely,

Sheridan Street, LLC



Greg Shinberg, Manager

Enclosures

TABLE OF CONTENTS

EXHIBIT 1	Site Plan Application and Checklist
EXHIBIT 2	USGS Map and Local Map
EXHIBIT 3	Deed for 121 Sheridan St & Purchase & Sale Agreement for 135 Sheridan Street
EXHIBIT 4	Project Data
EXHIBIT 5	Abutting Property Owners
EXHIBIT 6	Public Utilities
EXHIBIT 7	Solid Waste
EXHIBIT 8	Technical Capacity
EXHIBIT 9	Financial Capacity
EXHIBIT 10	Project Schedule

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 121 & 135 Sheridan Street, Portland		Zone: R-6
Total Square Footage of Proposed Structure: 45,526	Square Footage of Lot: 28,627	
Tax Assessor's Chart, Block & Lot: Chart# 13 Block# K Lot# 17 13 K 2	Property owner's mailing address: Sheridan Street, LLC 477 Congress Street, 5th Fl Portland, Maine 04101	Telephone #: 207 523 3410
Consultant/Agent, mailing address, phone # & contact person: Shinberg Consulting 477 Congress Street 5th Floor Portland, Maine 04101 Phone: 207 523 3410 Contact: Greg Shinberg	Applicant's name, mailing address, telephone #/Fax#/Pager#: Sheridan Street, LLC 477 Congress Street, 5th Fl Portland, Maine 04101 Phone: 207 523 3410 Fax: 207 773 8597	Project name: Sheridan Heights
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.) <input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

- Please see next page -

Who-billing will be sent to: (Company, Contact Person, Address, Phone #)

Sheridan Street, LLC
477 Congress Street, 5th Floor
Portland Maine 04101

Contact: Greg Shinberg
Phone: 207 523 3410

Submittals shall include (9) separate folded packets of the following:

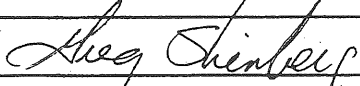
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 9/19/05
--	---------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

2K

Sheridan Heights 121 & 135 Sheridan Street, Portland
Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
X	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
X	(2)	Name and address of applicant and name of proposed development	a
X	(3)	Scale and north points	b
X	(4)	Boundaries of the site	c
X	(5)	Total land area of site	d
X	(6)	Topography - existing and proposed (2 feet intervals or less)	e
X	(7)	Plans based on the boundary survey including:	2
X	(8)	Existing soil conditions	a
X	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
X	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
X	(11)	Approx location of buildings or other structures on parcels abutting the site	d
X	(12)	Location of on-site waste receptacles	e
X	(13)	Public utilities	e
X	(14)	Water and sewer mains	e
X	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
X	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
X	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
X	(18)	Parking areas	g
N/A	(19)	Loading facilities	g
X	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
X	(21)	Curb and sidewalks	g
X	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
X	(27)	Existing areas to be preserved	h
X	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all fencing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
X	(32)	Location of fire hydrants, existing and proposed	k
X	(33)	Written statement	c
X	(34)	Description of proposed uses to be located on site	1
X	(35)	Quantity and type of residential, if any	1
X	(36)	Total land area of the site	b2
X	(37)	Total floor area and ground coverage of each proposed building and structure	b2
X	(38)	General summary of existing and proposed easements or other burdens	c3
X	(39)	Method of handling solid waste disposal	4
X	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
X	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
X	(42)	An estimate of the time period required for completion of the development	7
N/A	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
N/A	(44)	The status of any pending applications	8
N/A	(45)	Anticipated timeframe for obtaining such permits	h8

2M

Send To Printer

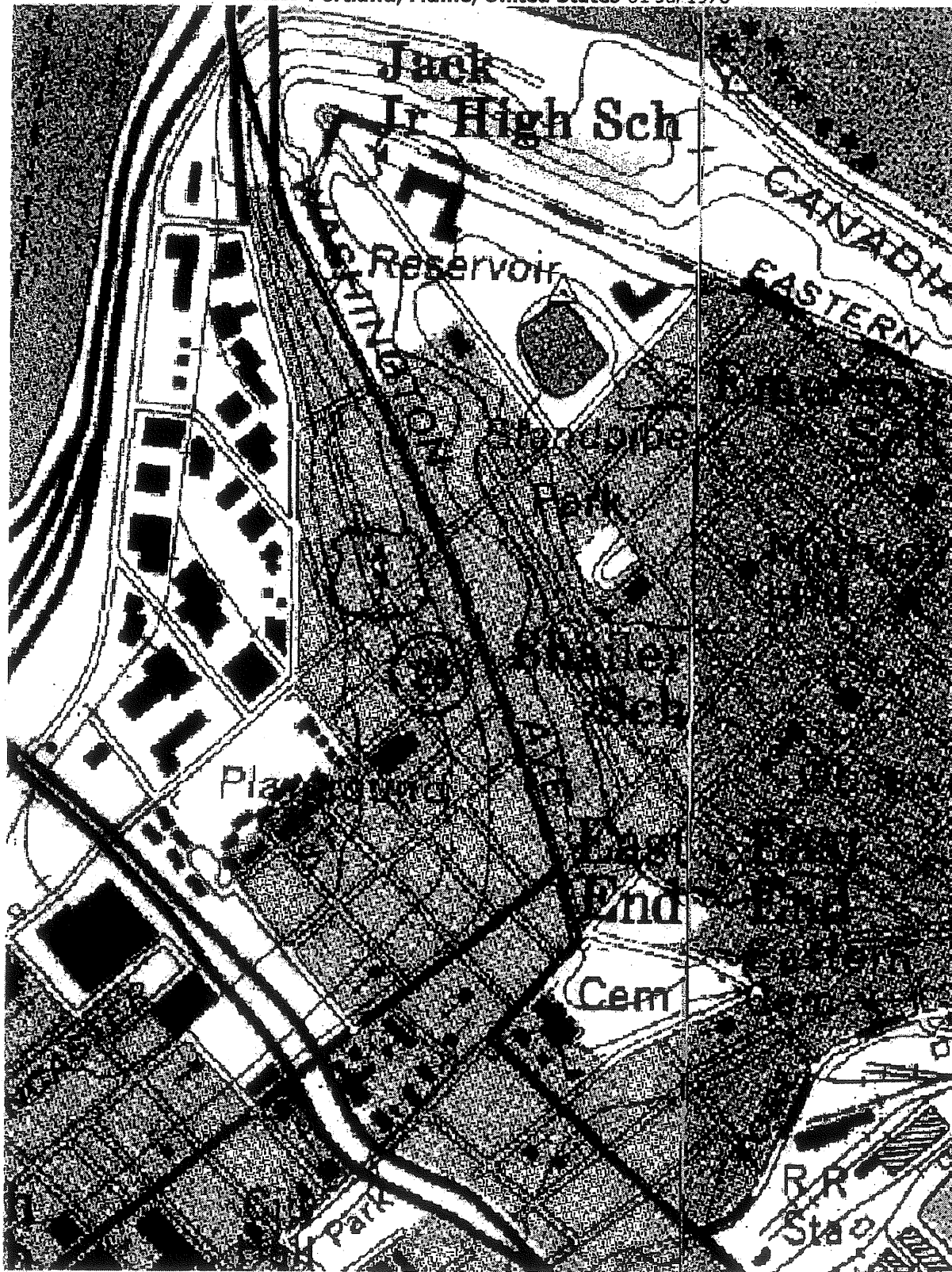
Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS Portland, Maine, United States 01 Jul 1978



0 200M

0 200yd

Image courtesy of the U.S. Geological Survey

© 2004 Microsoft Corporation. Terms of Use Privacy Statement

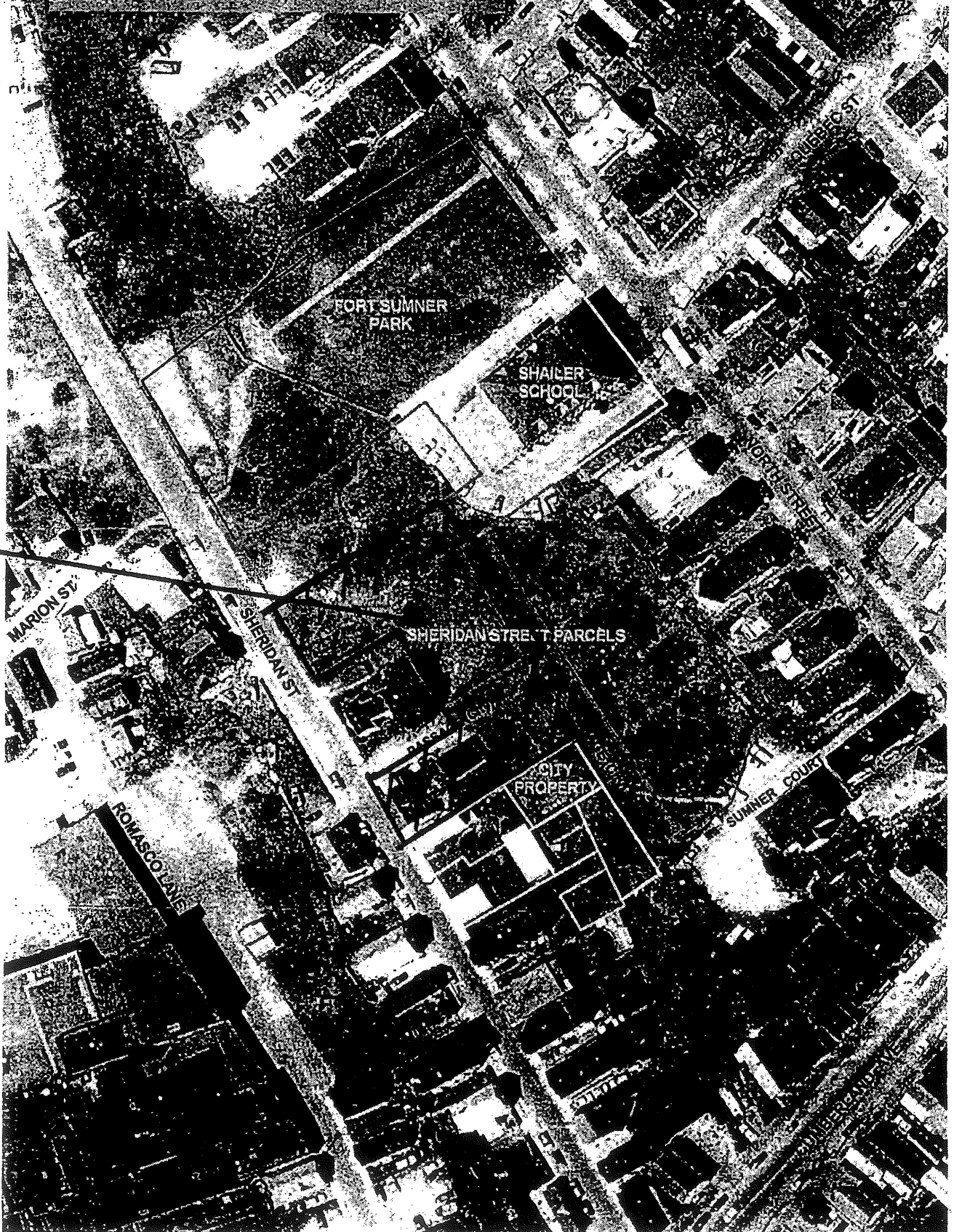
SHERIDAN STREET PARCELS

Aerial Photographs
Taken Spring 2001
Parcel Data Created
April 2004

--- Sheridan Street Parcels
City Property
City Parks & Open Space
Land Under Contract

100 0 100 Feet

City of Portland Land Bank Commission Doug Roncarati 10/1/2004



SITE
21 #
135
SHERIDAN
STREET

FORT SUMNER
PARK

SHAILER
SCHOOL

SHERIDAN STREET PARCELS

CITY
PROPERTY

MARION ST

SHERIDAN ST

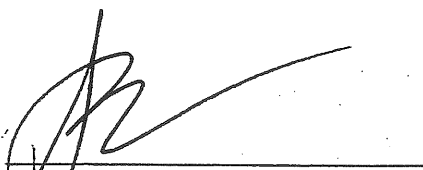
ROMASCO LANE

SUMMER COURT

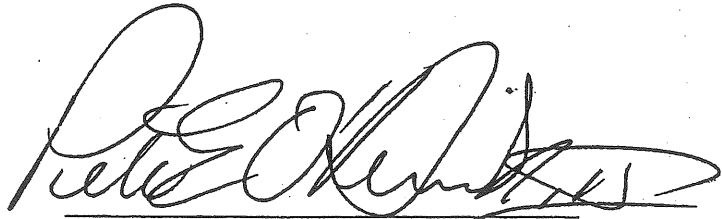
WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Peter E. O'Donnell, III, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels A, B & C in Exhibit A attached hereto and fully incorporated herein by reference, and does further grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with QUITCLAIM COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels D & E in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 15, 2005.



Witness

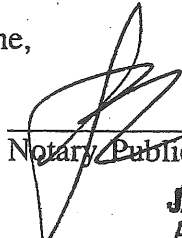


Peter E. O'Donnell, III

STATE OF MAINE
Cumberland, ss:

On June 15, 2005, personally appeared the above-named Peter E. O'Donnell, III and acknowledged the foregoing deed to be his/her free act and deed.

Before me,



Notary Public/Attorney At Law
JAMES F. CLOUTIER
ATTORNEY AT LAW

Type or Print Name

MAINE REAL ESTATE TAX PAID

2P

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at 119-121 Sheridan Street, Portland, Maine**

Parcel A:

All that certain lot, piece or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land conveyed the first day of June, A.D. 1917, by Edward S. Everett to Rosa B. Reidy;

thence northerly and on a straight line with the rear line of said Reidy land forty-six (46) feet, more or less, to the southerly sideline of a contemplated Street;

thence westerly by said contemplated Street to the northeasterly corner of land now or formerly of Lewis Realty Company;

thence southerly along the easterly line of said Lewis Realty Company land forty-six (46) feet, more or less, to said Reidy land;

thence easterly along the northerly side of said Reidy land to the point of beginning;

also the right in common with others to use said contemplated Street extending from Sheridan Street, so-called, towards North Street.

Parcel B:

Also another certain lot of land with the buildings thereon, situated on the northeasterly side of Sheridan Street, in said Portland, bounded and described as follows:

Beginning at the most westerly corner of land of one Reidy, formerly of J.F. Whelan;

thence running northwesterly by Sheridan Street forty-six (46) feet, more or less, to land formerly owned by J.P. Boyd;

thence northeasterly by said Boyd land;

thence southeasterly by said Everett land about forty-six (46) feet to said Reidy land;

thence southwesterly by said Reidy land to the point of beginning.

Parcel C:

Also another certain lot of land with any buildings thereon, situated in said Portland,

bounded and described as follows:

Beginning at a point in the southeasterly sideline of a passageway running between Sheridan Street and Sumner Court, said point being the most westerly corner of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 49;

thence northeasterly from said point of beginning along the said southeasterly sideline of said passageway, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point and an angle in said passageway;

thence southeasterly along the southwesterly sideline of the aforementioned passageway, a distance of forty-six (46) feet to a point;

thence southwesterly, on a line which is parallel to and forty-six (46) feet southeasterly from the first course herein described, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point marking the northeasterly terminus of the division line between land now or formerly of Francis E. and Rita Caterina and land now or formerly of Howard S., Jr. and Bonnie G. Flash;

thence northwesterly along the northeasterly sideline of Caterina land a distance of forty-six (46) feet to the southeasterly sideline of the aforementioned passageway and the point of beginning.

The above-described parcel being the northerly portion of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 and contains 3,132 square feet of area.

This parcel C being the same parcel conveyed to the Grantor by confirmatory deed of the City of Portland of recent date herewith, to be recorded herewith.

Meaning and intending to convey and hereby conveying the same premises conveyed to Frank C. Witham, Jr. and Mary Witham by Warranty Deed of Antoinette Caterina and Anthony E. Caterina dated June 26, 1992 and recorded in Cumberland County Registry of Deeds in Book 10147, Page 1.

Parcel D:

Also conveying that parcel of land situated on the northeasterly side of Sheridan Street abutting the premises above, known as a passageway to Sumner Court, and formerly described as a proposed street, as conveyed to the Grantor herein by deed of Witham dated June 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14888, Page 55, as further described as follows:

Beginning at the northwesterly corner of the Witham lot,

thence, a distance of one hundred fifty (150) feet, more or less, easterly along the northerly sideline of the Witham lot, to a point;

thence northwesterly a distance of thirty (30) feet, more or less, along the southwesterly sideline of a passageway running between Sheridan Street and Sumner Court, to the southeasterly corner of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 6, to a point;

thence westerly along the southern sideline of Lot 6, a distance of fifty (50) feet, more or less, and continuing in a straight line across the southerly sideline of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 4, a distance of one hundred (100) feet, more or less, to the southwesterly corner of Lot 4 to a point;

thence southwesterly along the northeasterly sideline of Sheridan Street, a distance of thirty (30) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Parcel E:

All that property located within the right of way of those proposed roads and passageways up to the centerline thereof shown on the plan "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 which have passed to the Grantor or his predecessors by operation of law, (and which are not otherwise conveyed by the aforesaid parcel descriptions,) the City of Portland having not accepted or reserved any right or interest in or to the aforesaid streets, where such roadways and passageways abut other premises hereby conveyed.

The aforesaid roadways and passageways being variously referred to as "Sumner Court" and "contemplated street" or contemplated Street extending from Sheridan Street, so-called, towards North Street in previous conveyances and other instruments of record.

SURVEY DESCRIPTION

The aforesaid premises are also described as follows:

A certain lot or parcel of land with any buildings thereon, situated on the easterly side of Sheridan Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8 inch diameter drill hole found in the concrete walk at the front southwesterly lot corner of the herein described residence now known as #121 Sheridan Street, said drill hole being found at a distance of 386.67 feet from the street corner formed by the intersection of the aforementioned easterly sideline of Sheridan Street with the westerly sideline of Cumberland Avenue. Said drill hole also marking

the common property corner of the herein described lot and the land now or formerly of Fort Sumner LLC, as described in deed recorded in the Cumberland County Registry of Deeds in Book 21832, Page 163;

Thence, by and along the easterly sideline of Sheridan Street, North 11°-56'-29" West, a distance of 44.86 feet to the sideline of a 30 foot wide passage way as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49;

Thence, by and along the aforementioned passage way, North 75°-16'-37" East, a distance of 150.38 feet to the westerly sideline of another passage way now or formerly owned by the City of Portland;

Thence, by and along the westerly sideline of said passage way, South 13°-45'-29" East, a distance of 46.00 feet to 1- 1/2 inch diameter iron pipe found flush with the ground at the land now or formerly of the City of Portland;

Thence, by and along the land of the City of Portland, South 76°-16'-34" West, a distance of 67.28 feet to a capped 5/8 inch rebar inscribed with "SGC Inc. PLS 2294" found flush with the ground at or near the land now or formerly of the aforementioned Fort Sumner LLC;

Thence, by and along the land of the aforementioned Fort Sumner LLC, South 75°-35'-53" West a distance of 32.58 feet;

Thence, continuing by and along the land of Fort Sumner LLC, South 12°-30'-26" East, a distance of 2.43 feet;

Thence, continuing by and along the land of the aforementioned Fort Sumner LLC, South 77°-46'-33" West, a distance of 51.89 feet to the Point of Beginning.

Containing 6866.4 square feet or 0.16 acres.

Said parcel subject to a maintenance easement as described in a Quit claim deed from Fort Sumner LLC to Peter E. O'Donnell, III dated November 22, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22123, Page 60 on December 14, 2004.

All bearings based upon a magnetic North bearing observed on the herein described lot during 2005.

This description is based upon a Standard Boundary Survey for Sheridan Street Holdings LLC performed by Back Bay Boundary, Inc. 643 Forest Avenue Portland, Maine during the month of June 2005 and an as yet unrecorded plan entitled "Standard Boundary Survey of 121 Sheridan Street Portland, Maine for Sheridan

Street LLC dated June 10, 2005.

Meaning to convey and hereby conveying the parcels or lots of land described in a deed from Frank C. Witham, Jr. and Mary Witham to Peter E. O'Donnell, III recorded in the Cumberland County Registry of Deeds in Book 14888, Page 054.

Passage Way:

Also conveying any right, title and interest to a certain lot or parcel of land, with any improvements thereon, situated on the easterly side of Sheridan Street, previously described as the "passage way" as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49; more particularly described as follows:

Beginning at the northwesterly property corner of the above described parcel or lot of land at the intersection formed at the easterly sideline of Sheridan Street and southerly sideline of the aforementioned 30 foot passage way, said intersection being North $11^{\circ}-56'-29''$ West, a distance of 44.86 feet from the 5/8- inch drill hole described as the Point of Beginning of the above described lot;

Thence, by and along the easterly sideline of Sheridan Street, North $11^{\circ}-45'-58''$ West, a distance of 30.04 feet to a 5/8-inch capped rebar inscribed with "PLS #2075" at or near the land now or formerly of Jane E. Glass as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14165, page 343;

Thence, by and along the land of the aforementioned Jane E. Glass and the land now or formerly of Douglass Goldhirsh and Sharon Goldhirsh as described in a deed recorded in the aforementioned Registry in Book 20967, Page 141, North $75^{\circ}-16'-43''$ East, a distance of 150.01 feet to a passage way now or formerly of the City of Portland;

Thence, by and along the passage way, South $12^{\circ}-28'24''$ East, a distance of 30.02 feet to the land now or formerly of the herein grantor Peter E. O'Donnell, III;

Thence, by and along the land of the aforementioned O'Donnell, South $75^{\circ}-16'37''$ West, a distance of 150.38 feet to the Point of Beginning.

Containing 4505.6 square feet or 0.10 acres.

Received
Recorded Register of Deeds
Jun 15, 2005 03:01:24P
Cumberland County
John E OBrien

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into this 4th day of May, 2005, by and between Douglas Goldhirsch and Sharon Goldhirsch, of Boothbay, Maine (collectively the "Seller") and Greg Shinberg of Freeport, Maine ("Buyer").

WITNESSETH:

1. PREMISES. Seller agrees to sell and Buyer agrees to buy the land, buildings and improvements situated at 131 to 135 Sheridan Street, Portland, Maine consisting of approximately 15,721 square feet of land and more particularly described on Exhibit A hereto, together with any and all fixtures situated thereon (collectively the "Premises").

2. PURCHASE PRICE. Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Premises the sum of Three Hundred Thousand Dollars (\$300,000), payable as follows:

(a) Deposit. _____ as a deposit (the "Deposit") at the time of the execution of this Agreement, which shall be kept in an interest-bearing account and shall be credited toward the purchase price at the closing. The Deposit shall be fully refundable from Seller to Buyer for a Study Period of twenty-one (21) days from the execution of this Agreement to allow Buyer to perform due diligence. Buyer may elect to proceed with the purchase of the Premises but to do so must increase the Deposit by an additional _____ making the Deposit Total _____ Dollars (_____ is the property of the Seller and is non-refundable except as provided in this Agreement and will be applied to the Purchase Price.

(b) Additional Deposit. Sixty-six days after the execution of this Agreement Buyer may elect to proceed with the purchase of the Premises but to do so must increase the Deposit by an additional _____ Deposit Total _____ Dollars. The new Deposit of _____ Dollars _____ is the property of the Seller and is non-refundable except as provided in this Agreement and will be applied to the Purchase Price.

(c) Cash at Closing. The balance of the purchase price, _____ Dollars (_____) shall be paid by certified check or bank cashier's check at the closing.

3. TITLE. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title. In the event that Seller is unable to convey title as aforesaid, upon written notice from Buyer, Seller shall use diligent efforts to remedy all title defects. In the event that said defects are not remedied within ninety (90) days from the date of such notice, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations

DG [Signature] dr

2V

hereunder, will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist.

4. CLOSING. The closing of this transaction shall take place on November 4, 2005 at three o'clock P.M., at the offices of Greg Shinberg, Portland, Maine, or, if the Buyer and the Seller shall mutually agree in advance and in writing, at another time and place. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, a Warranty Deed to the Premises (the "Deed"). Buyer may at Buyer's option elect to extend the Closing date to December 5, 2005 by paying to Seller an additional non-refundable Deposit (except as provided in this Agreement) of _____ that will be applied to the total Purchase Price thus changing the Cash at Closing to _____ Dollars.

5. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE. Prior to the closing, the Premises shall be the sole responsibility of Seller and Seller shall bear the risk of any loss to the Premises whether by fire or otherwise. Seller agrees to maintain casualty insurance upon the Premises in an amount equal to at least the full purchase price. In the event of any casualty loss, Buyer shall have the alternative of either terminating this Agreement by written notice, whereupon Buyer shall receive back the Deposit plus accrued interest, or of accepting the insurance proceeds made available and closing notwithstanding such loss.

6. INSPECTION. At all reasonable times during the term hereof, Buyer shall have the right to enter the Premises and perform such inspections, engineering tests, soil tests, surveys, hazardous waste investigations, water tests, or other inspections as Buyer deems necessary or appropriate. Buyer agrees to return the Premises as nearly as possible to its original condition after all of such tests and inspections. If the results of a hazardous waste inspection done pursuant to this Paragraph is unsatisfactory to Buyer, Buyer shall have the right to terminate this Agreement by written notice and receive back the entire Deposit, plus accrued interest.

7. REPRESENTATIONS AND WARRANTIES. Seller makes the following representations and warranties, upon which buyer is expressly relying, notwithstanding Paragraph 6 above:

(a) The Premises are served by existing public water and sewer systems, and such systems have adequate capacity to serve the Premises.

(b) ~~The Premises have an adequate private water supply of potable water. The subsurface waste disposal system on the Premises is in good condition and is free of any defects.~~ *OP 12 DG da*

(c) The Premises either abut a public way or have legally sufficient deeded access to a public way.

ff DG da

2W

- (d) There are no boundary disputes, encroachments or litigation pending with respect to the Premises or Seller's ownership thereof.
- (e) There are no hazardous or toxic materials, wastes or substances in or on the Premises in any amounts that would violate or require reporting or remedial or responsive action under any federal, state or local law or ordinance.
- (f) The Premises consist of not less than 15,000 square feet.

8. POSSESSION. Seller shall deliver possession of the Premises to the Buyer free and clear of all leases, tenancies and occupancies by any person [except those listed on Exhibit B attached hereto and made a part hereof].

9. ADJUSTMENTS, PRORATION AND CLOSING COSTS. Real estate taxes and assessments and all utilities shall be prorated as of the closing on the basis of the latest available tax bill. The Maine real estate transfer tax shall be paid by Seller and Buyer. The recording fee for the Deed and any expenses relating to Buyer's financing will be paid for by Buyer.

10. CONDITIONS PRECEDENT. Buyer's obligation to close hereunder is subject to satisfaction of the following condition at or before closing:

- (a) As of the date hereof, and as of the date of closing, all of Seller's representations and warranties shall be true and correct.

If the foregoing condition is not satisfied within the time specified or if no time is specified, by the closing date, Buyer shall be entitled to receive back the entire Deposit plus accrued interest, whereupon this Agreement shall terminate and neither party will be under any further obligation hereunder.

11. DEFAULT AND REMEDIES. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller shall retain the Deposit plus accrued interest as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder. In the event of Seller's default hereunder, Buyer shall have available all remedies at law and in equity, including without limitation the right to compel Seller to undertake its best efforts to bring the Premises into compliance with Seller's representations and warranties.

12. MISCELLANEOUS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be

Handwritten initials/signatures:
 AS DG
 JO

2X

given by first class mail, postage prepaid, certified, return receipt requested, addressed as follows:

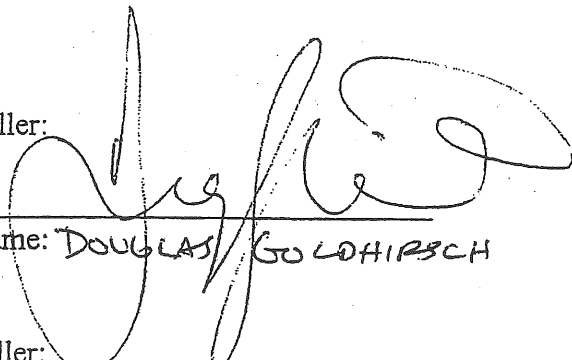
TO SELLER: Douglas & Sharon Goldhirsch
26 CROW POINT LANE
TREVETT, MAINE 04571

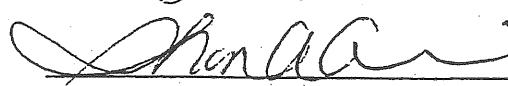
TO BUYER: Greg Shinberg
37 Beech Hill Road
Freeport, ME 04032

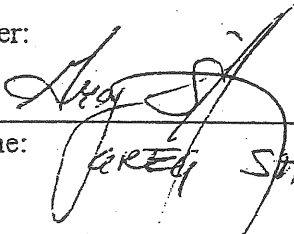
Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. Seller's representations and warranties shall survive the closing. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first written above.

WITNESS:

Seller: 
Name: DOUGLAS GOLDHIRSCH

Seller: 
Name: Sharon Goldhirsch

Buyer: 
Name: GREG SHINBERG



PROJECT DATA

Applicant	Sheridan Street, LLC 477 Congress Street, 5 th Floor Portland, Maine 04101
Owner	Sheridan Street, LLC 477 Congress Street, 5 th Floor Portland, Maine 04101
Zoning	Residential 6 Proposed Residential 7
Map and Lot Number	Map 13, Block K Lots 2 & 17
Land Area	27,906.4 Square Feet
Existing Land Use	Privately Owned Single Family Residence and vacant lot
Proposed Land Use	Residential Condominiums
Water	Proposed 8-inch main in Sheridan Street
Sewer	Existing 8-inch main in Sheridan Street
Electric, Telephone and Cable TV	Overhead services are located along Sheridan Street to go underground to building
Natural Gas	Existing 4-inch gas line in Sheridan Street

ABUTTING PROPERTY OWNERS

Jane E. Glass
125 Sheridan Street
Portland, Maine 04101

Map: 13 / Block: K / Lot:4
Book: 14165 / Page: 343
Address: 125 Sheridan St. Portland, ME

Fort Sumner, LLC
12 Simonton Street
South Portland, Maine 04106

Map: 13 / Block: K / Lots: 28, 33 & 36
Book: 21832 / Page: 163
Address: 119 Sheridan St. Portland, ME

Shailer Emerson Associates
307 Cumberland Avenue
Portland, Maine 04101

Map: 13 / Block: K / Lot 1
Address 58 North Street, Portland, ME

City of Portland

Map: 13 / Block: K / Lots:8, 10, 11, 12 & 14

PUBLIC UTILITIES

The existing house located at 121 Sheridan Street is currently served by existing utilities located in Sheridan Street. The new units will be served by existing utilities located in Sheridan Street. The following utilities are available:

WATER

An existing 4-inch water main in Sheridan Street will be upgraded to an 8-inch water main. See enclosed letter of availability from Portland Water District.

SANITARY SEWER

There is an existing 8-inch sanitary sewer main located in Sheridan Street, which will serve both buildings.

STORM DRAIN

There is an existing 12-inch storm drain system that is located in Sheridan Street that will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

NATURAL GAS

There is an existing 4-inch natural gas line located in Sheridan Street that will serve the project.

ELECTRIC, TELEPHONE AND CABLE TV

Electric, telephone and cable TV service will serve the project from existing overhead lines that will be run underground to the buildings. See enclosed letter from CMP.

2AB



Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

September 9, 2005

Greg Shinberg
Shinberg Consulting
477 Congress St. 5th Flr
Portland, me. 04101-3427

Re: 135 Sheridan St.-28 unit Condominium Project

Gregg:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 28 unit condominium project to be located at 135 Sheridan St. in Portland. Checking District records, I find there is a 4"DI water main on the east side of Sheridan St. which may need to be upgraded to 8"DI water main to serve the condominium project. The nearest hydrant is located within 500' feet of the property. Area maps with main and hydrant locations is included.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Sheridan St. 300' north of Cumberland Ave.
Hydrant # 360
Static pressure = 62 PSI
Flow = 1111 GPM
Last Tested = 5/20/2005

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Central Maine Power

2AC

September 8, 2005

Mr. Greg Shinberg
C/O Sheridan Street LLC
477 Congress Street 5th Floor
Portland, Maine 04101

RE: Condominium Plans, 135 Sheridan Street, Portland, Maine

Dear Mr. Shinberg,

This letter is to advise you Central Maine Power has sufficient single phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If any Central Maine Power assets are required to be placed on the customers property an easement will be required.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, ME 04103

tel (800) 750-4000

www.cmpco.com

An Energy East Company

2AD

SOLID WASTE

Solid waste and recycling will be accommodated by common collection within the Condominium buildings. Disposal will be by contract with a private contractor on a schedule to be determined.

ZAE

TECHNICAL CAPACITY

The following firms and individuals have provided technical information in support of this application:

Shinberg Consulting
477 Congress Street
Portland, Maine 04101
207 523 3410
Contact: Greg Shinberg

Project Management

TFH Architects
100 Commercial Street
Portland, Maine 04101
207 775 6141
Contact: Scott Teas

Architect / Planner

James Sterling Architect
142 High Street
Portland, Maine 04101
207 772 0037
Contact: Jim Sterling

Associate Architect

SGC Engineering, LLC
501 County Road
Westbrook, Maine 04092
207 347 8100
Contact: John Riordan

Civil Engineers

Back Bay Boundary
643 Forest Avenue
Portland, Maine 04101
207 774 2855
Contact: Robert Greenlaw

Surveyors

Sasaki Associates
64 Pleasant Street
Watertown, MA 02472
617 926 3300
Contact: Stuart Dawson

Landscape Architects



Camden National Bank

5 Milk Street • Portland, Maine 04101 • www.camdennational.com

207-774-6736 Member F.D.I.C. 800-860-8821

2AF

August 31, 2005

City of Portland
Planning Department
Portland, ME.
(Hand Delivery)

RE: Sheridan Street LLC / 121 Sheridan Street Project

Gentleperson's:

The owners of the Sheridan Street Project have informed us of their plan to develop this project on lands that they currently own at 121 and 135 Sheridan Street in Portland.

Based upon Camden National Bank's credit review, knowledge of the project and the financial capacity of the developers, Joshua D. Marvil and Greg L. Shinberg, we believe there is adequate financial capacity and resources available in the market to undertake and complete this.

Should you have any questions on this matter, please do not hesitate to contact me at 207-774-6736.

Sincerely,

Richard Littlefield
Senior Vice President
Camden National Bank

2AG

PROJECT SCHEDULE

The anticipated construction schedule for the project is approximately nine months. Construction is anticipated to commence in the spring of 2006.

ACTIVITY	ANTICIPATED DURATION
Rough out Site	March 2006 to March 2006
Remove Existing Garage	March 2006 to March 2006
Erosion Control Measures	March 2006 to March 2006
Utilities and Storm Drainage	April 2006 to May 2006
Building Construction	May 2006 to November 2006
House Renovation	May 2006 to August 2006
Final Grading	October 2006 to November 2006
Paving / Planting & Seeding	October 2006 to November 2006

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

November 29, 2005

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

**RE: Sheridan Heights Condominiums
121 and 135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

Enclosed is a revised submission for the Sheridan Heights project proposed for 121 and 135 Sheridan Street on Munjoy Hill. The project has been revised based upon the feedback received at the Planning Board meeting held on November 8 and the Neighborhood meeting held on November 14.

The total number of units has been reduced from 31 to 24 units. The design for the 121 Sheridan Street remains the same as what was presented at the previous Planning Board meeting.

The building located at 135 Sheridan Street has been reduced in size considerably. The building no longer spans the passageway and the structure originally proposed for the rear corner of the site has been eliminated. In addition, the garage doors have been moved to the interior of the property in addition to other changes that respond to the requirements established in the Design Standards for the R-7 Overlay Zone. There are now a total of 37 parking spaces (23 covered and 14 surface). While one space per unit is

required in the R-7 Zone, we propose to build many more parking spaces –a ratio of one and a half spaces per unit.

We have listened to the stakeholders and worked with our design professionals to make changes to the project that should address many of the concerns expressed by the neighbors, Planning Board and City Staff.

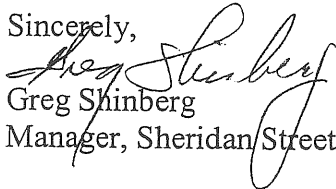
The primary design elements are as follows:

- The Main Entry is oriented towards Sheridan Street;
- Wherever possible, the porches and bays face the street;
- The design is a visible and permanent expression of the character of the neighborhood with elements that include bays, a mixture of siding components present on nearby structures, a flat roof with cornice, colors and textures that will complement the neighborhood;
- The garage entry is located within the site, an element that is in character with other residences in the neighborhood;
- The façade is unique and articulated to provide an exciting visual interest to the pedestrians;
- Carefully chosen landscape elements that will enhance the building and property utilizing materials that are natural to this location;
- The units will be constructed to assure visual privacy with high quality materials that will provide acoustic privacy between the units;
- The large number and size of windows and doors will maximize natural light and ventilation within the units.

Attached are the revised Site Plans, Elevations and Floor Plans. Also included are the minutes from the Neighborhood Meeting.

We look forward to the meeting on site with the Planning Board and City Staff on December 6.

Sincerely,


Greg Shinberg
Manager, Sheridan Street, LLC

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

To: Portland Planning Board Members
From: Greg Shinberg, Manager
Date: November 29, 2005
RE: Minutes from the Neighborhood Meeting held on 11/14/05 for the
Sheridan Heights project located at 121 and 135 Sheridan Street

The following is a record of the Neighborhood Meeting held from 6:30 to 8 PM at the Adams School on November 14, 2005.

Present on behalf of Sheridan Street, LLC:

Scott Teas, TFH Architects (ST)
Mitchell Rasor, MRLD, LLC (MR)
Greg Shinberg, Manager, Sheridan Street, LLC (GS)
Neighbor (N)

The meeting started at 6:35 PM.

GS presented the team to the citizens present.

GS asked all members of the community to sign the attendance sheet and that a handout is available to all present.

ST presented to the public a general overview of the project.

ST described the R-7 Zone and how it relates to the current R-6 Zone.

ST gave a general overview of the number of units, height, setback and parking requirements for the R-7 v R-6 Zones.

ST gave a brief description of the exterior materials proposed for the project.

ST emphasized that the design is preliminary and conceptual at this time.

ST compared this project to the existing multi-family residences nearby.

N asked ST to elaborate on the overall number of units, the size, setbacks, number of bedrooms in a typical unit, the size of a typical unit etc.

ST replied that a typical unit is 1,000 to 1,100 square feet, 2 Bedroom, with Living Room, Kitchen, Master Bedroom with attached Full Bath, a second 3/4 Bath, Storage Space, External Deck or Patio and Common Hallways, Elevator, Stairs, and underground Parking Garage.

ST explained the concept of "flats" on the 1st and 2nd floors and "townhouse" style units

4a

with interior stairs on the 3rd and 4th floors that lead to the “penthouse” with exterior deck adjacent.

MR presented to the public a general overview of the site improvements to the public.

MR explained how the project is conceptually a very good fit for the neighborhood.

MR stated that the project has been designed with the intention of maintaining view corridors for the neighbors located on North Street nearby.

N (Ms. Glass, the adjacent neighbor located at 125 Sheridan) asked a question in regards to improvements shown on the Site Plan provided by MR that affected her property rights.

GS answered that their Attorney has reviewed this issue and will provide an opinion that supports the proposed use of the Easement present. GS also stated that their Attorney has spoken to the City of Portland Attorney about this issue.

N stated that “unless you are square to the view corridors, one cannot see thru to the views”.

N stated that he did not like the “bridge” over the Easement and asked if the developer had considered not having the “tunnel” for safety and aesthetic reasons.

N expressed that there are too many units for the size of the combined properties.

MR noted that it is basically a 3 story building with a 4th story in some places only.

N stated that “it is tremendous”

N stated that “it frowns over Sheridan Street with 4 stories of height”.

MR and ST noted that some of the design is driven by code requirements such as handicap access etc.

N asked “why do 30 units and not 24?”

GS responded that he is looking into but that the cost of the underground parking and surface parking drives up the construction costs that must be spread out over the total project costs.

N asked how many units are allowed under the R-6.

GS responded “24”.

N asked if the properties are combined if that number is decreased.

GS stated that he believes that combining the properties loses one unit.

N asked if a traffic study is required.

GS stated that the Planning Board or City Staff may require a traffic study.

N expressed concern that Sheridan Street is narrow and 2 cars can have difficulty passing.

N asked what studies must be done by the developer.

GS stated that it depends upon what the Planning Board and Staff require.

N asked what the access is to the rear of the property where the City owned property is located.

GS responded that the access to that property will be maintained.

N asked about the location of the garage doors and entry to the building.

ST responded that the garage doors are located on Sheridan Street because it is the best place to get to the underground parking as it is the lowest point on the site.

N expressed concern that this project will cause gentrification to the neighborhood. That it will push out the lower income renters.

N expressed concern over the loss of green space.

N expressed concern that the pathways to North Street will be lost.

N stated that the hill side is a good place for sledding and sliding in the winter.

N expressed concern that the developer is not building any affordable units as a part of the project.

GS stated that Sheridan Street, LLC offered to donate the existing house to Greater Portland Habitat for Humanity last summer. GS was told by the Assistant City Manager Larry Mead

#b

to meet with the local City Councilor to discuss the donation of the house on to the City owned parcel adjacent to 135 Sheridan Street. GP H for H met with Councilor Gorham who denied the request stating that that piece of land is designated for a Community Garden.

N expressed concern over increased traffic.

GS stated that he had met with Tom Gorrill of Gorrill & Palmer and that the traffic impact is acceptable to the location and should not be an unreasonable impact on the neighborhood.

GS stated that a Traffic Study will be done before the City Council action.

N expressed that he wants the project to be smaller.

GS stated that his company would consider that option.

Meeting adjourned at 7:55.

#C

SHERIDAN
NEIGHBORHOOD

HEIGHTS
MEETING

1/14/05
6:30 - 8:00 PM

NAME

ADDRESS

MIKE NOBRE

109 SHERIDAN ST.

Flaine Ploonde

142 Sheridan St

David Cowie

32 North Street

Justin Alford

134 Sheridan street

Jane Gray

125 Sheridan St

Markos Miller

17 Atlantic St.

Randee Bucknell

117 Congress St.

GARY MARCISSO

69 Vespa St.

Att. 5

Kandi Talbot - Fort Sumner Park

From: "Regina Leonard" <rsldesign@juno.com>
To: <JST@portlandmaine.gov>
Date: 12/29/2005 10:47 AM
Subject: Fort Sumner Park
CC: <shmrkbay@maine.rr.com>, <kcote@portlandmaine.gov>, <sh@portlandmaine.gov>

Hi Jeff,

Jaime Parker of Portland Trails and I met with Greg Shinberg recently. At the meeting, we discussed an alternate location for the community garden space since shade will be an issue at the currently proposed location. There is another City owned parcel located east of the proposed condo parking area that seems acceptable. Greg is willing to make a pedestrian connection through the parking area. If you look on Map 13, the lot is labeled K5. This parcel seems very acceptable for the proposed use and the location is very accessible. I plan to discuss this with the Committee at our upcoming meeting.

We also discussed the trail work being done in collaboration with his project. He is willing to make a donation, but prefers to have the City do the work or hire it out. I estimate that 250 linear feet of trail is necessary from the parking area to the Sumner Court connection. The cost would be approximately \$5,000 for a gravel trail with steps in steep locations (granite supplied by City). We do not have formal construction documents for bidding, so the hope would be that the City could do the work in house or as a community build project. We can talk about what it might take to prepare documents, but I would suggest that the most cost effective route would be to lay out the trail in the field and make adjustments as necessary along the way. We do not have sufficiently accurate base materials to prepare a technical plan, in my opinion - and the cost of the project does not warrant the expense of a field survey or construction document preparation.

As well, Jaime and I discussed the need for a more formal trail head at Sumner Court (benches, signage, and seating area = \$4,000 approximately). We also understand that a new development has been proposed here - so perhaps there might be another opportunity to have a donation. Maintenance of the trails would be helped with a yearly financial commitment from the tenants of the condo(s) possibly. Mr. Shinberg has expressed a desire to maintain control over the trail maintenance - it being on City property, I'm not sure how that will work and probably warrants further discussion with City staff and officials.

Mr. Shinberg will be attending the upcoming meeting on the 3rd to discuss the project with the Committee members. The meeting is scheduled for 6pm at the Munjoy Hill Neighborhood Center.

Call me if you'd like to discuss this in greater detail. I've copied Councilor Gorham and the Planning staff on this correspondence to keep everyone up to speed.

Regina S. Leonard
Landscape Architecture & Design
234 State Street
Portland, ME 04101
Tel. (207) 450-9700

Att. 6

From: Douglas Cowie <jdcowie@gwi.net>
Date: 12/07/2005 1:24:58 PM
Subject: Re: Sheridan Street LLC map amendment - Dec 6 Mobile Planning BoardWorkshop

Ms Talbot, this is a post script to the e-mail below.
My wife, Annie, is a member of the Fort Sumner Park committee for which the landscape architect who spoke at the mobile workshop yesterday is working. Annie just told me she understands one of the elements of the plan is to lower the elevation of the Park Lookout to that of the Park, so that it doesn't block the view from the Park, as it does now. The elevation of the Park is about the same as that of the land behind Shailer School [if anything the Park is lower], and I think the architect said yesterday that the proposed buildings would be higher than the fence behind Shailer, which is about 4 feet above ground level. So, unless I misunderstood him, the ultimate elevation of the Park Lookout will be lower than those buildings, by at least 4 feet, and thus have the potential of blocking the views from the Lookout in their direction.

James Douglas Cowie
32 North St

Douglas Cowie wrote:

- > Dear Ms Talbot:
- >
- > It was nice meeting you at the workshop yesterday. One reason my wife,
- > Annie, and I are opposed to this variance is the height of the
- > proposed buildings, which the architect said yesterday would be very
- > close to the 50 foot R-7 limit. We live on North Street. The new
- > 45-foot building on Sheridan Street obliterates our view of the city
- > in that direction; it is far higher than the horizon. We used to be
- > able to see planes land at the airport. Those views are gone forever.
- > Today, we have a nice view from our kitchen window of southern end of
- > Back Cove. Once the proposed buildings are up, it will obliterate
- > that view, too. We would like these comments to be provided to the board.
- >
- > In addition, and more important, is whether that building will block
- > any views from the Fort Sumner Lookout. Therefore, we are requesting
- > that board require the developer to present a drawing at the next
- > workshop, or at the public hearing, that shows the elevations of the
- > Fort Sumner Lookout and of his proposed buildings, and that preferably
- > also shows the Lookout's view in the direction of the proposed
- > buildings, before they are built, and the view with the buildings in
- > place.
- >
- > Thank you,
- >
- > Annie and James Cowie
- > 32 North St
- >
- >
- >

From: Douglas Cowie <jdcowie@gwi.net>
To: Kandi Talbot <KCOTE@portlandmaine.gov>
Date: 12/07/2005 11:25:40 AM
Subject: Re: Sheridan Street LLC map amendment - Dec 6 Mobile Planning Board Workshop

Dear Ms Talbot:

It was nice meeting you at the workshop yesterday. One reason my wife, Annie, and I are opposed to this variance is the height of the proposed buildings, which the architect said yesterday would be very close to the 50 foot R-7 limit. We live on North Street. The new 45-foot building on Sheridan Street obliterates our view of the city in that direction; it is far higher than the horizon. We used to be able to see planes land at the airport. Those views are gone forever. Today, we have a nice view of southern end of Back Cove. Once the proposed buildings are up, it will obliterate that view, too. We would like these comments to be provided to the board.

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Thank you,

Annie and James Cowie
32 North St

Kandi Talbot wrote:

>Mr. Cowie:

>

>A "map change" changes the proposed property or area from one zoning designation to another. In this case the owners are requesting that the property be changed from R-6 to R-7 to allow for more density on the site. The City has an adopted zoning map and this map will be changed if the proposed zone change gets passed by the City Council.

>

>Any questions, please let me know. Thanks.

>

>Kandi

>

>

>

>>>>Douglas Cowie <jdcowie@gwi.net> 11/05/2005 4:11:55 PM >>>

>>>>

>>>>

>

>Ms Talbot, please tell me what a "map change" is.

>

>Douglas Cowie wrote:

>

>

>

>>Dear Ms Talbot:

>>

>>_Please convey these comments to the Planning Board._

>>

>>My wife, Annie, and I are vehemently opposed to the Planning Board
>>granting any variance that will allow this gigantic development, yet
>>another one on Munjoy Hill, already the most densely-populated
>>neighborhood in the city. From our home we look down on - [make that
>>"/over at/", because it's so high] - the 8-unit condo complex this
>>company has just built down on Sheridan Street. Now apparently they
>>want to add another 3-unit building to that relative monstrosity [it's
>>much higher than anything on that street]? And a_ 28-unit_ complex a
>>few doors down, presumably just as high - and_three times bigger_
>>It's not fair, and could be unsafe, to allow another enormous housing
>>complex to an already congested neighborhood of this city.

>>

>>Over the years, although not in recent years, we have been to a number
>>of Planning Board meetings. The board_always_ treated developers with
>>utter courtesy, keen interest, and virtually uncritically, but at
>>least some members responded to /public/ witnesses with acts of
>>apparent boredom [such as rolled eyes and paper shuffling] or
>>patronizing disrespect. We dearly hope the current board is different,
>>but we never saw a Planning Board_reject_ a developer's project in
>>all the meetings we attended. Despite that we are hopeful this board
>>will see fit to /not/ approve a variance that will allow this
>>monstrous project to be built.

>>

>>It's possible Annie will be able to attend the workshop, but James
>>works full time in Augusta and cannot. Please let us know when the
>>board will hold a public hearing on this project and when it will
>>actually vote on it, and if that vote will be open to the public.

>>

>>Sincerely,

>>

>>Ann C. and James D. Cowie,
>>Owners, for 20 years, of the property at
>>32 North Street
>>Portland 04101
>>774-2365

>>

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> -----
>
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>
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>
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>
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>
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>
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> >
> > _Please convey these comments to the Planning Board._
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> >
> > Ann C. and James D. Cowie,

> > Owners, for 20 years, of the property at
> > 32 North Street
> > Portland 04101
> > 774-2365
> >
> >

CC: <wgorham@portlandmaine.gov>

From: <John.Lemieux@Advest.com>
To: <kcote@portlandmaine.gov>
Date: 11/15/2005 10:20:29 AM
Subject: 121 & 135 Sheridan Street Project (Sheridan Street LLC)

Dear Ms. Talbot,

As a resident of Sheridan Street (100 Sheridan) I am very concerned about the scale of the proposed 28 unit building at 135 Sheridan. My concern is that Sheridan Street, between Cumberland Ave. and Walnut St. is currently a street of primarily owner occupied 2,3,& 4 unit buildings; 2,3 & 4 stories tall. Building a 28 unit structure is totally out of character for Sheridan Street. Certainly such a large building may fit under zoning guidelines (I am not familiar with those specifics) but such a structure would have a large impact on the look and feel of the street. I am not opposed to building housing on the open lots currently under consideration. It is the scale of the development that gives me pause. If the developers wished, and were able to put up 7 four unit buildings in keeping with the general character of the neighborhood, I would not object. I urge careful consideration of the merits of the scheme under review and hope that the City and the Planning Board will assist the developers and the neighborhood in finding the best way to proceed.

If, in fact, this project is pushed forward, the ramifications on traffic should be carefully studied. With the recently completed apartments on North St., the addition of another 28 units may well warrant the placement of a traffic light at the corner of Walnut St. and Washington Ave. to allow egress. It is currently not unusual to have a 5-10 minute wait on Walnut St. while a vehicle attempts to turn left on Washington Ave. In addition, the enforcement of existing parking and traffic laws would need to be stepped up to allow room for emergency vehicles to make their way down Sheridan between Cumberland Ave. and Walnut St.

Please feel free to call me if I can be of any assistance. My cell phone number is: 329-1962.

John A. LeMieux, CFP(r)
LEMIEUX WEALTH MANAGEMENT
Advest, Inc., Two Monument Sq., Portland, ME 04101
Ph: 207-774-6311; 800-597-8625

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From: Pamela Jack <pjack@maine.rr.com>
To: <kcote@portlandmaine.gov>
Date: 01/05/2006 2:27:21 PM
Subject: Proposed Zoning Change for Development at 121 & 135 Sheridan St., Portland

Hi Kandice,

It was a pleasure speaking with you today regarding my questions about the proposed zoning change for the proposed development at 121 & 135 Sheridan Street in Portland.

I own the property at 26 North Street. Since Sheridan Street is the street below mine, any new development will affect me, as well as the other residents in my neighborhood.

As I mentioned to you when we spoke, I have several concerns with adding 24 more residences on Sheridan Street. To begin with, Sheridan Street is quite narrow. To make matters worse, many residents park on both sides of the street at the Cumberland Avenue end, often making the street a single lane.

The intersection of Walnut Street and Washington Avenue is already difficult, given that there is no traffic light. Adding the daily traffic burden of 37 more cars coming and going at this intersection will make it even more dangerous.

I don't see why the City should change the zoning of the property from R-6 to R-7 simply to allow a developer to build more units. The advantage to the developer is obvious, but I don't see any benefit to our neighborhood by allowing this to happen.

I understand that development is sometimes necessary. I do not object to the fact that someone proposes to build on this parcel; rather, I object to the large number of units proposed on such a narrow street. There is currently an 8 unit building under construction at 117 Sheridan Street. If development is to happen at 135 Sheridan Street, I think that a building similar to the one being constructed at 117 Sheridan, with a similar number of units, is more appropriate for the property and the neighborhood.

Thank you for your time and attention.

Pamela Jack

26 North Street
Portland

AH. 7

**Traffic Impact Study
Sheridan Heights
Portland, Maine**

Prepared for:

**Sheridan Street, LLC
c/o Shinberg Consulting
477 Congress Street, 5th floor
Portland, ME 04101-3427**

January 2006



1-10-06

Prepared by:

GP Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

(207) 657-6910
Fax: (207) 657-6912
E-mail: mailbox@gorrillpalmer.com

**Traffic Impact Study
Sheridan Heights
Portland, Maine**

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Appendix A

Site Location Map
Turning Movement Diagrams

Appendix B

Capacity Analyses Results

Appendix C

Trip Generation Calculations
U.S. Census Data
Site Plan

Executive Summary

The following Executive Summary is prepared for the reader's convenience, but is not intended to be a substitute for reading the full report.

Gorrill-Palmer Consulting Engineers, Inc. was retained by Sheridan Street, LLC to prepare this traffic impact study for the proposed residential development on Sheridan Street in Portland, Maine. The site is located on the north side of Sheridan Street between Walnut Street and Cumberland Street. The proposal involves construction of 24 condominium units on the site. For the purposes of this study, the full buildout of the site is assumed to be complete in 2007. A single driveway from Sheridan Street is proposed to access the site. Based on this study, our office has determined the following:

1. The proposed development is forecast to generate 11 trip ends in the weekday AM peak hour and 13 trip ends in the weekday PM peak hour. (Note: A trip end is either a trip in or out of the site. Thus a round trip would equal two trip ends). This level of trip generation does not require a traffic permit from the Maine Department of Transportation.
2. The level of service analyses show that traffic generated by the project does not affect operations at study area intersections.
3. Gorrill-Palmer Consulting Engineers, Inc. referenced the Maine DOT collision records to determine if there were any high crash locations in the project vicinity. No high crash locations were found in the vicinity of the project site.

It is the opinion of Gorrill-Palmer Consulting Engineers, Inc. that the local roadway network can accommodate the additional traffic generated by the full buildout of Sheridan Heights.

I. *Existing and Proposed Site*

The site is located on the north side of Sheridan Street, between Walnut Street and Cumberland Avenue, and is currently a three-unit residential building. A site location map has been included in Appendix A.

Proposed for the site are 24 condominium units. For the purposes of this study the full buildout of the site is assumed to be complete in 2007. Access to the site will be from a single driveway off of Sheridan Street. A plan of the proposed site is enclosed in Appendix C.

II. *Background Traffic Conditions*

Gorrill-Palmer Consulting Engineers, Inc. based the study on the following information:

- A site plan prepared by SGC Engineering, LLC dated November 28, 2005.
- Crash data for 2002-2004 provided by the Maine Department of Transportation.
- Turning movement volumes collected on January 4 and 6, 2006 from 3:00 PM to 6:00 PM at the following locations:
 - Sheridan Street at Walnut Street
 - Sheridan Street at Cumberland Avenue

Predevelopment Traffic Volumes

Seasonal Adjustment

The Maine DOT utilizes highway classifications of I, II, or III for state and local roadways. Type I roadways are defined as urban roadways, or those roads that typically see commuter traffic and experience little fluctuation from week to week throughout the year. Type II roadways, or arterial roadways are those that see a combination of commuter and recreational traffic and therefore experience moderate fluctuations during the year. Type III roadways, or recreational roadways are typically used for recreational purposes and experience dramatic seasonal fluctuation.

The study area roadways are considered Type I roadways by MaineDOT. Typically, volumes during the year are adjusted to reflect the 30th highest hour (typically occurring in July or August) of traffic volumes in accordance with MaineDOT guidelines. The traffic volumes were adjusted by 21 percent. Given the urban and residential nature of the study area roadways, it is the opinion of our office that this adjustment is conservative.

Annual Growth

The proposed project is anticipated to be fully operational by 2007. Based on MaineDOT counts, traffic volumes in the vicinity of the project are currently decreasing. Gorrill-Palmer Consulting Engineers, Inc. increased the volumes in the study area by one percent per year to be conservative, which is consistent with prior studies in the area.

Other Development

Approved projects that are not yet opened, as well as projects for which applications have been filed, are required to be included in the predevelopment volumes for this project. In order to determine whether any other projects in the area have been approved, or are ahead in the approval process, whose traffic should be considered as background traffic in the study for this project, our office contacted Mr. Bill Needelman with the City of Portland Planning Department. Although the new Jack Elementary School is currently under construction, it will not have an effect on the design hour volumes.

III. Trip Generation

Gorrill-Palmer Consulting Engineers, Inc. utilized the following sources of information to determine trip generation for the site:

The Institute of Transportation Engineers (ITE) publication *Trip Generation*, 7th Edition

Our office compiled the trip generation for the site based on ITE Land Use Codes 220 and 230, Apartment and Residential Condominium/Townhouse, respectively. Based on this information the proposed site is anticipated to generate the following trips:

Trip Generation Based on ITE for Sheridan Heights

Land Use Code	AM Peak Hour	PM Peak Hour
LUC 230 (Condominium)	16	19
Credit LUC 220 (Apartment)	-2	-2
Net Trips	14	17

Trip Generation Adjustment via U.S. Census Data

ITE trip rates are based on surveys of predominantly suburban locations. For a residential project located in downtown Portland, the rate of vehicle use for peak hour trips (typically journey-to-work trips) are lower than the State of Maine as a whole. Therefore, our office utilized journey-to-work information from the U.S. Census. The rate of private vehicle usage for residents of the Portland Peninsula was compared to the state overall:

Drive to Work Rate for Maine Residents: 90%
Drive to Work Rate for Portland Peninsula Residents: 69%

Therefore, our office utilized a reduction factor of $(0.69/0.90) = 0.77$ for the trip generation of the site, resulting in the following:

Adjusted Trip Generation Based on U.S. Census Data		
	AM Peak Hour	PM Peak Hour
Total	11	13

Supporting data for both the trip generation as well as the adjustments based on Census data are enclosed in Appendix C with this report.

IV. *Trip Distribution*

Gorrill-Palmer Consulting Engineers, Inc. has obtained the ratio of entering and exiting traffic from the Institute of Transportation Engineers publication *Trip Generation*, 7th Edition for Land Use Code 230, Residential Condominium/Townhouse, rounding them to the nearest five percent as follows:

AM peak hour:	15% entering, 85% exiting
PM peak hour:	65% entering, 35% exiting

V. *Trip Composition*

For the proposed Sheridan Heights, Gorrill-Palmer Consulting Engineers, Inc. has based the trip assignment on 100% of trips being primary, made for the sole purpose of going to and from the development.

VI. *Trip Assignment*

Trip assignment was based on existing traffic patterns at the study area intersections, the resulting trip distribution and assignment is shown in Figures 4 and 5 of Appendix A.

VII. *2007 Postdevelopment Traffic*

The anticipated year 2007 predevelopment traffic shown in Figure 3 of Appendix A has been combined with the traffic forecast for the development shown in Figure 5 of Appendix A to yield the 2007 postdevelopment traffic shown in Figure 6 of Appendix A for the PM peak hour.

VIII. *Study Area*

The study area includes the following intersections:

- Sheridan Street at Walnut Street
- Sheridan Street at Cumberland Avenue

IX. Capacity Analyses

Gorrill-Palmer Consulting Engineers, Inc. completed capacity analyses for the intersections listed in Section VIII.

The analysis was completed with HCS2000 analysis software, with outputs based on the HCS methodology. Levels of service rankings are similar to the academic ranking system where an 'A' is very good with little control delay and an 'F' represents very poor conditions. A level of service 'D' and higher is desirable for a signalized intersection. At an unsignalized intersection, if the level of service falls below a 'D', an evaluation should be made to determine if a traffic signal is warranted.

The following tables summarize the relationship between control delay and level of service:

Level of Service Criteria for Signalized Intersections

Level of Service	Control Delay per Vehicle (sec)
A	Up to 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	Greater than 80.0

Level of Service Criteria for Unsignalized Intersections

Level of Service	Control Delay per Vehicle (sec)
A	Up to 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	Greater than 50.0

The results of the capacity analyses are summarized as follows. The detailed analyses are included in Appendix B.

Level of Service for Walnut Street at Sheridan Street

Lane Group	2007 PM Peak Hour			
	Predevelopment		Postdevelopment	
	Delay	LOS	Delay	LOS
Walnut Street EB LTR	<1	A	<1	A
Walnut Street WB LTR	8	A	8	A
Sheridan Street NB LTR	10	A	1	A

Level of Service for Cumberland Avenue at Sheridan Street

Lane Group	2007 PM Peak Hour			
	Predevelopment		Postdevelopment	
	Delay	LOS	Delay	LOS
Cumberland Avenue EB LTR	7	A	7	A
Cumberland Avenue WB LTR	8	A	8	A
Walnut Street WB LTR	11	B	11	B
Sheridan Street NB LTR	10	A	10	A

Level of Service for Sheridan Street at Site Drive

Lane Group	2007 PM Peak Hour			
	Predevelopment		Postdevelopment	
	Delay	LOS	Delay	LOS
Site Drive EB LTR	-	-	9	A
Sheridan Street NB LTR	<1	A	<1	A
Sheridan Street SB LTR	<1	A	7	A

Based on the above tables, these intersections operate acceptably for both predevelopment and postdevelopment scenarios. Addition of site-generated traffic does not affect the level of service at these locations.

X. *Sight Distance Evaluation*

The Maine Department of Transportation has guidelines for sight distances at driveways within urban compacts. The sight line standards for driveways in an urban compact are as follows:

Maine DOT Standards for Sight Distance

Posted Speed (mph)	Sight Distance
25	200
30	250
35	305
40	360
45	425
50	495
55	570

Gorrill-Palmer Consulting Engineers, Inc. has evaluated the available sight lines at the proposed Sheridan Heights driveway on Sheridan Street in accordance with Maine DOT standards.

The Maine DOT standards are as follows:

Driveway observation point:	10 feet off major street travelway
Height of eye at driveway:	3 ½ feet above ground
Height of approaching vehicle:	4 ¼ feet above road surface

The posted speed on Sheridan Street in the vicinity of the site driveways is 25 mph.

Based on the site review, sight distances looking to the left and right from the driveway will exceed 200 feet. Gorrill-Palmer Consulting Engineers, Inc. recommends that all plantings, which will be located within the right of way, not exceed three feet in height and be maintained at or below that height. Signage should not interfere with sight lines. In addition, we recommend that during construction, when heavy equipment is entering and exiting into the site, that appropriate measures, such as signage and flag persons, be utilized in accordance with the Manual on Uniform Traffic Control Devices.

XI. *Crash Data*

In order to evaluate whether a location has a crash problem, Maine DOT uses two criteria to define High Crash Locations (HCL). Both criteria must be met in order to be classified as an HCL.

1. A critical rate factor of 1.00 or more for a three-year period. (A Critical Rate Factor {CRF} compares the actual accident rate to the rate for similar intersections in the State. A CRF of less than 1.00 indicates a rate less than average) and:
2. A minimum of 8 crashes over a three-year period.

Our office reviewed the 2002-2004 crash data and found there were no high crash locations in the vicinity of the project site.

XII. Conclusions

Gorrill-Palmer Consulting Engineers, Inc. has examined the impact of the traffic associated with the proposed Sheridan Heights project in Portland and reached the following conclusions:

1. The proposed development is forecast to generate 11 trip ends in the weekday AM peak hour and 13 trip ends in the weekday PM peak hour. (Note: A trip end is either a trip in or out of the site. Thus a round trip would equal two trip ends). At this level of trip generation, this project does not require a traffic permit from the Maine Department of Transportation.
2. The level of service analyses show that traffic generated by the project does not affect operations at study area intersections.
3. Gorrill-Palmer Consulting Engineers, Inc. referenced the Maine DOT collision records to determine if there were any high crash locations in the project vicinity. No high crash locations were found in the vicinity of the project site.

It is the opinion of Gorrill-Palmer Consulting Engineers, Inc. that the local roadway network can accommodate the additional traffic generated by the full buildout of Sheridan Heights.

AH-8

To: Chair Beal and Members of the Portland Planning Board
From: P. Littell, Associate Corporation Counsel
Re: Sheridan Street / Shinberg Proposal
Date: 01-27-06



I was asked to inform the Board as to the legal status of the "passageways" shown on the recent development plan for Sheridan Street. These passageways were not retained by the City of Portland in 1997 and as a result, if the City had the rights to accept them, such rights were terminated in 1997.

A11.9

Kandi Talbot - Sheridan Street R-7 Zoning Amendment

From: "Thomas Errico" <terrico@wilbursmith.com>
To: "Kandi Talbot" <KCOTE@portlandmaine.gov>
Date: 02/02/2006 11:08 AM
Subject: Sheridan Street R-7 Zoning Amendment
CC: "Katherine Earley" <KAS@portlandmaine.gov>

Kandi—

I have reviewed the traffic impact study prepared by Gorrill-Palmer Consulting Engineers, Inc. dated January 2006 and generally agree with their conclusions that the proposed project will not significantly impact traffic operations in the vicinity of the site. Specific comments are noted as follows.

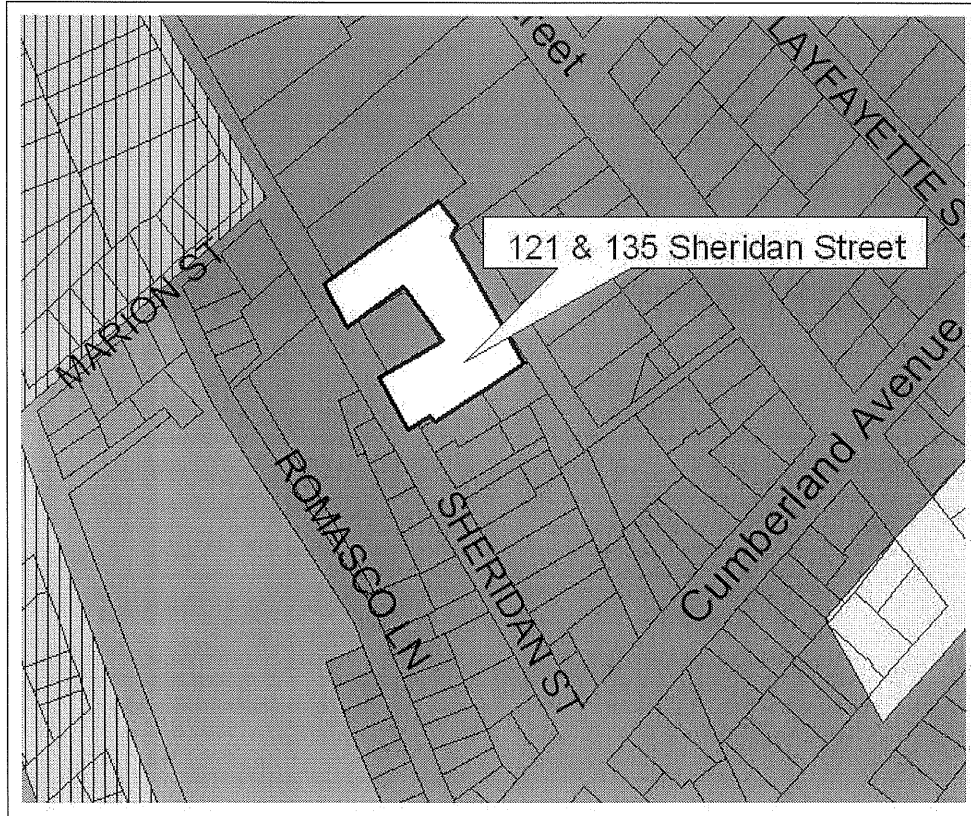
- I would note that I do not approve of their trip generation adjustment, but the additional traffic would not change the conclusions.
- The study indicates that there are no safety deficient locations in the area. During the site plan permitting process, I will be requesting supporting documentation.
- In respect to the site plan, the applicant needs to provide justification for the reduced driveway width of 20 feet. The City standard is 24 feet.
- It appears that 17 parking spaces will be provided for the 21-unit building. It is very likely that this supply will be insufficient to accommodate parking demand on site.
- Sidewalks are not continuously provided on Sheridan Street between Cumberland Avenue and Walnut Street. There is a gap in sidewalk just north of the site. Eric Labelle should provide an opinion about the need to implement sidewalk in this area.
- The City has an improvement project at the Washington Avenue/Walnut Street intersection and I would suggest that the applicant contribute \$5,000 to the implementation of that project.

Please contact me if you have any questions.

Best Regards,

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
(207) 871-1785 Phone
(207) 871-5825 Fax

PROPOSED REZONING FROM R-6 RESIDENTIAL TO R-7 OVERLAY ZONE FOR PROPERTY LOCATED AT 121 & 135 SHERIDAN STREET



January 2006

Map Prepared by the Planning and Development Division



**COMPARISON CHART OF R-6 AND R7 ZONES
FOR REZONING REQUEST AT
121 & 135 SHERIDAN STREET**

	R-6 Residential Zone	R-7 Compact Urban Residential Overlay Zone
Purpose Statement:	<p>(a) To set aside areas on the peninsula for housing characterized primarily by multifamily dwellings at a high density providing a wide range of housing for differing types of households; and to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses.</p> <p>(b) In cases of qualifying small, vacant, underutilized lots located in the urban residential and business zone, to encourage new housing development consistent with the compact lot development pattern typically found on the peninsula.</p>	<p>The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the new Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.</p> <p>Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can</p>

		<p>accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.</p>
<p>Permitted Uses:</p>	<p><i>Residential:</i></p> <ul style="list-style-type: none"> *Single- and two-family dwellings. *Multifamily dwellings. *Handicapped family unit for handicapped persons plus staff. *Single-family, multiple-component manufactured housing except in a National Register Historic District. *Single-family, single-component manufactured housing, on individual lots under separate and distinct ownership, except in a National Register Historic District. <p><i>Other:</i></p> <ul style="list-style-type: none"> *Lodging house. *Cemeteries. *Parks, and other active and passive noncommercial recreation spaces. *Access uses customarily incidental and subordinate to the location, function, and operation of principal uses. *Home occupation. *Municipal uses. *Special needs independent living units, provided that a building housing special needs independent living units shall not house other types of 	<p><i>Residential:</i></p> <ul style="list-style-type: none"> *Single- and two-family dwellings. *Multifamily dwellings. *Handicapped family unit for handicapped persons plus staff. *Single-family, multiple-component manufactured housing except in a National Register Historic District. *Single-family, single-component manufactured housing, on individual lots under separate and distinct ownership, except in a National Register Historic District. <p><i>Other:</i></p> <ul style="list-style-type: none"> *Lodging house. *Cemeteries. *Parks, and other active and passive noncommercial recreation spaces. *Access uses customarily incidental and subordinate to the location, function, and operation of principal uses. *Home occupation. *Municipal uses. *Special needs independent living units, provided that a building housing special needs independent living units shall not house other types of

<p>Conditional Uses:</p>	<p>residential or other permitted uses. *Conversion of a structure existing on March 3, 1997, into a bed and breakfast with up to four (4) guest rooms.</p> <p><i>Residential:</i></p> <p>*Sheltered care group homes, for up to twelve (12) individuals, plus staff, and serving a primary population which is not handicapped persons, parolees, persons involved in correctional prerelease programs, or current illegal drug users. *Conversion of a structure existing on March 3, 1997, into a bed and breakfast with five (5) to nine (9) guest rooms.</p> <p><i>Institutional:</i></p> <p>*Elementary, middle, and secondary school. *Long-term and extended care facilities. *Intermediate care facility for thirteen (13) or more persons. *Intermediate care facility. *Church or other place of worship. *Private club or fraternal organization. *Community Hall. *Hospital. *College, university, trade school</p> <p><i>Other:</i></p> <p>*Utility substations, such as water and sewage pumping stations and standpipes, electric power substations, transformer stations, and telephone electronic equipment enclosures and</p>	<p>residential or other permitted uses. *Conversion of a structure existing on March 3, 1997, into a bed and breakfast with up to four (4) guest rooms.</p> <p><i>Residential:</i></p> <p>*Sheltered care group homes, for up to twelve (12) individuals, plus staff, and serving a primary population which is not handicapped persons, parolees, persons involved in correctional prerelease programs, or current illegal drug users. *Conversion of a structure existing on March 3, 1997, into a bed and breakfast with five (5) to nine (9) guest rooms.</p> <p><i>Institutional:</i></p> <p>*Elementary, middle, and secondary school. *Long-term and extended care facilities. *Intermediate care facility for thirteen (13) or more persons. *Intermediate care facility. *Church or other place of worship. *Private club or fraternal organization. *Community Hall. *Hospital. *College, university, trade school</p> <p><i>Other:</i></p> <p>*Utility substations, such as water and sewage pumping stations and standpipes, electric power substations, transformer stations, and telephone electronic equipment enclosures and</p>
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<p>Dimensional Requirements:</p> <p><i>Minimum lot size:</i></p>	<p>other similar structures. *Professional offices of a member of a recognized profession maintained for the conduct of that profession. Professional office uses exclude personal services, retail services, and veterinarians. Illustrative examples of type of professional offices permitted include health care practitioner, attorney, social worker, engineer, architect, accountant, real estate agent, insurance agent. *Chancellery. *Nursery school and kindergarten. *Off-street parking for passenger cars for uses permitted in the R-6 zone. *Day care facilities or home babysitting services not permitted as a home occupation. *Community Center.</p> <p>*Residential: forty-five hundred (4,500) square feet, except as provided for lots of record. *Long-term and extended care facilities: ten thousand (10,000) square feet for the first nine (9) residents plus seven hundred fifty (750) square feet for each additional resident, up to a total of two (2) acres. *Intermediate care facility: one (1) acre. *School: Thirty thousand (30,000) square feet. *Church or place of worship: seventy-five hundred (7,500) square feet for a seating capacity of fifty (50) plus one thousand (1,000) square feet</p>	<p>other similar structures. *Professional offices of a member of a recognized profession maintained for the conduct of that profession. Professional office uses exclude personal services, retail services, and veterinarians. Illustrative examples of type of professional offices permitted include health care practitioner, attorney, social worker, engineer, architect, accountant, real estate agent, insurance agent. *Chancellery. *Nursery school and kindergarten. *Off-street parking for passenger cars for uses permitted in the R-6 zone. *Day care facilities or home babysitting services not permitted as a home occupation. *Community Center.</p> <p>Residential: None</p>
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	<p>for each additional increment of fifteen (15) seats or major fraction thereof within the principal place of assembly for worship.</p> <p>*Fraternal organization: ten thousand (10,000) square feet.</p> <p>*Municipal use: forty-five hundred (4,500) square feet.</p> <p>*Hospital: two (2) acres.</p> <p>*All other uses: forty-five hundred (4,500) square feet.</p> <p>*Lodging house: four thousand five hundred (4,500) square feet.</p> <p>*Community Hall: None, provided that no existing lot housing a community hall may be reduced to less than four thousand five hundred (4,500) square feet.</p>	
<i>Minimum area per dwelling unit</i>	<p>One thousand (1,000) square feet per dwelling unit.</p> <p>In the case of building additions and new construction, one thousand two hundred (1,200) square feet for each dwelling unit after the first three (3) units.</p> <p>This requirement may be reduced by up to twenty (20) percent for a special needs independent living unit.</p>	
<i>Minimum rooming unit areas for lodging houses:</i>	<p>Two hundred (200) square feet of combined rooming unit and common area for each rooming unit. Each individual rooming unit shall be a minimum of eighty (80) square feet.</p>	
<i>Minimum land area per lodging house rooming unit:</i>	<p>Two hundred fifty (250) square feet.</p>	
<i>Minimum land area per intermediate care facility resident:</i>	<p>Eight thousand (8,000) square feet for the first thirty-five (35) residents, plus three</p>	

<p><i>Minimum street frontage:</i></p> <p><i>Minimum yard dimensions:</i></p> <p>Front Yard:</p> <p>Rear Yard:</p>	<p>hundred fifty (350) square feet for each additional resident.</p> <p>Forty (40) feet.</p> <p>Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structures shall occupy the minimum yard of another structure.</p> <p>Principal or accessory structures: Ten (10) feet.</p> <p>A front yard need not exceed the average depth of front yards on either side of the lot. A lot of record existing as of June 5, 1957, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.</p> <p>*Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.</p>	<p>Residential: None</p> <p>Residential: None, except that on lots or portions of lots which abut a lot under separate ownership with existing residential development, the side or rear setbacks of the R-6 zone shall apply in areas adjacent to such abutting residential lot. In no case, however, shall this provision require a setback such that the distance between the existing residential building and proposed new residential structure exceed the combined setbacks of the respective zones.</p>
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<p>Side Yard:</p>	<p>*Detached accessory structures with a ground coverage of one hundred (100) square feet or less: Five (5) feet.</p> <p>*Setbacks for swimming pools shall be as provided for in section 14-432.</p> <p>*Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet:</p> <p><u>Ht. of Struct.</u> <u>Req. Side Yard</u> 1 story.....10 feet 2 stories.....10 feet 3 stories.....10 feet 4 stories.....12 feet 5 stories.....15 feet</p> <p>The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than ten (10) feet. In the case of a lot of record existing as of June 5, 1957, and held under separate ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than ten (10) feet.</p> <p>*Detached accessory structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.</p> <p>*Setbacks for swimming pools shall be as provided for in section 14-432.</p>	
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Side yard on side streets:	Principal or accessory structure: Ten (10) feet.	
Maximum lot coverage:	Forty (40) percent of lot area for lots which contain twenty (20) or more dwelling units; fifty (50) percent for lots which contain fewer than twenty (20) dwelling units.	Residential: 100%
Minimum lot width:	Fifty (50) feet.	
Maximum structure height:	*Principal and attached accessory structure: Forty-five (45) feet. *Accessory detached structure: Eighteen (18) feet.	Residential: Fifty (50) feet
Open space ratio:	*Uses other than bed and breakfast. Twenty (20) percent for those lots which contain fewer than twenty (20) dwelling units; thirty (30) percent for those lots which contain twenty (20) or more dwelling units. This area shall not include parking area or other impervious surfaces. *Bed and Breakfasts. A bed and breakfast that is located on a lot that has at least twenty (20) percent open space on the date of filing of the application for site plan shall not reduce the open space on the lot below twenty (20) percent of the lot area. A bed and breakfast located on a lot that does not have at least twenty (20) percent open space on the date of filing of the application for site plan review, and that is legally nonconforming as to the open space requirement of this section, shall not reduce the open space on the lot below the level in existence on the date of the application for	

	<p>site plan review. Open space areas shall not include parking areas or other impervious surface area.</p>	
Below grade:	<p>Below-grade dwelling unit shall be permitted only if the primary access for the dwelling unit is provided directly to the outside of the building.</p>	
Minimum gross floor area for bed and breakfasts:	<p>Two thousand (2,000) square feet of gross floor area for the first three (3) guest rooms and five hundred (500) square feet of floor area for each additional guest room.</p>	
Maximum Residential Density:		<p>Seven hundred twenty five (725) square feet of land area per dwelling unit is required, except for development which are located within 500 feet, property line to property line, of a municipal park or playground, the density may be increased to four hundred thirty five (435) square feet of land area per dwelling unit for a portion of the lot which does not exceed the size of such municipal facility.</p>
<i>Parking:</i>	<p>Residential: two parking spaces per dwelling unit, plus one parking space for every six dwelling units.</p>	<p>Residential: one parking space for each dwelling unit.</p>
<i>Habitable Floor area:</i>		<p>Residential: Must contain a minimum of four hundred (400) square feet of habitable floor area.</p>
<i>Design Standards:</i>		<p>Residential development shall be reviewed by the Planning under Site Plan. Such development shall also comply with the following development standards. The general intent of these</p>

		<p>development standards is to achieve an attractive and comfortable city neighborhood environment. Varied and human-scaled building facades are key to making a place “pedestrian-oriented.” Building designs should provide a high level of visual interest, without creating a chaotic image. Residences should include design elements that enhance the streetscape and address the street.</p> <p>*Porches and bays should face the street.</p> <p>*Primary ground floor residential entries to multi-family buildings must orient to street, not to interior blocks or parking lots. Secondary and upper-floor entries from the interior of a block are acceptable. The front door to single-family homes, duplexes, and townhouses must be visible from the street.</p> <p>*The design approach shall provide an architecture that will be a visible and permanent express of the character of the neighborhood.</p> <p>*The façade shall be varied and articulated to provide visual interest to pedestrians.</p> <p>*Reinforce the public realm of the public open space, sidewalks and streets through appropriately scaled entries, porches, fenestration, landscaping, and architectural details.</p> <p>*Provide visual and acoustical privacy between units.</p> <p>*Maximize natural light and ventilation within units.</p>
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From: Alex Jaegerman
To: "PRL".gwgwia.Portland; Melissa Stone; Phillip Labbe
Date: Mon, Apr 7, 2008 5:55 PM
Subject: Re: Sheridan Heights

I believe you can access the funds at any time. Let me pull the file for this. Paul Colpitts in finance may be able to assist. Application # 2006-0214. Melissa, can you pull this and copy for Phil Labbe?

>>> "Phillip Labbe" <PRL@portlandmaine.gov> 4/3/2008 2:56:47 PM >>>

Alex,

How/where do we access the funds-(\$18,000 for trail improvement at Fort Sumner) Shinberg deposited for the Sheridan Heights project. We are ready to move on the trail project and need the money to proceed.

Phil

CC: Barbara Barhydt; Charmaine HAISS; Paul Colpitts; Shukria Wiar; Tom Civiello

Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief A
(ext. 8665) prior to the distribution of this form

Amount \$ 18,000

City Account Number: 710-0000-236-604-00

Project Name: SHERIDAN HEIGHTS

Application ID #: 2006-0214
(from Site Plan Application Form)

Project Location: 135 SHERIDAN ST.

Project Description: 21 UNIT CONDOMINIUM PROJECT

Funds intended for: NEIGHBORHOOD IMPROVEMENT TO BE USED FOR TRAILS etc

Applicant's Name: SHERIDAN ST. LLC

Applicant's Address: 477 CONGRESS ST. PORTLAND ME
04101

- Expiration:
- If funds are not expended or encumbered for the intended purpose by _____, funds, or any balance of remaining funds, shall be returned to contributor within six months said date.
 - Funds shall be permanently retained by the City.
 - Other (describe in detail) _____

Form of Contribution:

- Escrow Account
- Cash Contribution (CK # 389)

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Work which form shall specify use of City Account # shown above.

Date of Form: 7/5/07
Preparer: S. WIAR

Person Completing Form: GREG SHINBERG, MANAGER

Attach the approval letter, condition of approval or other documentation of the required contribution.
The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.
The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.
A copy of all of the above documents shall be given to the following people:

Eggy Axelson (Finance), Michael Bobinsky (Public Works), Michael Farmer (Public Works), Kathi Earley (Public Works), Alexander Jaegerman (Planning), Barbara Barhydt (Planning), Planner for project and Applicant.

SHERIDAN STREET, LLC
477 CONGRESS ST. 5TH FL.
PORTLAND, ME 04101
PH (207) 523-3410

52-7445-2112

389

Pay to the order of

John J. Pottle
Eight thousand

9/5/07

\$ 18,000

Banknorth

Maine

Ngela...
Director

[Signature]

Security Features included. Details on Back.

+ 1 211274501 0389

DELUXE END-STOP INK. AMTAGE

REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of Planning Date 7-10-07 71964

Source of Receipts _____ For The Period of _____

HTE Description - up to 19 characters (-----)

HTE Description - up to 19 characters (-----)	Amount	Revenue / Expenditure Code Project #
Shimoda Brewing - CK. 26370 (and CK. 26374 (misc'd)) # 2007-0068 Prof. Guarantee	47858.00	710-0000-333.91-06
Shiriden St. LLC - # 2006-0314 (misc'd) CK. 287-Inf Acct. (trae)	8000.00	242-3400-341-00-00
CK. 296-Inf. Acct.	5000.00	710-0000-326-00-00
CK. 289-	18000.00	710-0000-326-00-00
Totals	78858.00	

PAID
JUL 11 P 1:39

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent Christy Don Phone # 897

Forward all copies to the Treasury Department where they will be received and returned.

Received This Day

Infrastructure Financial Contribution Tree Fund

Amount \$ 8,000

Parks Department Account Number: 242-3400-341-00-00
Proj. PR0018

Project Name: SHERIDAN HEIGHTS

Application ID #:
(from Site Plan Application Form) 2006-0214

Project Location: 135 SHERIDAN ST

Project Description: 21 UNIT CONDOMINIUM PROJECT

Funds intended for: PLANTING OF 40 TREES

Applicant's Name: SHERIDAN ST LLC

Applicant's Address: 477 CONGRESS ST PORTLAND ME

Expiration: 04101

If funds are not expended or encumbered for the intended purpose by _____, funds, or any balance of remaining funds, shall be returned to contributor within six months said date.

Funds shall be permanently retained by the City.

Other (describe in detail) _____

Form of Contribution:

Escrow Account

Cash Contribution (ck. #387)

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Work which form shall specify use of City Account # shown above.

Date of Form: 7/5/07

Signature: S. WIAZ

Person Completing Form: GREY SHUBERT

Attach the approval letter, condition of approval or other documentation of the required contribution.

The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.

The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.

A copy of all of the above documents shall be given to the following people:

Gregory Axelson (Finance), Michael Bobinsky (Public Works), Michael Farmer (Public Works), Kathi Earley (Public Works), Jeff Tarling (Parks), Alexander Jaegerman (Planning), Barbara Barhydt (Planning), Planner for project and Applicant.

SHERIDAN STREET, LLC
477 CONGRESS ST. 5TH FL.
PORTLAND, ME 04101
PH. (207) 523-3410

52-7445-2112

387

Pay to the order of

City of Portland
City of Portland

7/5/07

\$ 8,000

TD Banknorth
Maine

Security Features Included. Details on Back.

Troy Lynd
State Dept

[Signature]

⑆ 211274450⑆ 0241626491⑆ 0387

REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of Planning

Date 7-10-67

71964

Source of Receipts Planning For The Period of _____

HTE Description - up to 19 characters (-----)

Revenue /Expenditure Code Project #

Amount

SHIPPED PLANNING - CR. ACCT 270 (AID)
 CR. ACCT 274 (MILLER) # 3007-10008
 Prof. Curran
 SHIPMENT ST. CR. - # 600-0214
 (MILLER) CR. 87-INT. Acct. (Aval)
 CR. 270-INT. Acct.
 CR. 271-INT. Acct.

47858.00 710-0000-223911-06
 8000.00 342-2400-241-00-00
 5000.00 710-0000-200-00-00
 18000.00 710-0000-200-00-00

Totals

Notes/Wire Transfer \$
 Total Credit Card Receipts \$
 Total Direct Deposits \$
 Total Checks \$
 Total Cash \$

Total Amount

78858.00

RECEIVED AND
 PAID
 JUL 11 P 1:39
 100

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent Janet Don

Phone # 219

Received This Day

Forward all copies to the Treasury Department where they will be received and returned.

Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief A
(ext. 8665) prior to the distribution of this fo

Amount \$ 5,000

City Account Number: 710-0000-236-65-00

Project Name:

SHERIDAN HEIGHTS

2006 - 0214

Application ID #:
(from Site Plan Application Form)

Project Location:

135 SHERIDAN ST.

Project Description:

21 UNIT CONDOMINIUM PROJECT

Funds intended for:

TRAFFIC IMPACT FEE

Applicant's Name:

SHERIDAN ST. LLC

Applicant's Address:

477 CONGRESS ST. PORTLAND ME

04101

Expiration:

If funds are not expended or encumbered for the intended purpose by _____, funds, or any balance of remaining funds, shall be returned to contributor within six months said date.

Funds shall be permanently retained by the City.

Other (describe in detail) _____

Form of Contribution:

Escrow Account

Cash Contribution (CK #390)

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Work which form shall specify use of City Account # shown above.

Date of Form: 7/5/07
Planner: S. WIAP

Person Completing Form: GREG SHINBERG, MANAGER

- Attach the approval letter, condition of approval or other documentation of the required contribution.
- The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.
- The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.
- A copy of all of the above documents shall be given to the following people:

SHERIDAN STREET, LLC
477 CONGRESS ST. 5TH FL.
PORTLAND, ME. 04101
PH. (207) 523-3410

52-7445-2112

390

Pay to the order of

City of Portland

\$ 5,000

D Banknorth

Maine

Traffic report fee

[Signature]

⑆ 211276450⑆ 024762649⑆ 0390

© DELUXE END STUB BANK ANYTIME

Security Features Included. Details on Back.

REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of Planning

Date 7-10-67

71964

Source of Receipts Planning For The Period of _____

HTE Description - up to 19 characters (-----)

HTE Description - up to 19 characters (-----)	Amount	Revenue /Expenditure Code Project #
CHRYSLER BANKING - CR. ACCT 370 CIRD	47858.00	710-0000-333.11-06.
Ch. 2074 (milled) # 2007-0008	8000.00	342-3400-341-00-00
Prof. CONTRACT	0000.00	710-0000-333.11-06.018
SHAWMUT ST. C.C. - # 2006-014	18000.00	710-0000-333.11-06.00
(milled) Ch. 207 - Inf. Acct. (Ave)		
Ch. 210 - Inf. Acct.		
Ch. 207 -		
Totals	78858.00	
Notes/Wire Transfer \$		
Total Credit Card Receipts \$		
Total Direct Deposits \$		
Total Checks \$		
Total Cash \$		

PAID
JUL 11 P 1:39

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent Janet DeW Phone # 819

Received This Day

Forward all copies to the Treasury Department where they will be received and returned.

PORTLAND

BUILDERS INC.

July 10, 2007

Lannie Dobson
City of Portland
Planning & Development Dept.
389 Congress Street
Portland, ME 04101


RE: Temporary Fence for Sheridan Heights

To Whom It May Concern:

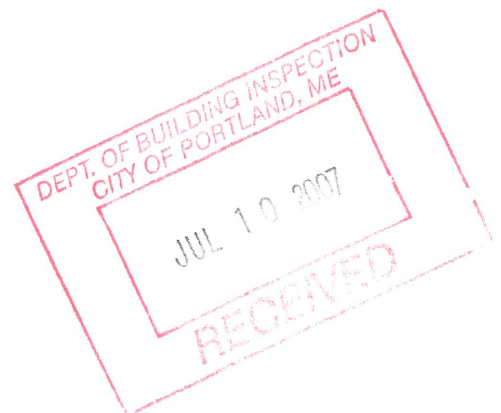
Please review and forward the attached marked plan of the Sheridan Heights project, showing the temporary fence to be installed. The fence is to be a 10' cyclone fence with green fabric. It will have one 30' rolling gate.

If you have any questions or concerns in regards to this matter, please feel free to contact me at the number listed below or at 207/838-3871.

Sincerely,



William Cuddy IV
Project Manager



From: Michael Farmer
To: Wiar, Shukria
Date: 7/2/2007 10:50:36 AM
Subject: Re: Sheridan St

Shukria:

Planning Board condition of approval vi says the applicant shall revise the plans in accordance with M. Farmer's memo dated 01.05.2007. The 01.05.2007 memo says that if the sidewalk and curb are disturbed in front of 125 Sheridan Street (as a result of storm drain construction), then the curb and sidewalk have to be replaced and the new sidewalk will have to be brick, extending from the proposed brick sidewalk in front of the proposed building to the limit of construction on the far side of the proposed driveway.

I recommend that the plans be revised by adding a note to sheet C2 (Site Plan) that states the condition described above. This is only revision to the plans that is needed.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Shukria Wiar 06/29 9:32 AM >>>
Hello Mike,

Have you had a chance to look at what Greg Shinberg had submitted to you regarding the above project. Please let me know if you are all set with the project. I will be asking him to submit his final revised plans.

Thanks.

Shukria

Mellon Bank, N.A.
Trade Banking Operations
Mellon Client Service Center
500 Ross Street - Room 0860
Pittsburgh, PA 15262-0001

(412) 234-6882 or
(800) 227-6303

Swift: MELNUS3P

June 22, 2007

Letter of Credit No. S881849

City of Portland
389 Congress Street
Portland, Maine 04101
Attn: Lee Urban, Director of
Planning and Development

Re: Sheridan Street, LLC
121 & 129-135 Sheridan Street, Portland, ME 04101

Mellon Bank, N.A. ("Bank") hereby issues its Irrevocable Letter of Credit for the account of Sheridan Street, LLC, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of \$ 195,788.00. These funds represent the estimated cost of installing site improvements as depicted on the Sheridan Heights, approved on January 9, 2007 and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the Sheridan Heights approval, dated January 9, 2007; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

Mellon Bank, N.A.
Trade Banking Operations
Mellon Client Service Center
500 Ross Street - Room 0860
Pittsburgh, PA 15262-0001

(412) 234-6882 or
(800) 227-6303

Swift: MELNUS3P

Number: S881849

Page No. 2

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize Mellon Bank, N.A., by written certification, to reduce the available amount of this letter of credit by a specified amount.

This performance guarantee shall expire on June 22, 2008 ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at the address shown above stating that:

"This drawing results from notification that the Bank has elected not to renew its Letter of Credit No. S881849."

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the Sheridan Heights approval, dated January 9, 2007 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at the address shown above, prior to the Termination Date, stating any one of the following:

Mellon Bank, N.A.
Trade Banking Operations
Mellon Client Service Center
500 Ross Street - Room 0860
Pittsburgh, PA 15262-0001

(412) 234-6882 or
(800) 227-6303

Swift: MELNUS3P

Number: S881849

Page No. 3

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the Sheridan Heights.

Date: JUNE 22, 2007

By: Mary K. Jones
Authorized Signature
Mary K. Jones, VP

Deep NRP
7/5/07

Approved by [Signature], Corporate Counsel / 7/5/07

ORIGINAL

Jan 9, 2007 - Pl. Bd - //

- 1. Communications - motions - K. Beal will be in touch
- 2. nominated + elected - motions -
- 3. ~~Shuk~~ Sheridan Heights - 135 Sheridan
Shukora's - presentation -
 - revised memo from Carrie Marsh
 - one correction - waivers regarding - parking size
 - landscaping in rear

- Jeff Torking -

invasive species on slope near North St -

a) - site improvement - good time to go in there to do clearing + revegetate

b) Glass property - 2 source

- sea green junipers - waist high
- not sufficient for future buffer
- diff. pl. material

c) Plant sizes - undersized for area along driveway - other species to provide a better scale

Dawn Platte - e-mail

David Silk → Jeff - review of plant material

- hardy to zone 6 - we are 5
- want to be sure size + variety hardy
- 3 yr guarantee

- Area behind - additional plant

material on city land + obligation
to maintain + license to maintain
- needs a good vegetated
condition - obligation of
homeowners assoc

- maintenance agreement - MRLO

Greg Shinberg - Scott Teas + Mitchell Raza

- working Mrs Glass
- working w/ Portland Trails

correction

- 18 underground parking spaces -
- 12 surface spaces -
- 4 story bldg - eliminated penthouse
- mechanical
- Terling - maintain - homeowners -
clearly welcome - need right
to go on city property

Mitch Raza

- presentation - 2 bldgs -
landscaping + lighting
- adjusting plantings - in agreement w/ Jeff T.
- removed plantings for hardiness
issue -
- added new vertical trees -
- switching out plant materials
- Agreement to work out hillside -
steepness - invasive species

can reach agreement → legalities -

Site improvements - brick on either side of curb cut + brick along driveway - replaced fence w/ landscaping,

lighting Plan - bollard lights ^{down + toward bldg} rather than wall mounted

- play down massing of bldg but adeq light for safety
- meet req - no turning off of lights -

~~Scott~~

* Beal - species - maintaining juniper for 3 Honeylocust -
- break up scale of facade

hardy + proven in enviro.

juniper / red twig / Honey locust along drive

Scott Teas TFA Architects

1. modifications

4 story bldg -

screens hide mechanical -

will be seen from North St

- composite wood + recycle mat.

further articulate elevations to give

sense of 2 bldgs -
blue - / gray brick - Sheridan
window trim sandstone
- dark warm brown/gray -

flanking sides -
split face block

Decks in natural wood / latticed
high degree of privacy -
not symmetrical

announces entry
more respectful of views from North St
top 6 feet seen from North St.

David Silk - units on roof - noise -
Compressor - will help reduce
noise - Series of a small unit
- like a window air conditioner
- heat unit is inside unit.

Kevin Beak -

- Ms Glass - in agreement -
- private agreement - to plant on
her property -
- not heard from Ms Glass

Q. T.

revised memo this afternoon -
- discussion - MF - reviewed

Under - discussion went in her
memo -

- don't see major issues
- screening of mechanicals
- open up to public

1. May Howland
106 Sheridan

- who supervises - for
plans for landscaping -

- there had been a park
- multiple kids / wildlife -
- Not fair to say it isn't
going to change neighborhood
- a lot of traffic -
visitors going to park
changed street
- objections to hear it
minimized
- isn't for good of the
community -

Brendan O'Neil 117 Sheridan -
to the right

- my apt overlooks 135 Sherid
- parking area - parking lot
runoff + drainage of H₂O
to her property - lightning

no buffer of units facing his
apt -
light pollution
noise "

Vegetation buffer - will there
be any fencing - will it go
+ block trail

Park on Sheridan + North St
- discussion of having
access to 135
maintaining hillside + attracting
migrating birds

Tim Caroline - 121 Sheridan
- out of character for neigh
- like to support that donations
for trees + arborists condition
be sure they happen
improve streetscape for Sheridan
St more important
- Street barren - below

Pam Jack 26 North St
- Numerous meetings - well beyond
- a lot of progress made -
5 stay to 4 stay -
\$15,000 donation to Portland
Trails - have 7 stay

in neighborhood - don't want
it to disappear -
5,000 - doesn't buy traffic light
- Washington & Walnut -
this will exacerbate - go
into Kelly - for that

- 16' height poles
- full cutoff
rise shield
- 155 vs 250

Let's bring lower - what is the
consequence -
- increase overall poles -
- ~~inc~~ trying to use fewer poles
12 to 20
16' - lining up along
bldgs -
- get them below a
2nd story bedroom -
85 - add 1 or 2 lights
- reduce height -
- condition of approval
-
- fencing taking out
- trash internal - to bldgs -

Construction -

- can't begin before 7 - up to 10 -

- trail -

- Portland Trails

- North St - paved path -

improve outside paths -

P.W - Parks + Portland Trails

Visitors - no on-site for visitors -

- on-street parking - avail.

- narrow st //

Buffering between 117 + 121 - existing buffering -

* lower at 121 Sheridan -

- reduce light level -

- additional shields to protect -

Sharon Odaka

- Construction fence

- erosion +

- control + erosion during construction -

During construction, fencing during construction + erosion control to protect SF

Jana



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

October 20, 2008

Greg Shinberg
Shinberg St. LLC
477 Congress Street
Portland, ME 04101

Dear Greg,

Enclosed is the signed Revocable License for Sheridan Street LLC. for the property located at 135 Sheridan Street (Sheridan Heights Subdivision).

If you have any questions, please contact me.

Sincerely,

Penny St. Louis Littell
Director of Planning and Urban Development

cc: Shukria
Corpora

To be filed

Revocable License

KNOW ALL PERSONS BY THESE PRESENTS, that the **CITY OF PORTLAND**, a Maine municipal corporation having a mailing address of 389 Congress Street, Portland, Maine 04101 (the “**Licensor**”), for consideration paid, **GRANTS SHERIDAN STREET, LLC**, a Maine limited liability company with a place of business at 477 Congress Street, 10th Floor, Portland, Maine 04101, and its successors and assigns, including condominium unit owners of condominium units at 135 Sheridan Condominiums (the “**Licensee**”), a revocable license, over property of the Licensor, to maintain and have specific use of, for the purposes of a 4th floor deck over-hang on the northerly side of Licensee’s property located at 135 Sheridan Street, in Portland, Maine, the property herein described as Exhibit A (the “**License Area**”).

RESERVING, however, to the Licensor, its successors and assigns, the use and enjoyment of the License Area for all purposes which do not unreasonably interfere with the exercise by the Licensee of the rights granted herein. The Licensor shall have no responsibility to improve, maintain, repair or replace the Deck Over-hang or any portion of the License Area and shall have no liability for any costs of the Licensee, her heirs, assigns, agents or contractors relating thereto.

By acceptance of this License, the Licensee and its successors and assigns, shall procure and maintain liability insurance in an amount of not less than Four Hundred Thousand Dollars (\$400,000) combined single limit, covering claims for bodily injury, death and property damage and shall either name the City as an additional insured with respect to such coverage or shall obtain a contractual liability endorsement covering the obligations of Licensee under the terms of this license agreement. The Licensee agrees to defend, indemnify and hold the Licensor, its directors, officers, employees, agents, successors and assigns, harmless for any death, personal injury, loss of property or damages (including reasonable court costs and the cost of defending against any such claims or enforcing this indemnity, including reasonable attorneys’ fees) arising out of or relating to the exercise of the rights and easement contained herein by the Licensee, its agents, licensees, invitees, guests, successors and assigns. This indemnification and hold harmless covenant is in addition to any applicable immunities and limitations on damages the Licensor has under the Maine Tort Claims Act and shall not in any way be deemed a waiver thereof

This license agreement is assignable to any subsequent owners of Licensee’s Property, and shall be deemed automatically assigned upon conveyance of the Licensor’s property at 135 Sheridan Street, in Portland, Maine. Upon conveyance of all of the condominium units located at 135 Sheridan Condominiums to unit owners other than Licensee, the unit owners shall succeed to the interest of the Licensee hereunder, and the indemnity Agreement provided herein, along with the obligation to provide insurance coverage to Licensor, shall be the obligation of the 135 Sheridan Condominiums Association, on behalf of the unit owners at 135 Sheridan Condominiums, and Sheridan Street, LLC shall be released from such insurance and indemnification obligations.

This license may only be revoked upon six (6) months written notice by the City in the event that: 1) the deck shown on Exhibit B is destroyed, removed or otherwise thereafter ceases to

exist on Licensee's Property for a period of one year or more; otherwise, the license shall continue without revocation or termination.

IN WITNESS WHEREOF, the City of Portland has caused this instrument to be executed in its name by Joseph E. Gray, Jr., its City Manager, duly authorized, this 17th day of October, 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITY OF PORTLAND

Sonia Bean
Witness

Joseph E. Gray, Jr.
By: Joseph E. Gray, Jr.
Its: City Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

October 17, 2008

Then personally appeared the above named Joseph E. Gray, Jr., City Manager of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Sonia T. Bean
Notary Public/Attorney at Law

Print or Type Name: _____

My Commission Expires: _____

Sonia T. Bean
Notary Public, Maine
My Commission Expires January 10, 2010

Exhibit A

A certain lot or parcel of land, with the overhanging deck thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at an iron pin found at the southwesterly corner of land now or formerly owned by the City of Portland and at the northwesterly corner of the Licensee herein and in the easterly line of Sheridan Street, so-called;

Thence North seventy-two degrees, forty-four minutes East (N 72°-44' E), five and no/thhs feet (5.0') along the southerly line of land now or formerly owned by the City of Portland to the point of beginning at a point directly under the westerly line of the overhanging deck;

Thence North seventy-two degrees, forty-four minutes East (N 72°-44' E), eleven and one/th feet (11.1') along the southerly line of land now or formerly owned by the City of Portland to a point directly under the easterly line of the overhanging deck;

Thence North twelve degrees, thirteen minutes West, (N 12°-13' W), zero and four/10ths feet (0.4') along the westerly line of land being retained by the Licensor, directly under the easterly line of an overhanging deck to a point directly under the northeasterly corner of the overhanging deck;

Thence South seventy-seven degrees, forty-seven minutes West, (S 77°-47' W), eleven and no/10ths feet (11.0') along the southerly line of land being retained by the Licensor, directly under the northerly line of an overhanging deck to a point directly under the northwesterly corner of the overhanging deck;

Thence South twelve degrees, thirteen minutes East, (S 12°-13' E), one and three/10ths feet (1.3') along the easterly line of land being retained by the Licensor, directly under the westerly line of an overhanging deck to the point of beginning.

This parcel contains about nine and eighteen hundredths (9.18±) square feet.

From: Shukria Wiar
To: Greg Shinberg
Date: 11/14/2007 2:22:09 PM
Subject: Sheridan Heights

Hello Greg,

I reviewed the revised plans dated 10.22.2007 with Carrie Marsh and approve the minor facade changes. Please provide two more copies of these plans for distribution.

Thank you.

Shukria

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-756-8083 Fax: 207-756-8258

cc: Marge Schmuckal
Leslie Kaynor, DPW

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

2006-0214
Application I. D. Number

Sheridan Street Llc
Applicant
477 Congress St 5th Floor , Portland , ME 04101
Applicant's Mailing Address

11/1/2006
Application Date

Sheridan Heights
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 523-3410 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

135 - 135 Sheridan St, Portland, Maine
Address of Proposed Site
013 K002001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R6**

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots 21
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$1,525.00 Subdivision _____ Engineer Review _____ Date 11/1/2006

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ 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 _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ 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 _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____



LETTER OF TRANSMITTAL

DATE: November 22, 2006	PROJ. NO.: 468001	RE: Sheridan Heights Portland, Maine Site Plan Submission
-------------------------	-------------------	---

TO: Ms. Shukria Wiar Planning and Development Department Portland City Hall 389 Congress Street Portland, Maine 04101

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order

COPIES	DATE	NO.	DESCRIPTION
4	11/21/06		Site Plan Submission – Civil Drawings

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit	_____ copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit	_____ copies for distribution
<input checked="" type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return	_____ corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> Returned		

REMARKS:
 Ms. Wiar,
 Please find 4 copies of the Civil plans I emailed to you yesterday for Sheridan Heights.
 If you have any questions or need anything else please feel free to give me a call.
 Thanks.

COPY TO: _____
 SIGNED: *Michael R. Roy* _____
 Michael R. Roy

Postponed?

SHERIDAN STREET, LLC

477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

November 7, 2006

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a 21 Unit Condominium Project located at 135 Sheridan Street, in Portland, Maine.

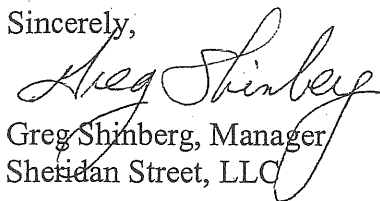
Meeting Location: Cummings Community Center, 134 Congress Street, Portland, Maine

Meeting Date: Thursday November 16th, 2006

Meeting Time: 6:30 to 8 PM

If you have any questions, please call Greg Shinberg at 207 523 3410

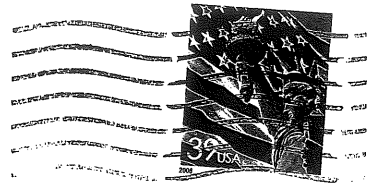
Sincerely,



Greg Shinberg, Manager
Sheridan Street, LLC

Note:

Under Section 14-32 (C) of the City of Code Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.



Jennifer Dorr
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

December 20, 2006

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

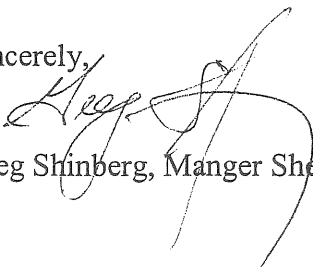
We are pleased to present the Sheridan Heights project for your review for the Planning Board Meeting and Public Hearing scheduled for January 9, 2007.

We have met several times with the City Staff and neighbors to respond to concerns and ideas that have improved the project since starting the design and approval process in the Spring of 2005.

No significant changes have been made to the project since the last Planning Board Workshop held on November 28, 2006.

Enclosed are materials requested by the Staff and members of the Planning Board at that Workshop and the Neighborhood Meeting Certification with attachments.

Sincerely,



Greg Shinberg, Manger Sheridan Street, LLC

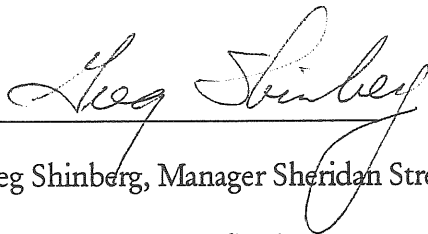
SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

Neighborhood Meeting Certification

I, Greg Shinberg, Manager for Sheridan Street, LLC hereby certify that a neighborhood meeting was held on December 07, 2006 at the Cummings Community Center, 2nd floor, 134 Congress Street, Portland, Maine at 6:30 to 8 PM.

I also hereby certify that on November 29, 2006 invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed



Greg Shinberg, Manager Sheridan Street, LLC



Date

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

SHERIDAN STREET, LLC

477 Congress Street, 5th Floor

Portland, Maine 04101-3427

207 523 3410 Office

207 773 8597 Fax

November 29, 2006

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a 21 Unit Condominium Project located at 135 Sheridan Street, in Portland, Maine.

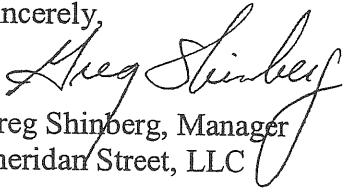
Meeting Location: Cummings Community Center, 2nd Floor, 134 Congress Street, Portland, Maine

Meeting Date: Thursday, December 7th, 2006

Meeting Time: 6:30 to 8 PM

If you have any questions, please call Greg Shinberg at 207 523 3410

Sincerely,



Greg Shinberg, Manager
Sheridan Street, LLC

Note:

Under Section 14-32 (C) of the City of Code Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

~~DECEMBER~~ 7, 2006

SHERIDAN HEIGHTS
NEIGHBORHOOD MEETING

NAME

ADDRESS

Pamela Jack

26 North Street

DEVON FLATTE

26 NORTH STREET

Jane Ecks

125 Sheridan

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

To: Alex Jaegerman, Shukria Wiar and Portland Planning Board Members
From: Greg Shinberg, Manager Sheridan Street, LLC
Date: December 20, 2006
RE: Minutes from the Neighborhood Meeting held on December 07, 2006 for the
Sheridan Heights project located 135 Sheridan Street

The following is a record of the Neighborhood Meeting held from 6:30 to 8 PM at the
Cummings Community Center on December 07, 2006.

Present on behalf of Sheridan Street, LLC:

Greg Shinberg, Manager, Sheridan Street, LLC (GS)
Richard Lo, Architect TFH Architects (RL)

The following neighbors were present:

Pamela Jack 26 North Street, Portland ME (PJ)
Devon Platte 26 North Street, Portland ME (DP)
Jane Glass 125 Sheridan Street, Portland ME (JG)

The meeting started at 6:45 PM to allow for some late arrivals.

GS introduced Richard Lo from TFH Architects then presented the a review of the project
to the neighbors.

GS explained that the penthouse units were removed and that the building is now shorter
than the last height that was 44 feet tall. GS explained that it is the intent of Sheridan Street
LLC to continue to work with the neighbors to build a project that is welcome in the
neighborhood.

GS presented to the neighbors an approximate schedule for the next steps – the Public
Hearing scheduled for January 9, 2007.

RL presented a review of the site plan and architectural plans and elevations.

GS noted that he has met with JG to discuss plans for landscaping and fencing that Sheridan
Street will provide to JG at no cost.

JG acknowledged that this was true.

RL stated that the building is now shorter than the new 8 unit condominium located next door to 121 Sheridan Street.

RL explained how the 45' height limit for structure is calculated.

RL reviewed the rooftop plan – mechanical equipment, elevator override, etc.

GS noted that the building will now have less square feet built (no penthouse units – no rooftop decks etc).

JG expressed a concern with how the project will be built without affecting her property. JG asked if there will be a construction fence.

GS stated that temporary erosion control, fencing and other methods and practices will be in place to assure safety and protect the neighboring properties.

RL reviewed the proposed exterior materials for the building.

RL noted that building will “read” as two structures – one close to the road and one that sets behind the JG property.

GS noted that a condominium association will be created that it will likely hire a professional property management company to address such items as plowing, maintenance of the landscaping, trash removal etc.

RL presented a colored elevation for discussion.

GS noted that the colors are a starting point and asked for input from the neighbors.

JG liked the gray and blue colors.

JG wanted to “flip” the colors – darker colors where the lighter colors are shown etc.

JG thought that a darker color for the back part is preferred.

PJ stated that she thought the building looked nice and that she is glad that the height has been lowered.

DP agreed with PJ.

DP likes the colors presented.

GS stated that the intent is to utilize the characteristics of the neighborhood in the design and color selections – noting the triple deckers on the street etc.

PJ asked when the anticipated start of construction is.

GS stated that with based upon approval on January 9, 2007, construction is scheduled to commence in March, 2007 and completion is anticipated in 10 to 12 months.

GS discussed the plans for the exterior lighting.

Meeting adjourned at 8:05.



Central Maine Power

December 21, 2006

Mr. Greg Shinberg
477 Congress Street
Fifth Floor
Portland, Maine 04101

RE: Sheridan Heights, Portland

Dear Mr. Shinberg,

This letter is to advise you Central Maine Power has sufficient three phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, Maine 04103

tel (800) 750-4000

www.cmpco.com

An Energy East Company



12/20/2006

Sheridan Street LLC
Greg Shinberg
477 Congress Street Floor 5
Portland, ME 04101

Re: 135 Sheridan Street Portland ME

Dear Mr. Greg Shinberg,

According to our records it appears that natural gas is available for the location above.

In order to confirm availability we request that you provide us with a utility plot plan along with length of service from the street to the project location.

Thank you for your interest in using natural gas for your energy needs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katie Hills Grove".

Katie Hills Grove
New Business Representative



October 26, 2006

Mr. Greg Shinberg
135 Sheridan Street
Portland, ME 04103

Dear Mr. Shinberg,

It was a pleasure speaking with you today. As per your request, this letter confirms that we take all Portland commercial trash to Regional Waste Systems. We look forward to working with you on your upcoming project.

We at Waste Management are here to help you with your business by providing the best possible service. Please let us know if we can be of further assistance to you.

Yours truly,

A handwritten signature in black ink, reading 'Rebecca J Halla'. The signature is written in a cursive, flowing style.

Rebecca J Halla
Outside Sales Representative
Waste Management
O: 207-797-2406 x119
C: 603-235-8100
rhalla@wm.com



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. Applicant Information:

SHERIDAN STREET, LLC
Name
477 CONGRESS ST. 5TH FLOOR
Address
PORTLAND, ME 04101
207 523 3410 773 8597
Phone Fax

2. Subject Property:

135 SHERIDAN STREET
Address
PORTLAND, ME
13-K-2
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name
SHERIDAN STREET, LLC
Address
477 CONGRESS ST. 5TH FLOOR
207 523 3410 773 8597
Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

OWNER OF FEE SIMPLE ABSOLUTE

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property:

VACANT LOT WITH NO STRUCTURES

7. Current Zoning Designation(s):

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

THE VACANT LOT WILL HAVE A 21 UNIT BUILDING THAT INCLUDES ONE LEVEL OF UNDERGROUND PARKING PLUS FOUR LEVELS OF STRUCTURE ABOVE.

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A. _____ Zoning Map Amendment, from _____ to _____

B. _____ Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. X Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** An Application Fee must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

_____ Zoning Map Amendment \$2,000.00

_____ Zoning Text Amendment \$2,000.00

Contract/Conditional Rezoning
Under 5,000 sq. ft. \$1,000.00
5,000 sq. ft. and over \$3,000.00

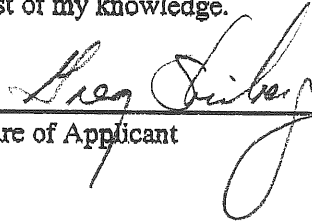
Legal Advertisements percent of total bill

Notices .55 cents each
(receipt of application, workshop and public hearing)

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. Applicants will be billed by the Planning Division.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

JUNE 13, 2006
Date of Filing


Signature of Applicant

Further Information:

Please contact the Planning Division for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

June 12, 2006

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

**RE: Sheridan Heights Condominiums
135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

In response to the concerns of the City Council and neighbors in the community, we have decided to re-submit the application for Sheridan Heights and request that you review the project now as a Conditional R-7 Zone.

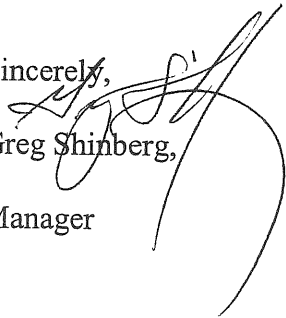
Some changes have been made to the project.

They are as follows:

- The number of units in the L shaped building will be limited to 21 Units total – thus the total number of units on the combined properties will be 22 total (down from 24);
- The existing house located at 121 Sheridan Street will remain a single family residence with no alterations other than for maintenance;
- The existing free standing garage located at 121 Sheridan Street will be removed and replaced with surface parking and access for the L shaped building;

- The plans for the new L shaped building will be included as an exhibit to the Conditional R-7 Zone;
- The new building will be less than 45 feet tall;
- The overall size of the building will be reduced and several of the units will be built smaller in size;
- Some of the units will be now have one bedroom;
- The sales price for several of the units will be reduced to below \$200,000;
- Access for future trails that connect to North Street will be provided for via a Memorandum of Understanding with Portland Trails and an Easement will be granted to the public for this access;
- A financial contribution will be made to the City for the construction of a future community garden (s) located nearby. The amount of contribution will be discussed at the June 14th CDC meeting;
- At the last Planning Board meeting, some of the members expressed that the neighborhood does not have this type of density. A careful research of all existing properties located within two blocks verifies that but for an R-7 Zone or the R-6 Small Lot Provisions, over 90 % of the properties would not be permitted in this area;

Sincerely,


Greg Shinberg,

Manager

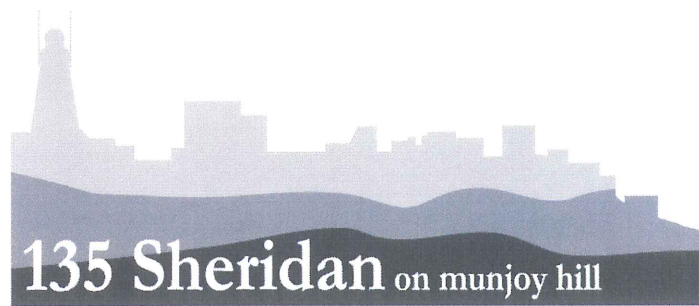


Unit #	Rooms	Square Footage	Finish	Price
1A	1 Bedroom	825	Standard	\$199,800
1B	1 Bedroom	825	Standard	\$199,900
2A	2 Bedroom	1142	Upgrade	\$390,000
2B	2 Bedroom	1170	Upgrade	\$390,000
2C	2 Bedroom	1165	Upgrade	\$358,000
2E	2 Bedroom	1270	Standard	\$386,000
2F	2 Bedroom	1070	Standard	\$318,000
2G	2 Bedroom	1070	Standard	\$268,000
3A	2 Bedroom	1142	Upgrade	\$430,000
3B	2 Bedroom	1170	Upgrade	\$430,000
3C	2 Bedroom	1165	Upgrade	\$388,000
3D	2 Bedroom	1225	Upgrade	\$355,000
3E	2 Bedroom	1270	Upgrade	\$420,000
3F	2 Bedroom	1070	Upgrade	\$344,000
3G	2 Bedroom	1142	Upgrade	\$288,000
4A	2 Bedroom plus Study	1686	Upgrade	\$770,000
4B	2 Bedroom plus Study	1624	Upgrade	\$748,000
4D	2 Bedroom	1225	Upgrade	\$440,000
4E	2 Bedroom	1270	Upgrade	\$460,000
4F	2 Bedroom	1070	Upgrade	\$369,000
4G	2 Bedroom	1070	Upgrade	\$322,000



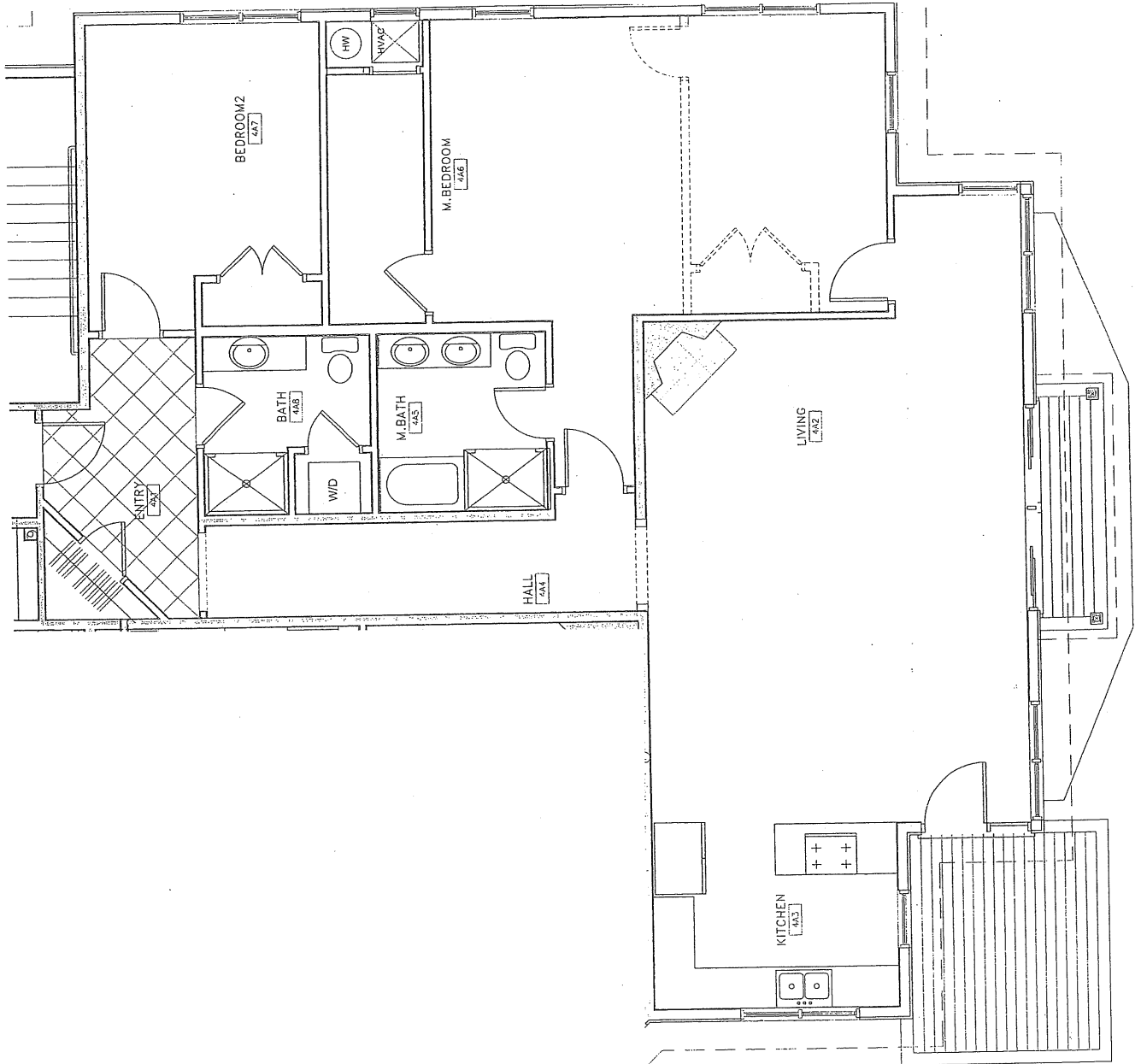
Standard Amenities

- Private deck or terrace
- Climate controlled environment
- High ceilings
- Washer/Dryer hookup
- Off-street parking
- Elevator
- Private storage rooms (located on the 2nd floor)
- Large windows
- Frigidaire Gallery Series appliances
- Kayak and bike storage (located in garage)



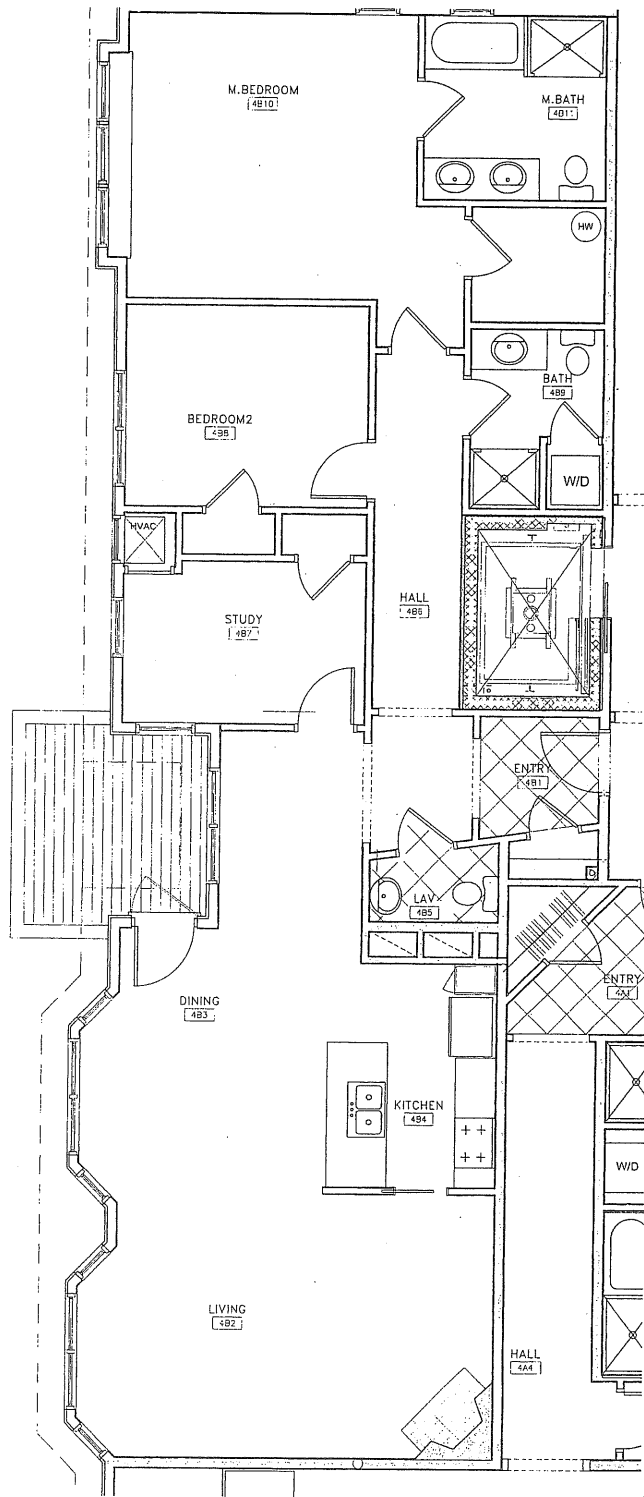
Upgrade Amenities

- Hardwood floors
- Granite countertops in kitchen and baths
- Tiled master showers
- Tiled master and 2nd bath floors
- Heated parking garage
- Stainless steel appliances
- Gas fireplace

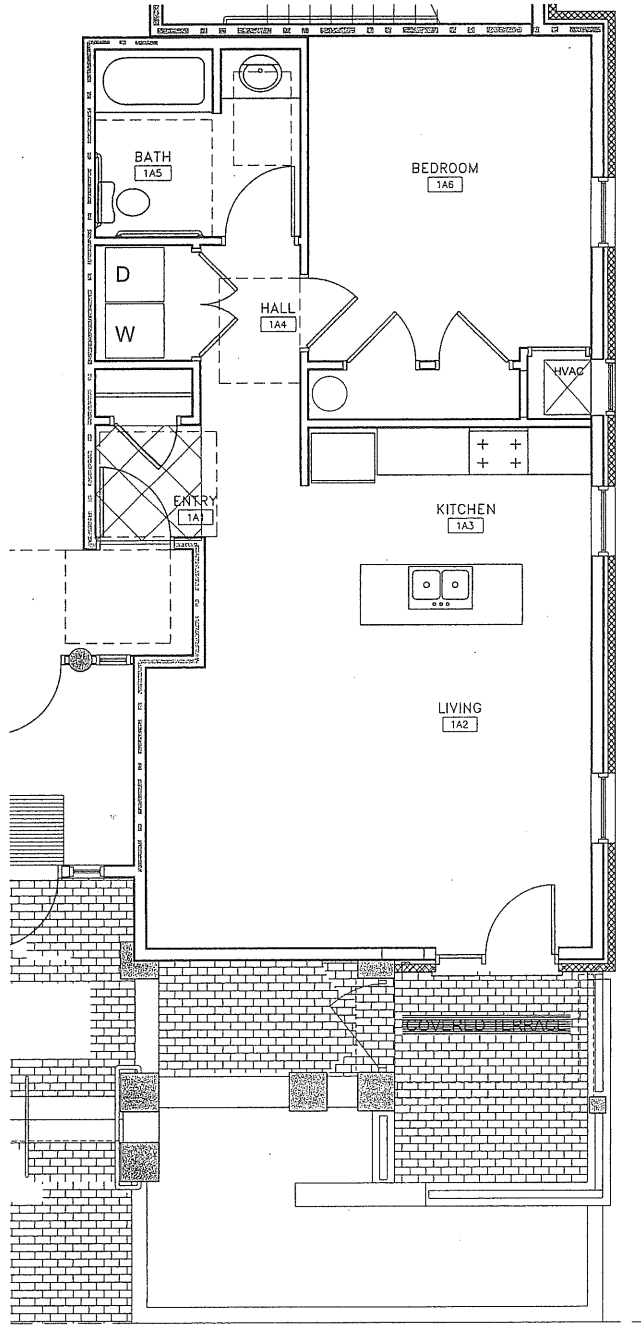


UNIT 4A - ENLARGED PLAN

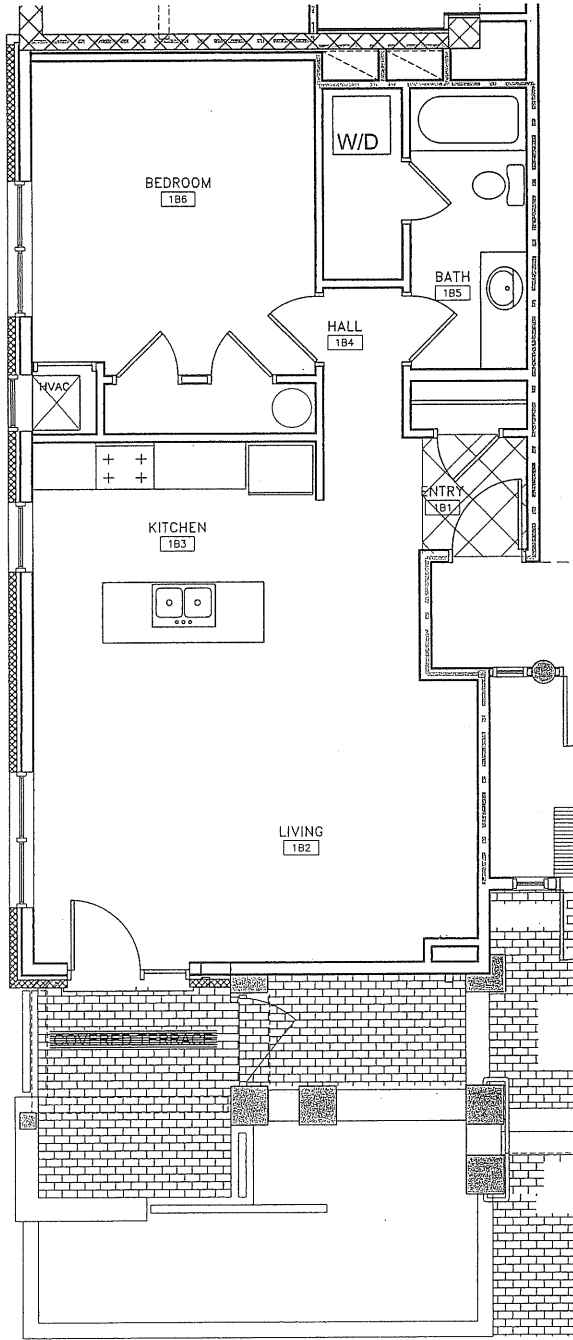
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A1.15



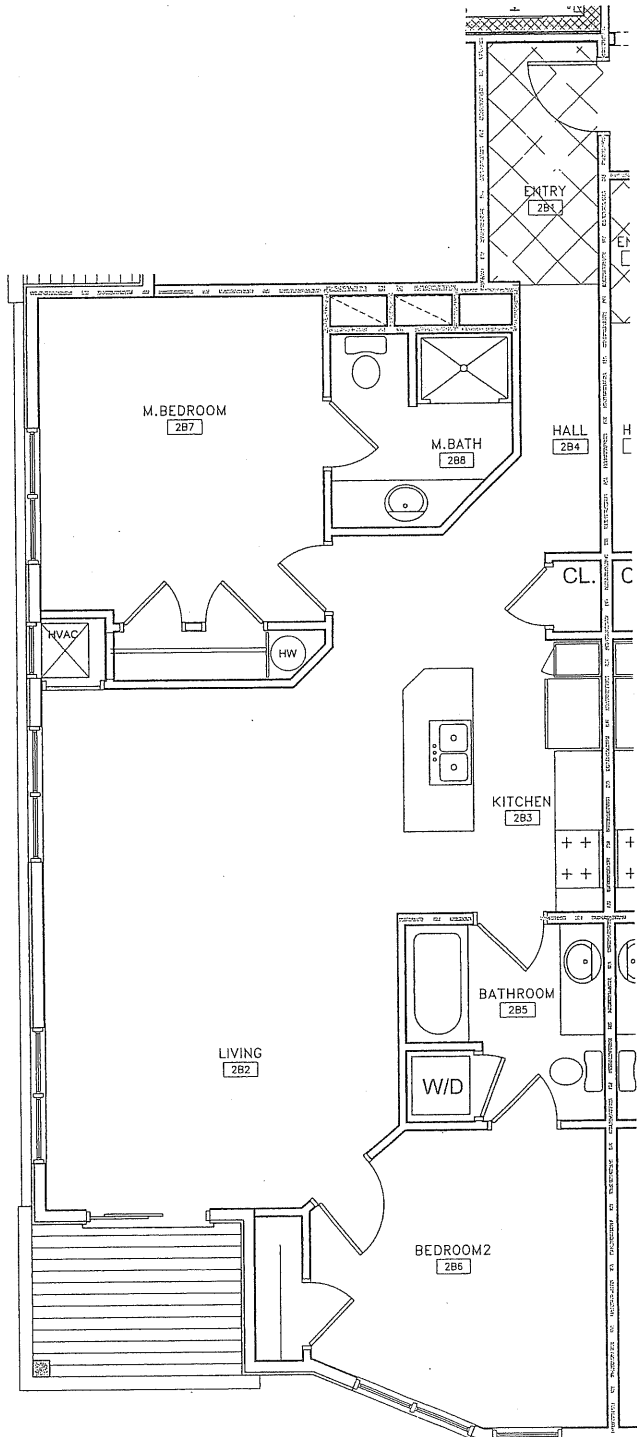
3 UNIT 4B - ENLARGED PLAN
A1.15



1 UNIT 1A (ACCESSIBLE UNIT) - ENLARGED PLAN
A1.10

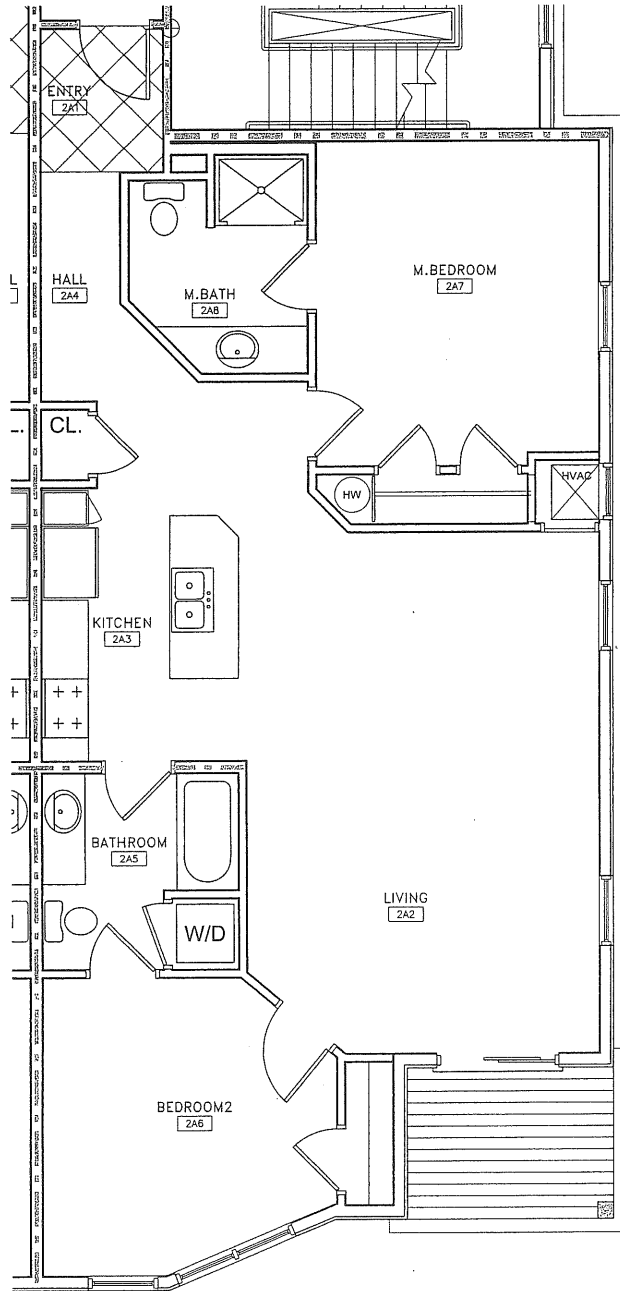


2 UNIT 1B - ENLARGED PLAN
A1.10



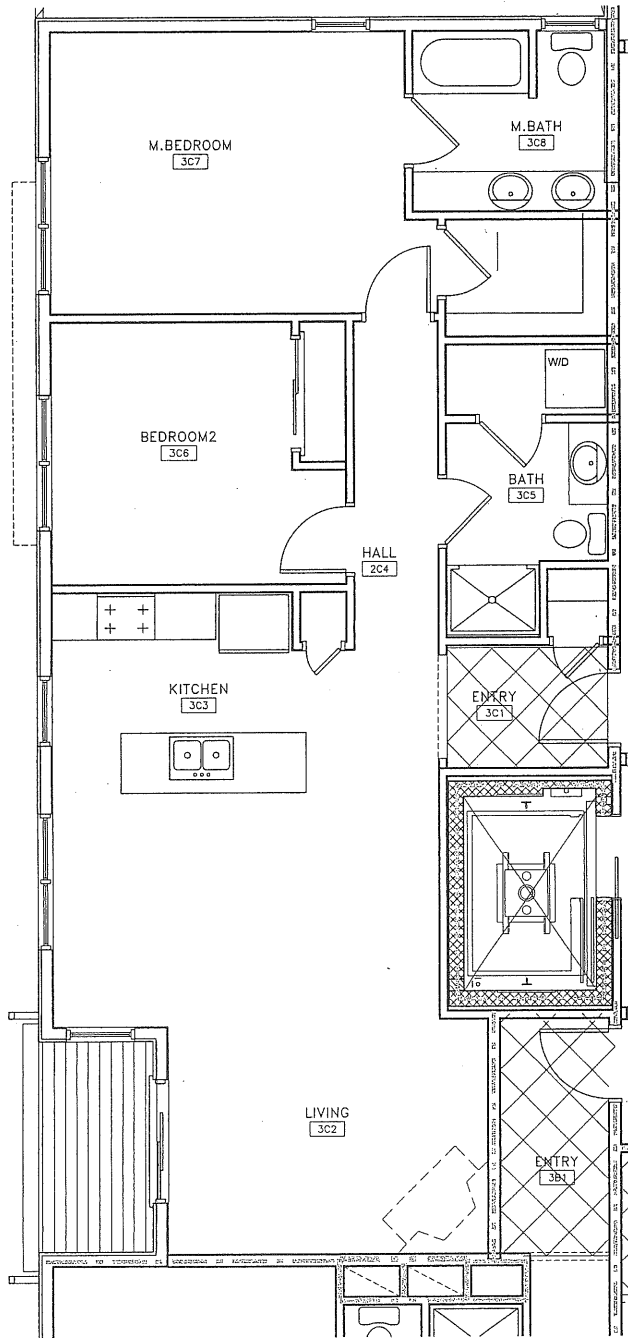
2 UNIT 2B - ENLARGED PLAN
 A1.11

2 UNIT 3B - ENLARGED PLAN
 A1.13



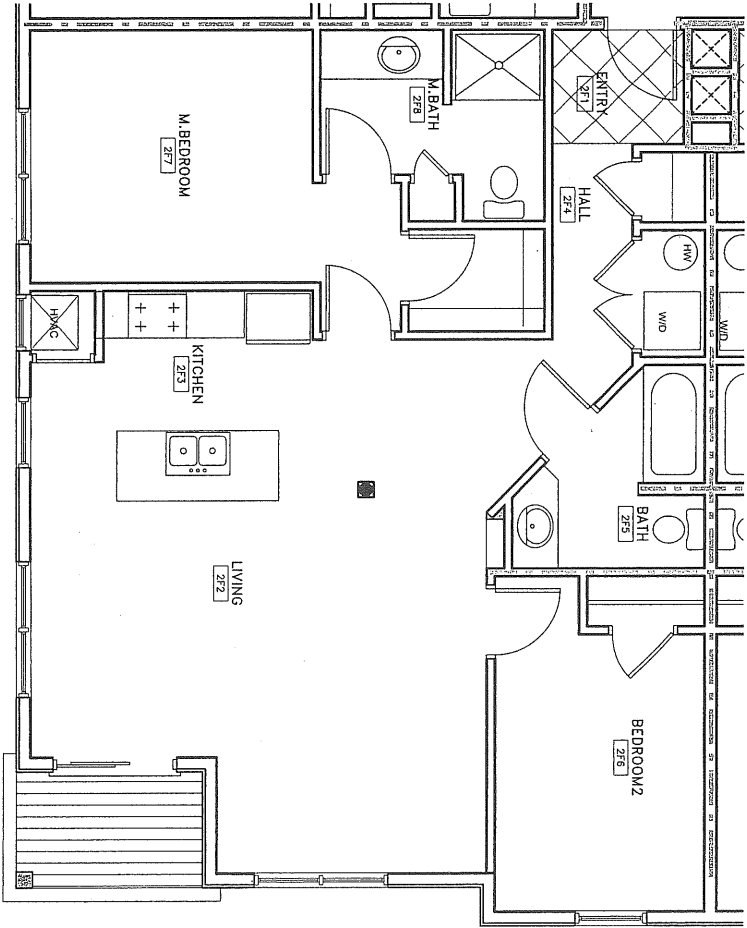
1 UNIT 2A - ENLARGED PLAN
A1.11

1 UNIT 3A - ENLARGED PLAN
A1.13



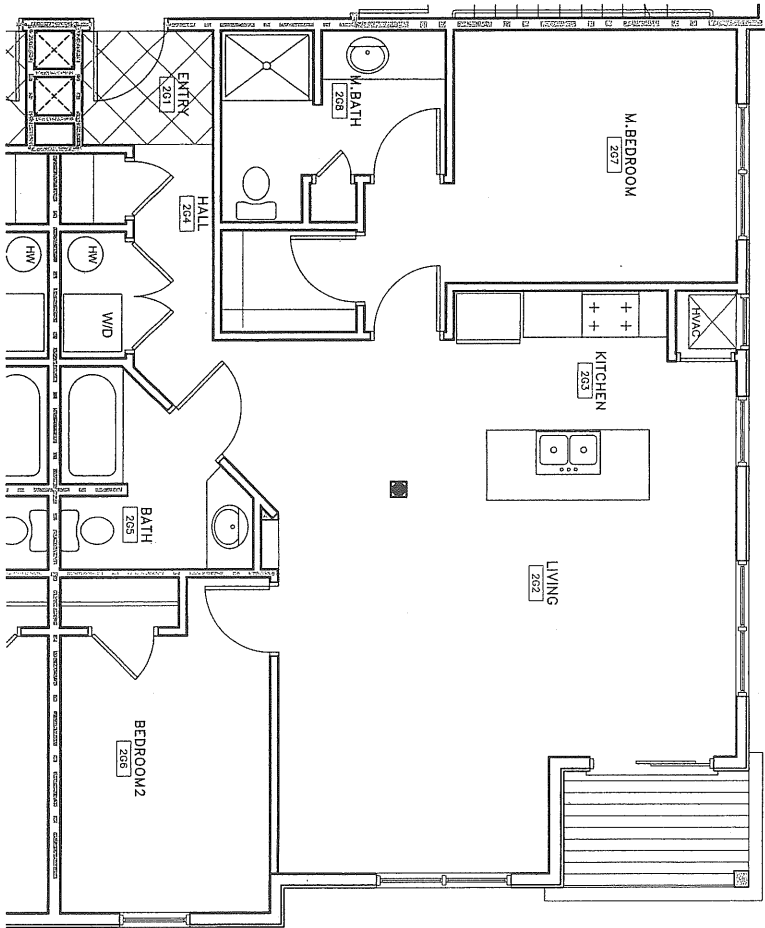
3 UNIT 3C - ENLARGED PLAN
 A1.13

3 UNIT 2C - ENLARGED PLAN
 A1.11



1 UNIT 2F - ENLARGED PLAN
A1:12

1 UNIT 3F - ENLARGED PLAN
A1:14

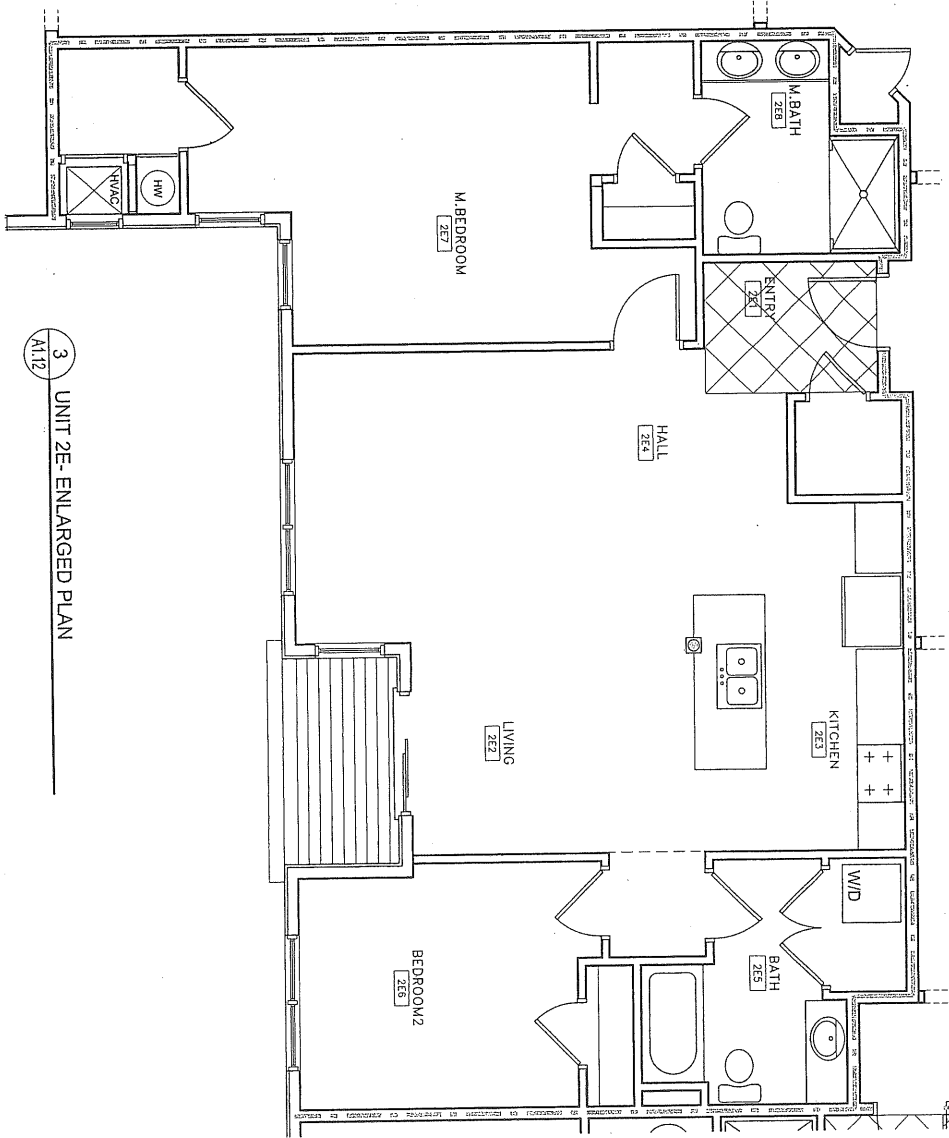


2
A112

UNIT 2G - ENLARGED PLAN

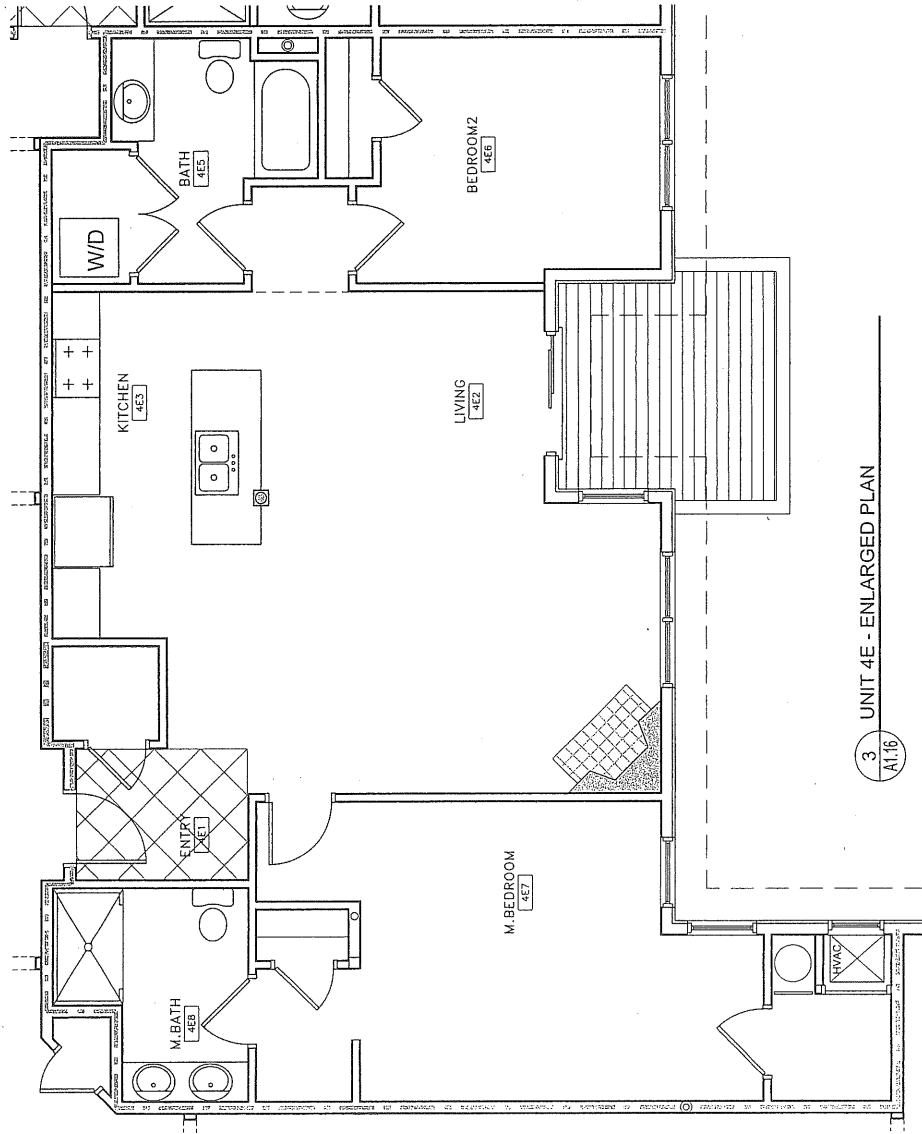
2
A114

UNIT 3G - ENLARGED PLAN

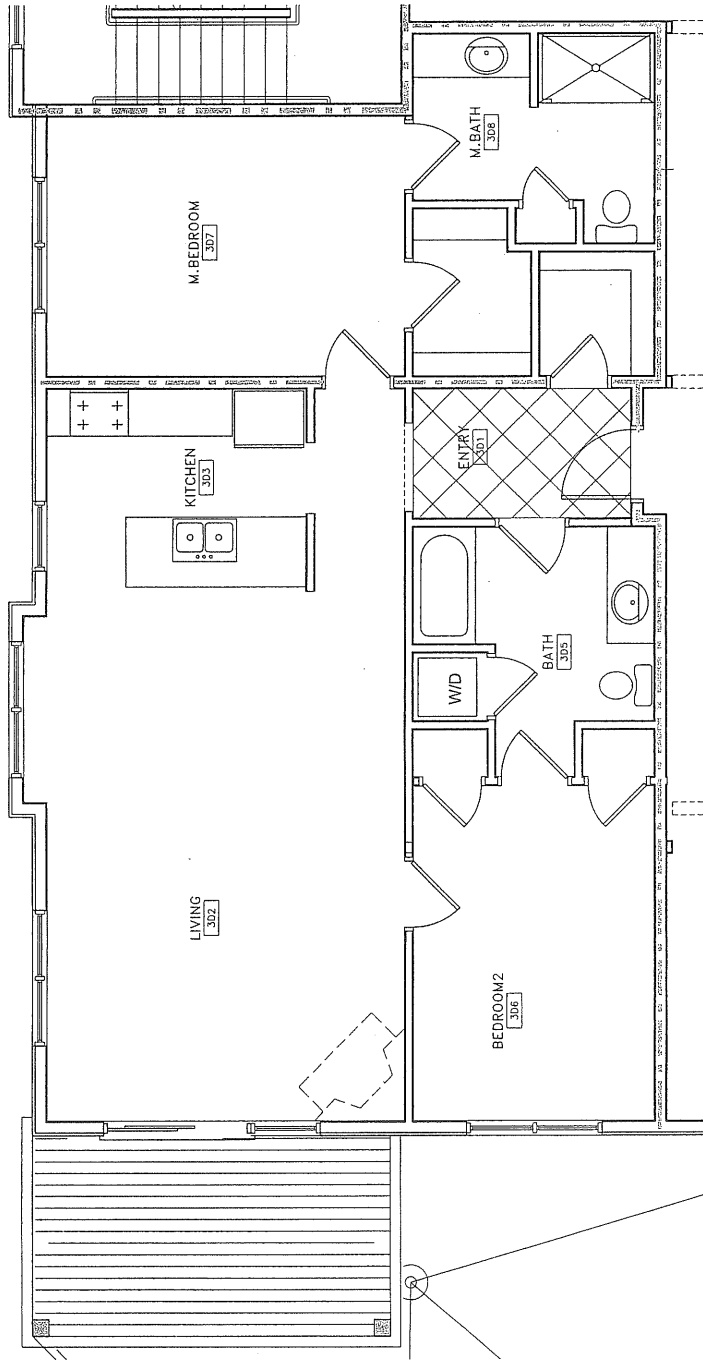


3 UNIT 2E - ENLARGED PLAN
A112

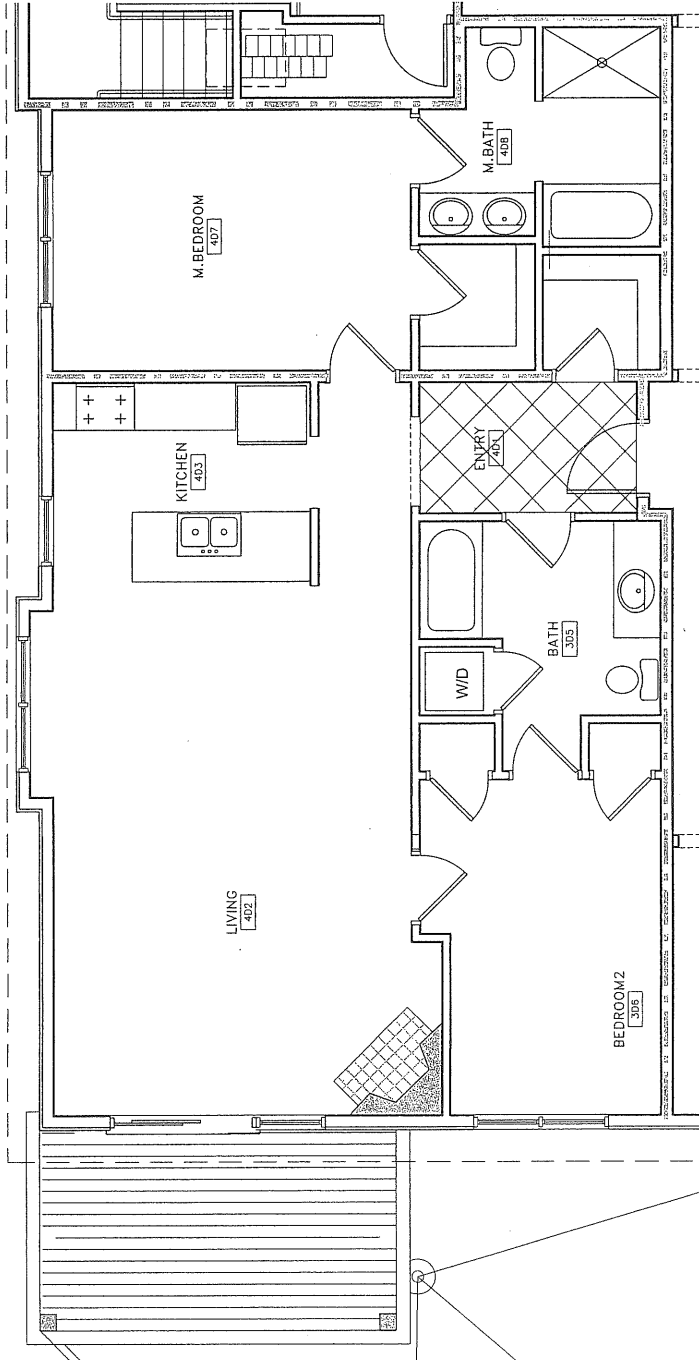
3 UNIT 3E - ENLARGED PLAN
A114



3 UNIT 4E - ENLARGED PLAN
A116

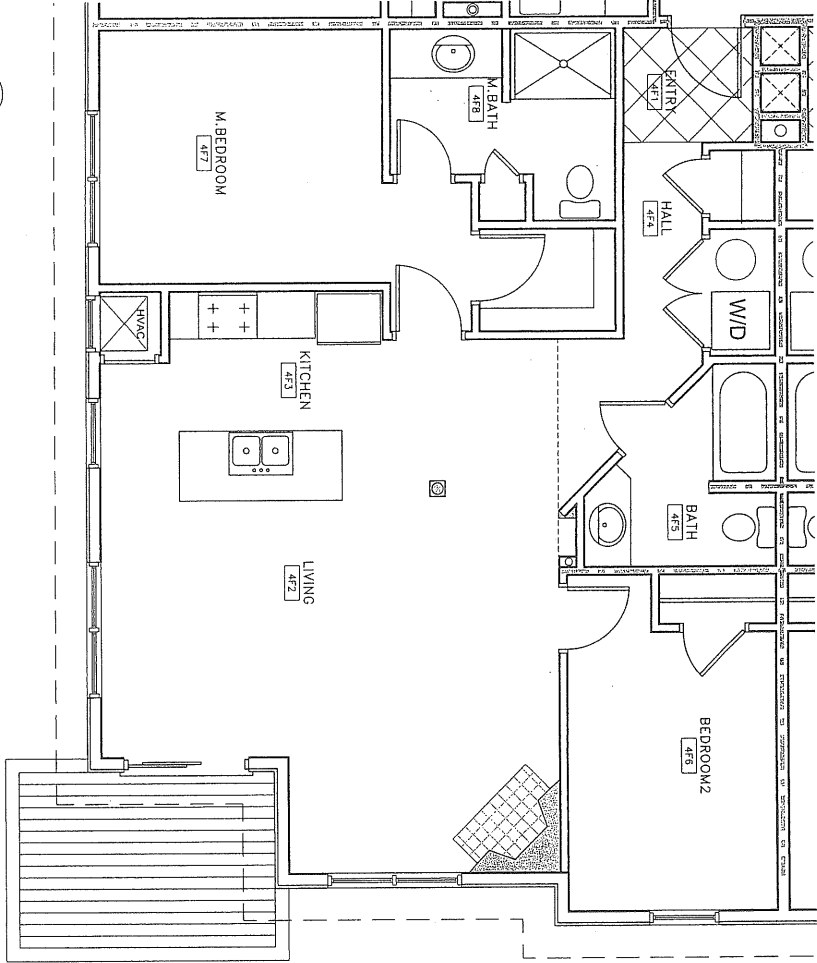


4 UNIT 3D - ENLARGED PLAN
A114

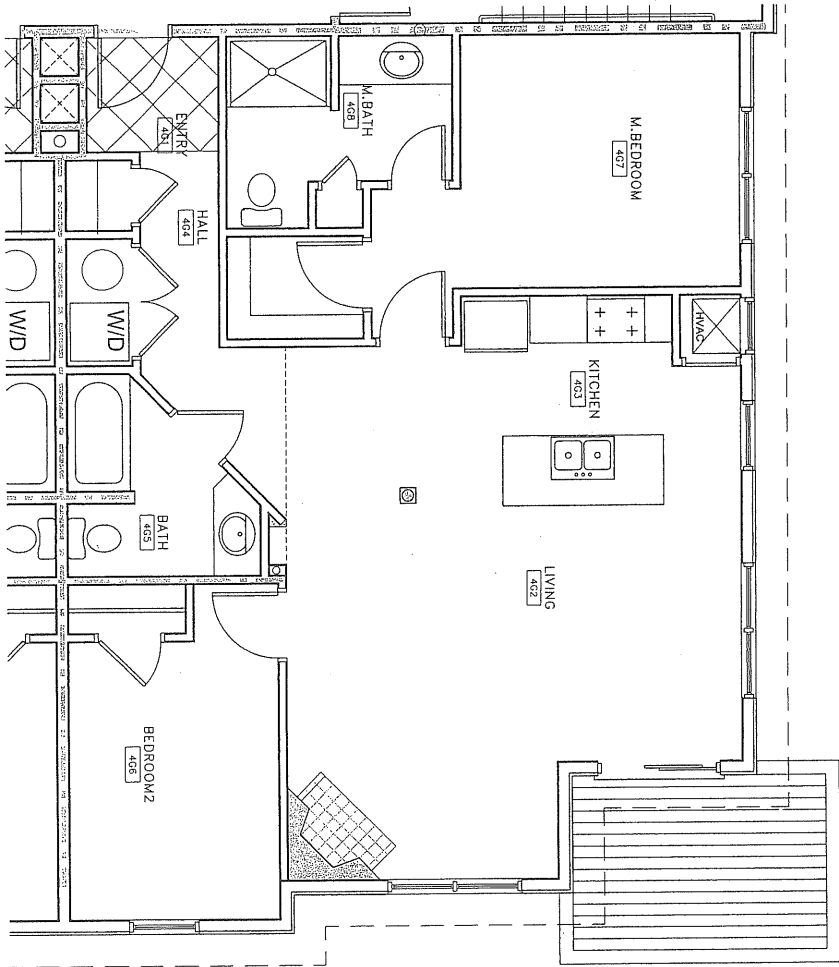


4 UNIT 4D - ENLARGED PLAN

A116



1 UNIT 4F - ENLARGED PLAN
A1.16



2 UNIT 4G - ENLARGED PLAN
A1.16

From: Shukria Wiar
To: Greg Shinberg
Date: 2/28/2008 12:26:23 PM
Subject: Sheridan Street

Hello Greg,

The Planning Division has reviewed the proposed color scheme for the above project; we do not have any concerns regarding the color. I was wondering if you considered the effects of a dark color for example fading, heat absorption, etc.

Thanks for being patience with the review!

Shukria

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-756-8083 Fax: 207-756-8258

Portland Builders, Inc.

P.O. Box 4902
85 York Street
Portland, ME 04112
(207) 879-0118 phone
(207) 772-8182 fax

September 4, 2007

MEMORANDUM

TO: Phil DiPierro, City of Portland

FROM: Dorian Sweeney
Administrative Assistant

RE: Sheridan Heights

Please see the attached copy of the HB Flemming correspondence in regards to the sheet piling at Sheridan Heights, 135 Sheridan Street, which was faxed to your office on August 28th. Feel free to contact Bill Cuddy with any questions or concerns.

H. B. FLEMING

89 PLEASANT AVENUE
SOUTH PORTLAND, ME 04106
PH (207) 799-8514
FX (207) 799-8538

RECEIVED

BY: _____

DATE: 8/24/07

PAGES 6
(INCL COVER)

TO: _____

ATTN: Bill Cuddy

FROM: DEAN SCIARAFFA

RE: _____ FAX: 772-8182

COMMENTS:

H. B. FLEMING, Inc.

89 Pleasant Avenue, South Portland, Maine, 04106
207-799-8514 FAX 207-799-8538

BRIDGES * PILE DRIVING * SUBMARINE PIPE LINES * CONTRACTORS-ENGINEERS

August 24, 2007

Bill Cuddy
Portland Builders, Inc.
P.O. Box 4902
Portland, ME 04112

RE: Sheridan Heights

Dear Bill,

I have attached the plans for our proposed repair of the existing parking lot on North Street behind the Sheridan Street project. I have incorporated the recommendations from S.W. Cole into our proposed repair.

As you are aware the damage to the parking lot was caused when the foundation under the existing block retaining wall at the top of the existing slope failed. It is our position the failure of the retaining wall foundation was caused by several factors some of these factors were outside of the control H.B. Fleming.

The existing block retaining wall was not built on a suitable sub-grade. Any disturbance to the sub-grade material during construction of the Sheridan Street project could have caused the foundation to fail. It was impossible to determine the condition of the sub-grade prior to starting the work because it was buried and hidden by vegetation. H.B. Fleming contributed to the disturbance of the sub-grade material during the installation of the excavation support structure. The sub-grade was also disturbed during the process of replacing unsuitable material under the Sheridan Street foundations. When we arrived on the site the material in front of and behind the proposed excavation support structure was already disturbed and showing some signs of movement. It is not our contention that Maietta caused the problem, but their work to excavate and replace unsuitable material started the process of de-stabilizing the slope. The disturbance caused during the unsuitable material excavation could have been avoided by installing a re-designed version of our excavation support structure to handle the greater excavation depth. The re-designed structure would have resulted in a substantial increase to our subcontract value.

In summary, I will breakdown the cost of repairing the parking lot as outlined on our plans and S.W. Cole's recommendations. The cost breakdown will show the amount of money H.B. Fleming is proposing to contribute towards the cost of the repairs. We would like to meet to discuss these costs and the shared responsibility before we start the work. We will not however, let any lack of agreement for the responsibility of these costs delay the start of the repairs.

Cost Breakdown:

1. H.B. Fleming, Inc.	\$ 21,500.00
2. Maietta Construction	8,000.00
3. Paving	1,500.00
4. Engineering (S.W. Cole, etc.)	1,000.00
	<hr/>
Sub- Total	\$ 32,000.00
H.B. Fleming contribution	<\$ 14,000.00>
	<hr/>
NET Cost	\$ 18,000.00

I am available to meet at your earliest convenience to discuss this matter in more detail.
If you have any questions, please feel free to give me a call.

Very Truly Yours,
H.B. FLEMING, INC.



Dean Sciaraffa

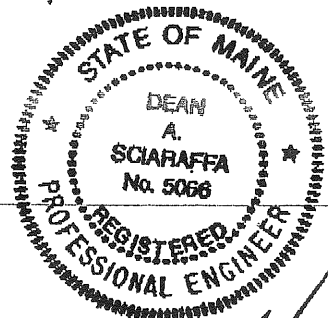
SHT 1/2

CONTRACTING ♦ ENGINEERING

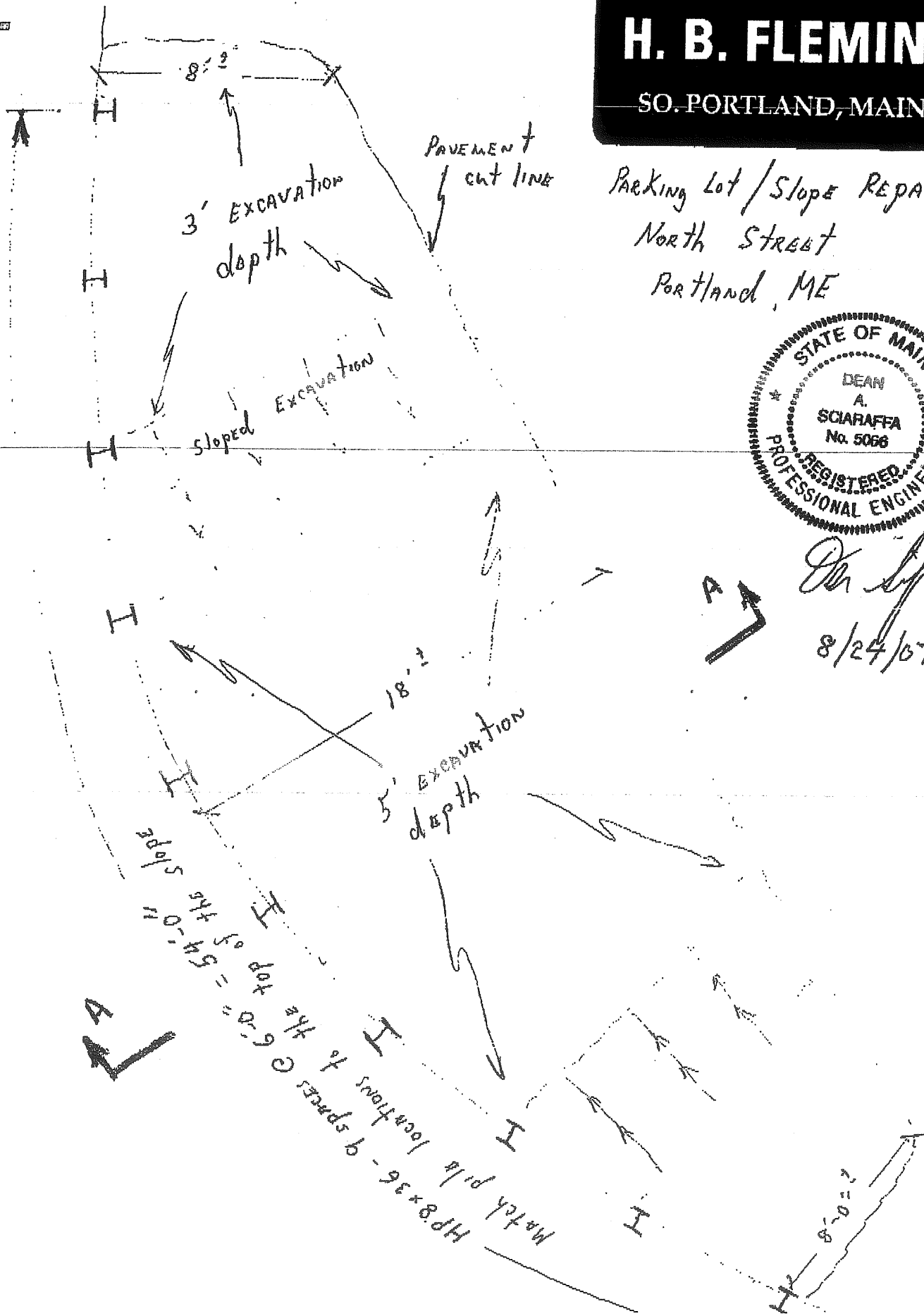
H. B. FLEMING

SO. PORTLAND, MAINE

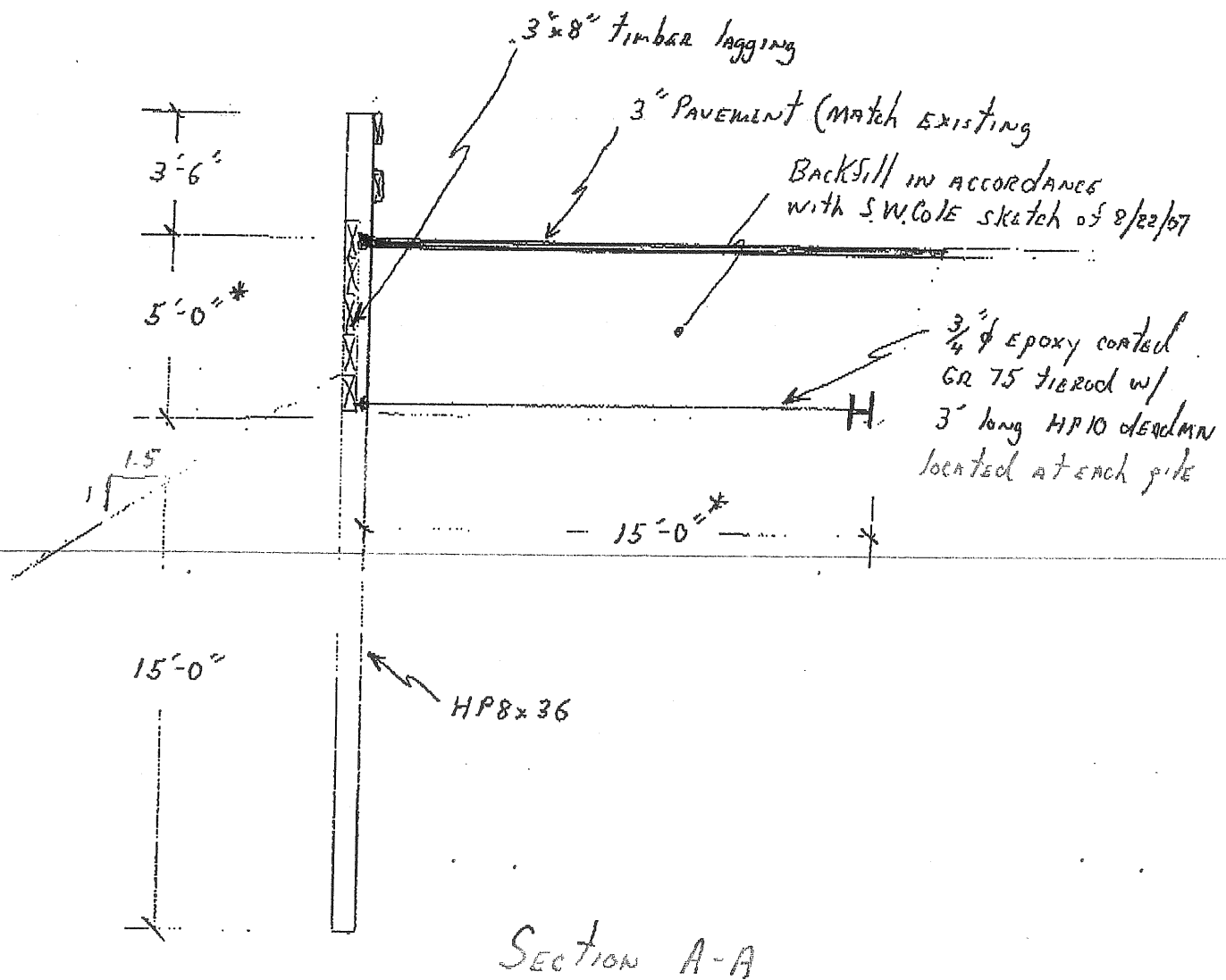
Parking Lot / Slope Repair
 North Street
 Portland, ME



Handwritten signature
 8/24/07



SHT 2/2



SECTION A-A

- Notes
1. Timber lagging to be full dimension No. 2 So. Yellow Pine, CCA treated to 1.0^{LB}
 2. H-pile to conform to ASTM A572 GR 50

* dimensions shown are for section A-A, the plan view shows the dimensions in the shallow cut areas



RECEIVED

BY: _____
- Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

FACSIMILE MESSAGE

COMPANY Portland Builders
 ATTENTION Joshua Cushman
 SWC JOB NUMBER 06-1271.2
 FAX NUMBER 772-8182
 DATE 8/22/07
 SENDER Matt Lilley
 SUBJECT: Preliminary concept detail for parking lot repair.

NO. OF PAGES INCLUDING COVER 2
 HARD COPY TO FOLLOW IN MAIL no

Josh,
 Attached please find a preliminary concept detail for your review. Would you please forward this to H.B. Fleming.

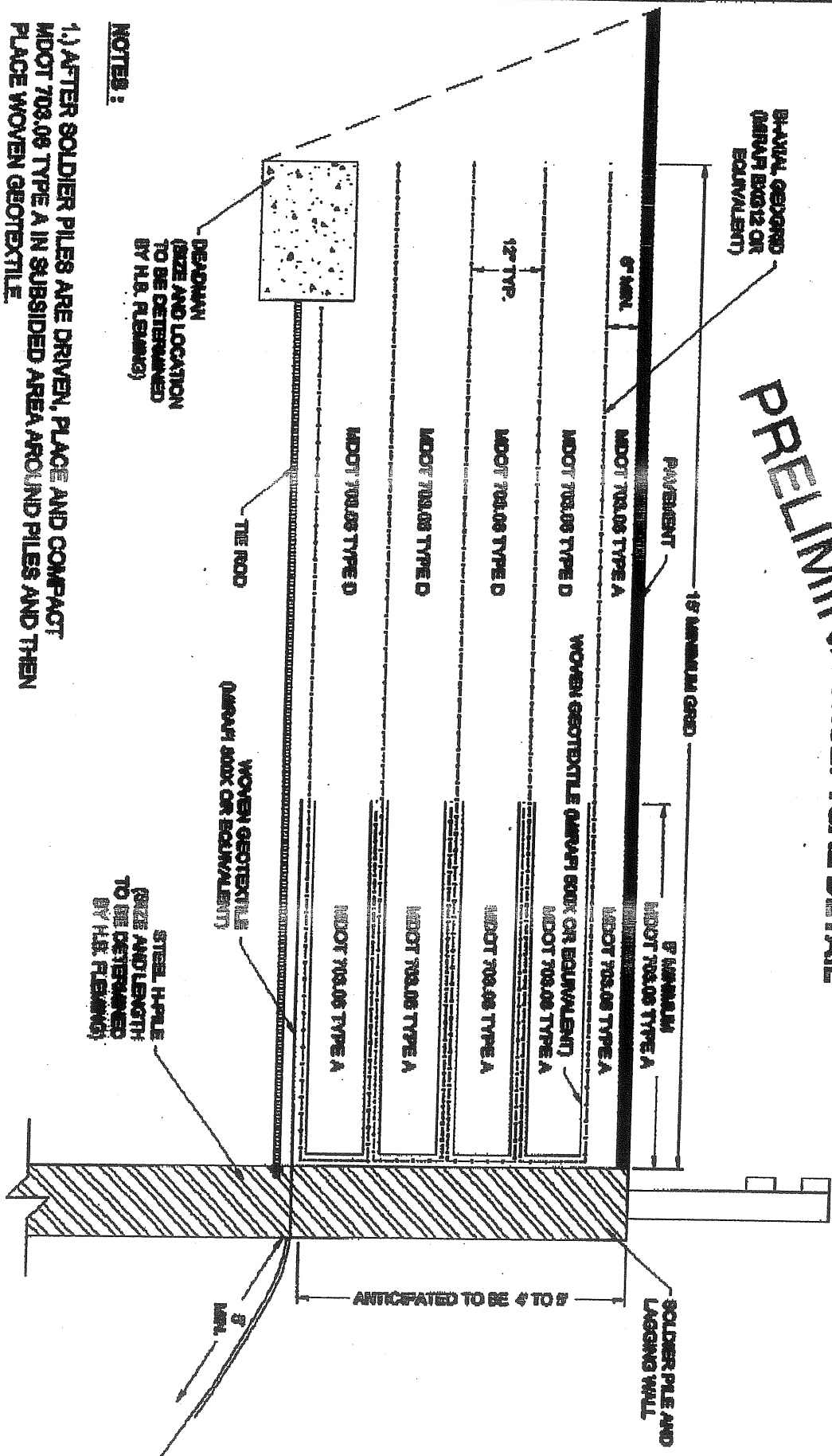
Matt

The information contained in this facsimile transmission is privileged and confidential and intended for the use of the addressee named above. If the receiver of the following pages is not (one of) the above named recipient(s), you are hereby notified that any retention, dissemination, distribution or copying of this facsimile is prohibited. If you received this facsimile in error, please notify us immediately by telephone. Thank you.

GRAY, ME OFFICE
 286 Portland Road, Gray, ME 04039, Tel (207) 657-2866, Fax (207) 657-2844, (E-MAIL) info@swcole.com, (I) www.swcole.com

Other offices in Augusta, Bangor and Caribou, Maine & in Somersworth, New Hampshire

PRELIMINARY CONCEPTUAL DETAIL

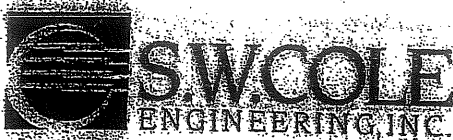


NOTES:

- 1.) AFTER SOLDIER PILES ARE DRIVEN, PLACE AND COMPACT MDOT 703.08 TYPE A IN SUBSIDED AREA AROUND PILES AND THEN PLACE WOVEN GEOTEXTILE.
- 2.) ALL FILL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

Job No. 06-1271.2
Date: 06/22/07

Scale Not to Scale
Sheet 1



SOILS OBSERVATION REPORT

Project Name: Shendan Heights
 Client: Shendan Street, LLC
 Client's Rep.: Greg Shinberg
 Contractor: Portland Builders

Project No: 06-1271.1
 Date: 8-16-07
 Page: 1 of 1

Technician: JLD

Weather			Site Conditions		Materials Used	
<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Snow	<input type="checkbox"/> Warm	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Dusty	<input type="checkbox"/> Site Fill	<input type="checkbox"/> Non Frost Susceptible
<input type="checkbox"/> Overcast	<input type="checkbox"/> Fog	<input type="checkbox"/> Hot	<input type="checkbox"/> Muddy	<input type="checkbox"/> _____	<input type="checkbox"/> Utility Bedding	<input type="checkbox"/> Subbase
<input type="checkbox"/> Rain	<input type="checkbox"/> Cold	<input type="checkbox"/> Windy	<input type="checkbox"/> Frozen	Temperatures: _____	<input type="checkbox"/> Base	<input type="checkbox"/> _____

Soils Worked Performed:

- Site Prep
 Building Earthwork
 Earthwork
 Utilities Earthwork
 Planting Soils

Compaction Equipment

Used:

- Large Roller
 Small Roller
 Trench Roller
 Large Plate Tamp
 Small Tamp
 Jumping Jack

SOILS OBSERVATIONS

	Observed		Comments
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Site Preparation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Fill Placement	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Material Type (Proper material used for construction)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Type D
Lift Size	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Compaction	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
In-place Densities	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
In-place Density Frequency	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
NON-CONFORMANCE ITEMS OBSERVED			
Non-conformance item description:			
Action taken by SWCE:			
Person(s) Notified:			
SITE WORK OBSERVED			
No. of trucks leaving site: <u>4</u>	Material leaving site: <u>Material from dump site</u> <u>Asphalt truck material</u>		
No. of trucks entering site: <u>4</u>	Material delivered to site: <u>Type D</u>		
No. of earthwork personnel onsite: <u>1</u>	Equipment in use: <u>Excavator</u>		

Notes:

Continued to excavate between retaining soldier piles and install timber lagging. At the center of the wall material from the hill above kept sliding down so Maletta put two steel plates behind wall. Less than an hour later part of the backing inT above collapsed. H.P. Kroming was still able to finish most of the lagging.

ATTACHMENTS Y N

Reviewed By: MPR



Project Name: Sheridan Heights
 Client: Sheridan Street, LLC
 Client's Rep.: Greg Shirberg
 Contractor: Portland Builders

Project No: 06-1271.1
 Date: 8-15-07
 Page: 1 of 1
 Technician: JLD

Weather			Site Conditions		Materials Used	
<input type="checkbox"/> Clear	<input type="checkbox"/> Snow	<input type="checkbox"/> Warm	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Dusty	<input type="checkbox"/> Site Fill	<input type="checkbox"/> Non Frost Susceptible
<input checked="" type="checkbox"/> Overcast	<input type="checkbox"/> Fog	<input type="checkbox"/> Hot	<input type="checkbox"/> Muddy	<input type="checkbox"/> _____	<input type="checkbox"/> Utility Bedding	<input type="checkbox"/> Subbase
<input type="checkbox"/> Rain	<input type="checkbox"/> Cold	<input type="checkbox"/> Windy	<input type="checkbox"/> Frozen	Temperatures: _____	<input type="checkbox"/> Base	<input type="checkbox"/> _____

Soils Worked Performed:
 Site Prep Earthwork Planting Soils
 Building Earthwork Utilities Earthwork

Compaction Equipment Used:
 Large Roller Small Roller Trench Roller Large Plate Tamp
 Small Tamp Jumping Jack

SOILS OBSERVATIONS			
	Observed		Comments
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Site Preparation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Fill Placement	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Material Type (Proper material used for construction)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Type D
Lift Size	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Compaction	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
In-place Densities	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
In-place Density Frequency	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
NON-CONFORMANCE ITEMS OBSERVED			
Non-conformance item description:			
Action taken by SWCE:			
Person(s) Notified:			
SITE WORK OBSERVED			
No. of trucks leaving site: <u>25</u>	Material leaving site: <u>Material from old dump site</u> <u>Ash and rock material</u>		
No. of trucks entering site: <u>2</u>	Material delivered to site: <u>Type D</u>		
No. of earthwork personnel onsite: <u>2</u>	Equipment in use: <u>Excavator</u>		

Notes:

Mudcrete excavated in between soldier piles so H.P. Formline could
install the wood lagging. Mudcrete would use the material to fill behind
the wall once a whole section of lagging was installed. Lagging was installed
today between sections D+4, H+17, in lagging 4-5, some 7.5' some 6'.
They are reported to be on the timber lagging for the retaining wall
temporary.

ATTACHMENTS Y N

Reviewed By: [Signature]

From: Maletta

207 883 7019

06/19/2007 13:13

8409 P.002/004

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 6/18/2007

Name of Project: SHERIDAN HEIGHTS CONDOMINIUMS

Address/Location: 135 SHERIDAN ST PORTLAND ME

Developer: SPINBERG CONSULTING LLC

Form of Performance Guarantee: _____

Type of Development: Subdivision Site Plan (Major/Minor) MINOR

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				800sq	20.0/sq	\$16,000
Curbing	20LF	35.0/LF	\$700	164LF	25.0/LF	\$4,100
Sidewalks	385LF	15.0/LF	\$5,775	2515SF	10.0/SF	\$25,150
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	805sq	20.0/sq	\$16,100			
Other						
2. EARTH WORK						
Cut				1482sq	8	\$11,856
Fill				324sq	4.0	\$1,296
3. SANITARY SEWER						
Manholes	1 EA	2500	\$2500			
Piping						
Connections	1 EA	300	\$300			
Main Line Piping	105LF	35.0	\$3,675			
House Sewer Service Piping	15LF	35.0	\$525	15LF	35.0/LF	\$525
Pump Stations						
Other						
4. WATER MAINS						
	295LF	40.0	\$11,800	150LF	20.0/LF	\$3,000
5. STORM DRAINAGE						
Manholes	1	2500	\$2,500	2 EA	2500	\$5,000
Catchbasins	1	2250	\$2,250	3 EA	2000	\$6,000
Piping	200LF	35.0	\$7,000	268LF	32.0	\$8,576
Detention Basin				1 LS	35,000	\$35,000
Stormwater Quality Units						
Other				1 EA	5,000	\$5,000

From: Maletta

207 883 7019

06/19/2007 13:13

0408 P.003/004

6. SITE LIGHTING				4 EA	2000	\$8000.00
7. EROSION CONTROL						
Silt Fence				500 LF	2.5/LF	\$1250.00
Check Dams						
Pipe Inlet/Outlet Protection						
Level Lip Spreader						
Slope Stabilization						
Geotextile						
Hay Bale Barriers						
Catch Basin Inlet Protection				3 EA	150/EA	\$450.00
8. RECREATION AND OPEN SPACE AMENITIES						
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				1 LS	10,660.00	\$10,660.00
10. MISCELLANEOUS						
TOTAL:						\$53,125.00
GRAND TOTAL:						\$142,663.00

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:			
or			
B: Alternative Assessment:			
Assessed by:			
	(name)	(name)	

(207) 777-5275
FAX (207) 777-5275

www.gammonlandscapenursery.com

PROPOSAL SUBMITTED TO Portland Builders, Inc.		DATE 07/19/01
P.O. Box 4502		JOB NAME Sheridan Heights
CITY, STATE and ZIP CODE Portland, ME 04112		JOB LOCATION Portland, ME
ARCHITECT	DATE OF PLANS	JOB PHONE
		Fax 772-8182

We propose hereby to furnish material and labor complete in accordance with specifications below for the sum of
Eleven thousand six hundred seventy one 63/100 **11,671.63**
 dollars (\$ _____).

Payment to be made as follows:
Total due within 30 days after job is complete.

We claim 1.5% interest per month on all overdue bills.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be specified and written orders; and will become all costs charge over and above the contract. All agreements stipulated upon letters, conditions or delays beyond our control. Claims to carry fire, burglary and other necessary insurance. Our contract will fully covered by Workman's Compensation Insurance.

Authorized Signature Richard Dossman Pres.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

Attachment #1

1. Provide and plant the below listed trees, shrubs and perennials complete with composted bark mulch.

2	Capital Callery Pear	2.5" cal.	\$ 220.00	\$ 440.00
2	Armstrong Red Maple	2.5" cal.	231.00	462.00
30	Credo Yarrow	3 gal.	16.00	480.00
288	Baltic Ivy	3.5 in. pot.	1.75	504.00
4	Artic Fire Red Twig Dogwood	5 gal.	32.00	128.00
11	Hetz Columnar Juniper	6 ft.	95.00	1,045.00
13	Sea Green Juniper	7 gal.	32.00	416.00
14	Dw. David Bisset Bamboo	5 gal.	49.00	686.00
32	Pink Provencent Rugosa Rose	3 gal.	16.00	512.00
8	Catawba Alba Rhododendron	7 gal.	66.00	528.00
12	Hiba Arborvita	5 gal.	39.00	468.00
16.25	Composted Bark Mulch	Yard	26.00	422.50
	Total Materials			\$ 6,091.50
	Sales Tax			304.58
	Labor - Planting Fee			4,264.05
	Total			\$ 10,660.13

Plan LG1

4	Hetz Columnar Juniper	6 ft.	\$ 95.00	\$ 380.00
3	Catawba Album Rhododendron	7 gal.	66.00	198.00
	Total Materials			\$ 578.00
	Sales Tax			28.90
	Labor - Planting			404.60
	Total			\$ 1,011.50

28 December 2006

Mr. Greg Shinberg,
Shinberg Consulting, L.L.C.,
477 Congress Street, Fifth Floor,
Portland, Maine 04101-3427

**RE: The Capacity to Handle Wastewater Flows, from the Proposed
"Sheridan Heights," a Proposed Condominium, at 135 Sheridan Street.**

Dear Mr. Shinberg:

The existing eight-inch diameter sewer pipe located in Sheridan Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the total anticipated wastewater flows of **5,040 GPD**, from the proposed development.

Anticipated Wastewater Flows from the Proposed Project:

Twenty-One Proposed Condominium Units @ 240 GPD/Unit	= <u>5,040</u> GPD
Total Proposed Increase in Wastewater Flows for this Project	= 5,040 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Shukria Wiar, Planner, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file

CITY OF PORTLAND, MAINE

PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

January 19, 2007

Greg Shinberg
Shinberg Consulting, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427

RE: 135 Sheridan Street; 21 Unit Condominiums
Application ID Number: 2006-0214
CBL 013 K002001Chart 116, Block E00, Lot 3001

Dear Mr. Shinberg,

On January 9, 2007 the Portland Planning Board considered the subdivision and site plan application for a twenty-one (21) unit residential development at 135 Sheridan Street. On the basis of the application, plans, reports and other information submitted by the applicant, staff comments and recommendations contained in Planning Report #02-07, the subdivision and site plan regulations and other applicable regulations, and the testimony presented at the Planning Board hearing the Planning Board found the following:

1. Subdivision:

The Planning Board voted 7-0 that the plan is in conformance with the subdivision standards of the land use code, subject to the following condition of approval:

- i. Applicant shall provide a capacity to serve letter from the Portland Water District.

2. Waivers:

The Planning Board voted 7-0 to waive the Technical Standard, Section III 2 A (b), which requires a 24 foot wide driveway for two-way ingress and egress, to allow the access to be 20 feet clear width at the building line on Sheridan Street as shown on the site plan Attachment 2i.

The Planning Board voted 7-0 to waive the Technical and Design Standards and Guidelines, Section III (7), which requires parking bays to be 9 feet by 19 feet, to allow interior parking bays shall be 9feet by 17 ft 11 inches and exterior parking bays number 23 to 30 shall be 9ft by 16ft.

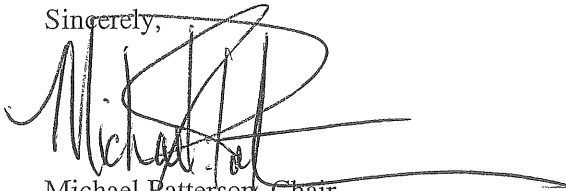
The Planning Board voted 7-0 to waive the Technical and Design Standards and Guidelines, Section III (7), which requires a 24-foot aisle width for 90° parking stalls, to allow a 22-foot aisle width.

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 pre-construction meeting.
6. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Shukria Wiar at 756-8083 or by email at shukriaw@portlandmaine.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Patterson", with a long horizontal flourish extending to the right.

Michael Patterson, Chair
Portland Planning Board

SHINBERG CONSULTING, LLC

477 Congress Street, 5th Floor

Portland, Maine 04101-3427

207 523 3410 Office

207 773 8597 Fax

gls@gwi.net

FROM: Greg Shinberg

TO: Shukria Wiar

DATE: 1/2/07

RE: Water District Capacity letter

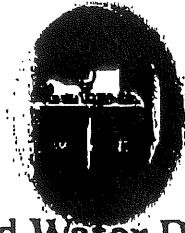
NUMBER OF PAGES INCLUDING COVER: _____

FAX NUMBER: 756 8258

MESSAGE: Shukria -

Here is the Water District
Capacity letter for
Sheridan Heights
of

Attention: This facsimile contains information intended only for the person above-named and may be privileged under attorney-client or other rules. The distribution, copying, or disclosure of the information contained in this facsimile is strictly prohibited. If you have received this facsimile in error, please notify us by telephone and destroy the original message.



Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

FACSIMILE TRANSMITTAL SHEET

To: Greg Shinberg	From: Rico Spugnardi
Company: Shinberg Consulting, LLC	Date: January 4, 2007
Fax number: (207) 773-8597	Total # of pages including cover:
Phone number: (207) 523-3410	Re: Sheridan Heights Portland, ME

For Your Use Urgent For Review Please Reply Please Recycle

Notes/Comments:

Greg,
Original with Locus Map will be mailed.

Thanks,
Rico

207 773 8597 FAX
207 773 8597 TEL
PORTLAND, MAINE 04104-3553



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

January 3, 2007

Sheridan Heights, I.L.C.
477 Congress Street, 5th Floor
Portland, ME 04101-3427

Attn: Greg Shinberg, Project Manager
Re: Sheridan Heights Condominiums, Portland

Dear Mr. Shinberg:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 21-unit condominium building on Sheridan Street in Portland, Maine. However, based on the current infrastructure in Sheridan Street and the needs of your project, an 8-inch diameter main extension will be required on Sheridan Street to serve the project.

We have reviewed the Utility Plan submitted from SGC Engineering which shows your plans for this extension and we will work with you and the engineering firm to finalize design issues related to the extension. However, with the details of this main extension worked out, the Portland Water District will be able to serve the proposed project.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Sheridan Street (300' north of Cumberland Avenue)
Hydrant # POD-HYD00360
Static Pressure = 62 PSI
Flow = 1111 GPM
Last Tested = 05/20/2005

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

THU/JAN/04/2007 02:33 PM

P. 001/001

Taken _____ Delivered _____ Built _____ Billed _____ Checked _____ Page # 1
 By: _____ By: _____ By: _____ By: _____ By: _____

Shipping Time Zone--Check One Time: 13:32 WINDHAM
 #1 _____ #2 _____ #3 _____ #4 _____ Special order
 6:00 am - 9:00 am 9:00 am - 12:00 pm 12:00 pm - 3:00 pm 3:00 pm - 6:00 pm

Sold to:
 HPC CASH ACCOUNT
 HOME PLANNING CENTER

Ship to:
 GREG SHINBERG
 63 MARGINAL WAY
 PORTLAND, ME 04001
 CASH303

PH: 653-7510

Account CASH303 Ord Date 12/20/06 Del Date 01/03/07 Ent 849 Order # 10231415 Counter Counter Customer PO # ARMSTRONG CAES

Item Cd	Qty	Description	Ext Qty	Price	Net Amount
		please place on the first floor and see forman			
		LEN DEAMAN			
KSO	2 EA	ARMSTRONG TIARA MPL/W3614	2.000	221.960	443.92
KSO	2 EA	ARMSTRONG TIARA MPL NAT/B36	2.000	312.480	624.96
KFREIGHT	1 EACH	KITCHEN FREIGHT	1.000	0.000	0.00
		ARMSTRONG 12-28-06 E19053-001			
		00187230 WINDHAM			
		KB3			
		Total Ship Units: 4.000 EA			
		1.000 EACH			

Vendor: 7012
 PO Number: 00187230
 Deposit taken- 01/03/2007 1122.32
 MC

MANCOCK LUMBER
 489 ROOSEVELT TRAIL
 WINDHAM ME 04062
 207-892-6711

Merchant ID: 138892404
 Term ID: 0002

Phone Order

MASTERCARD

XXXXXXXXXX3884

Entry Method: Manual

Approved: OnLine

Batch#: 029907

01/03/07

08:58:51

AVS Code: Y
CVV2 Code: M

Inv #: 00900001

Apnr Code: 017432

Order #: 18231415

Total: \$ 1,122.32

Sub-Total 1068.88
 Sales Tax 53.44
 ORDER TOTAL 1122.32
 Less Deposit 1122.32
 AMOUNT DUE 0.00

*Fax to:
 773-8597
 (per Dad)*

Customer Copy

THANK YOU

CITY OF PORTLAND, MAINE

Planning and Development Department
Planning Division

389 Congress Street, Portland, Maine 04101
(207) 874-8719 Fax (207) 756-8258

Shendan Street - Revised plans:

- No Lighting plans have been submitted.
- No erosion Plan have been submitted.
- Ask Jeff if planting okay!

Waivers for underground

- Parking bays E.g.
- drive way have not be submitted.
- aisle width (underground parking) does not meet the 24' width.

Utilities Capacity letters.

- Need the following
 - Water
 - Sewer

Contribution to the City's tree fund.

21 units = 42 street streets

Proposing 2 = 40 remain $\Rightarrow 40 \times \$200 =$

\$8000

Memorandum
Department of Planning and Development
Planning Division



To: Chair Patterson and Members of the City of Portland Planning Board
From: Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division
Date: 12/27/06
Re: Sheridan Height Condominiums, 135 Sheridan Street

Introduction

The Sheridan Height Condominiums will be reviewed at an upcoming Planning Board hearing. This building will be reviewed for compliance with the Conditional R-6 Zone. Elevations dated October 31, 2006 were reviewed for this memo.

Description

The Sheridan Height Condominiums building is an L-shaped, five story structure at Sheridan Street (four stories and a mezzanine level with roof decks). The building has a flat roof with a railing. Balconies are shown along the front and side facades. The elevations indicate that the railing systems used on the fourth floor balconies differ from the floors below. The materials at the first floor include brick along the Sheridan Street facade, and split face concrete block where the building sets back from the street, and along the side elevations. The siding is cement fiber clapboards with a 5" exposure at the second, third and fourth floors, and an 8" exposure at the mezzanine level. Cement fiber panels are shown on the south and east elevations.

West Elevation – Sheridan Street

The west elevation along Sheridan Street consists of a portion of the building which is oriented directly to the street, and a portion which sits back from the street. The entrance on Sheridan Street consists of a Simpson Door that is mahogany with a clear finish, and fixed sidelights and raised metal panels. There is a recessed porch along the entrance. First floor terraces that are screened with slatted wood and brick fence are on either side of the main building entrance. A roof railing runs along the cornice line. There are balconies shown on this façade.

East Elevation

The east elevation backs up to the hillside below North Street. This elevation has a concrete

base, cement fiber clapboards, cement panels, and a standing seam metal roof over the stair tower. Rooftop mechanicals are visible on this elevation.

North and South Elevations

The north and south elevations consist of split face concrete block bases and cement clapboards. The south elevation utilizes cement fiber panels. The elevations have balconies. The railing around the mezzanine level can be seen at the cornice line.

Discussion

In general, this building provides a high level of visual interest, with design elements that enhance the streetscape and address the street. The façade along Sheridan Street is varied, articulated and human-scaled and contributes to the pedestrian environment with a main entrance and porch, and balconies that face the street. The entry, porch, fenestration, landscaping and architectural details are appropriately scaled along Sheridan Street, and serve to reinforce the public realm.

Considerations

The following items remain open for consideration:

1. The rooftop mechanicals and the visual impact from North Street have been a matter of discussion. The information that has been submitted in the application packet does not clearly answer this question. It may be necessary for the applicant to provide an analysis of the view from North Street, looking towards the project.

Pl Bd workshop #

11/28/06

Sheridan St

Shukria

1.) parking space waiver - size
aisle widths -

- st. trees } contribution or trees in area

97 - substantially seen before / yes

- underground - 8 surface -

50. Parking -

undergr. parking -

shukria

- aisle width - didn't think it would be
a problem - 1 ft from standard -

- something in writing from Eric

9B

- 3 feet short on outside -

from Carmody - surface -

could be met - aisle is 33

vs. 24 - spaces could be
correct -

- address this

MP

- 42 trees req - 2 on-site -
40 ,

Greg Shirberg - Mitch Rayer & Scott Teas

- meeting w/ neighbors -

Fort Sumner Park org.

- working w/ ^{James} neighbor - before amend

+ working w/ landscaping - fencing

- + landscaping —
- 2 affordable units —
- foot print lot coverage from 2. change
- unchanged —
- gain another space under ground
- total of 30 spaces —

- trying to revise architecture —
- met w/ Eric Labelle + Dan Goyette —
- stormwater mgt —
- will improve runoff —
- can make the spaces shorter for buffer
- could reduce buffer —

- ~~trying~~
- Reduce height of bldg - remove penthouse units - less than 40 feet tall —
- recent decision — market research — don't need large units — don't do cornice deck — response to neighbors on North St.

mitch Razer —

Lighting Plan + Landscaping

- 50' of frontage — walk into slope —
- natural buffering remain rear rear
- 2 street trees - raised granite beds -
- brick sidewalk
- soffit lights - no exterior lights

~~Why 30'~~
~~Why 16'?~~

Existing 30' ROW. - entrance drive
- see view as come in -

Parking spaces reduced in width -
19-16' - to ↑ setback from
eastern side

- remain open accessway -
improve fencing along glass property -
Street view - parking screened by
existing plan -

lighting - 16' poles - full cutoffs & shields
175 W

Ask for

North-East elevations // w/ Mitch's landscaping -

- plantings in back - would like
to use Bamboo - or something
else

DS

landscaping - 4 yr guarantee

- snow removal - make sure
enough space so bushes survive
- plowing to back of property -
curbing in front of bushes

MR

Safety - motion detectors - a
shut off of some lights
as bld infrastructure
light sensors

Sensitivity or buffer —
- Easement - license - right to
put on her property —
Stormwater & landscaping - good comments from
Dan & Jeff

S.O - tree - what is the contribution —
\$5,000 - contribution —
- a need in the area - met
by this project
plantings along accessway —

Motion detatars - to reduce lighting —
- Buffering —

- 24 to 20

Eric - supported - narrowing is
appropriate

Why 24'
→ why wider —

Eric or ^{Jim Carmody} Tom's feedback - sightlines
- fit into neighborhood —

eliminated penthouse —

- mean height less than 40'

Bay w balcony - along Sheridan St / more
verticality - more consistent (before
more flat)

Brick for porch - masonry - split-face block
- brown —

beas

cement fiber board 5" + 8" exposure
- 5" exposure —
- middle bay 8" to break up mass

Balconies — no balconies on street —
- wanted to keep it from being
stagnant - symmetry + a-symmetry
- top unit - 2 balconies —
2 lower balconies
- more interesting —

wood for balconies —
rich + natural

balconies - break up facade

will be
feel better received by neigh

10' or 9½ ceilings —
more desirable

landscaping floor plans - minor AS-

BH - reduction in height - appreciate
- made bldg more inter

DS - air conditioner - Chestnut St
- top - roof unit -
- lower units - frame in air
conditions in wall / out of
site 26" w - 15' +

permanently located - mount to wall

AT - What lose -

Penthouse - living space on upper level - break up roofscape
- cleaner roof - ^{some} mechanical units

SD - I like it lower
looking forward to getting Carrie's comments

MR - look forward to Carrie's comment
- how shielding roof top mechanical
(see how it will be screened)

OS -
Set back from edge & screened off as well

Bilco units for roof - stairs

Public comment

— 120 Sheriden St

Street trees - put on Sheriden St
- room in front of the st
want on st

Donation - Cakes & Beer

- Better access for Fat Summer
Park - can it be added
to agreement

Street trees on Sheridan — do it
on north if possible

do contributions specify — to
accomplish benafide pathway

MP

Hoping to do — Can we specify
talk w/ Parks — encourage
them to work on it —

latitude — can talk w/ Denise +
w/in vicinity —

- DS — condo documents
- Snow plowing
 - lighting

Method

- Greg Shinberg on behalf of Sheridan Street, LLC is requesting a Subdivision and Site Plan approval for a residential condominium development located at 135 Sheridan Street in Portland. This application will be reviewed for compliance with the Conditional R-6 Zone approved for this site by the Portland City Council on October 16, 2006.
- The property at 121 Sheridan Street property will have a deed restriction in place that will limit the use to a single-family residence only. The existing house will remain a single-family residence with no alterations other than for maintenance.
- Presently, the parcel located at 135 Sheridan Street is vacant. The proposed structure will have 21 residential units constructed over one underground level of parking with seventeen (17) parking spaces and twelve (12) surface parking spaces. *29 parking spaces.*
- The units will be an average size of 1,100 square feet in floor area.
- Two stairwells will provide access to the upper floors and the applicant is proposing a centrally located elevator as well.
- A storage room will be located on the first level and each unit will have a storage compartment. All of the units will each have an attached porch or deck.
- The entrance and exit access to the building will be via twenty-foot (20') driveway. The City of Portland's Technical and Design Standards and Guidelines specify that for multi-family residential developments with three (3) or more units the driveway access from a street shall have a 24 foot wide driveway for any two-way ingress and egress. The driveway widths do not meet the City's design standards per Section III 2A (b). The applicant has been advised to submit a request for a waiver.
- Eight (8) of the surface parking dimensions are 8 feet by 16 feet parking bays. This does not meet the City's standards. The City of Portland's Technical and Design Standards and Guidelines, Section III (7) requires that bays to be 9 feet by 19 feet. The applicant has been advised to submit a request for a waiver. *and underground parking bays also does not meet standard*
- As per subdivision ordinance §14-499 (f), the applicant is required to provide two street trees per lot created by the subdivision. The proposed project subdivides 20 new units and is therefore required to provide 40 street trees. *of which two are provided.*
- It is recommended that the applicant pay \$200 per required tree (\$200 x 40 Trees = \$8000) into the City's Tree Trust for the installation of new trees and related tree well improvements, to be applied toward trees at or in close proximity to the subject site. The applicant has the option to request a waiver from the City's Subdivision Standards.

Driveway Width

Parking Bays.

ISSUES TO BE RESOLVED PRIOR TO PUBLIC HEARING

- Parking bay dimensions
- Utilities Capacity letters
- Landscaping
- Stormwater Management
- Fire Issues

Landscaping - need more
Jeff's comment: 2 trees/unit.

Memorandum
Department of Planning and Development
Planning Division



To: Chair Beal and Members of the Portland Planning Board

From: Shukria Wiar

Date: Prepared on: November 20, 2006
Prepared for: November 28, 2006

Re: **135 Sheridan Street; Sheridan Height Condominiums**

INTRODUCTION

Greg Shinberg on behalf of Sheridan Street, LLC is requesting a Subdivision and Site Plan approval for a residential condominium development located at 135 Sheridan Street in Portland. This application will be reviewed for compliance with the Conditional R-6 Zone approved for this site by the Portland City Council on October 16, 2006.

The site consists of two adjacent properties located on the east side of Sheridan Street between Walnut Street and Cumberland Ave. The property at 121 Sheridan Street property will have a deed restriction in place that will limit the use to a single-family residence only. The existing house will remain a single-family residence with no alterations other than for maintenance. The lot for 121 Sheridan will be reduced from 10,000 sq. ft to 4,560 sq. ft, with the rear portion being added to the 135 Sheridan Street parcel. The existing freestanding garage located at 121 Sheridan Street will be removed and replaced with surface parking and access for the L shaped building.

PROJECT DESCRIPTION

Presently, the parcel located at 135 Sheridan Street is vacant. The proposed structure will have 21 residential units constructed over one underground level of parking with seventeen (17) parking spaces and twelve (12) surface parking spaces. The units will be an average size of 1,100 square feet in floor area. On the ground level, there will be two one-bedroom units. Six units will be constructed on the first level; five will have two bedrooms; one unit will be a one bedroom. Seven two-bedroom units will be located on the second level. The remaining six units will have one to two bedrooms plus a den/ family room located on the third and fourth floors and will each have an interior staircase.

Two stairwells will provide access to the upper floors and the applicant is proposing a centrally located elevator as well. A storage room will be located on the first level and each unit will have a storage compartment. All of the units will each have an attached porch or deck.

The applicant is proposing a solid waste room on the ground floor. Solid waste and recycling will be collected by a common collection within the Condominium buildings. The disposal will be picked up by a private contractor on a schedule to be determined. See Attachment 1g.

The applicant is proposing a sidewalk along the 135 Sheridan Street frontage. Since the site is located on the peninsula, the sidewalk policy requires a brick sidewalk along the street frontage.

TRAFFIC

Entrances

The entrance and exit access to the building will be via twenty-foot (20') driveway. The City of Portland's Technical and Design Standards and Guidelines specify that for multi-family residential developments with three (3) or more units the driveway access from a street shall have a 24 foot wide driveway for any two-way ingress and egress. The driveway widths do not meet the City's design standards per Section III 2A (b). The applicant has been advised to submit a request for a waiver.

Parking

The applicant is proposing twenty-nine (29) parking spaces of which 17 spaces will be in the ground level and 12 will be surface parking. Eight (8) of the surface parking dimensions are 8 feet by 16 feet parking bays. This does not meet the City's standards. The City of Portland's Technical and Design Standards and Guidelines, Section III (7) requires that bays to be 9 feet by 19 feet. The applicant has been advised to submit a request for a waiver.

BUILDING DESIGN

Architectural Plans have been submitted and are under review.

SEWERS, WATER, SOLID WASTE DISPOSAL

Utilities

The existing utilities located in Sheridan Street currently serve the house located at 121 Sheridan Street. The proposed building will also be served by existing utilities located in Sheridan Street. The applicant has not submitted letters confirming capacity. The following utilities are available:

a Water

An existing 4-inch water main will be upgraded to an 8-inch water main in Sheridan Street.

b Sanitary Sewer

The existing 8-inch sanitary sewer main located in Sheridan Street will serve both buildings.

c Storm Drain

The existing 12-inch storm drain system that is located in Sheridan Street will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

d Natural Gas

The existing 4-inch natural gas line located in Sheridan Street will serve the project.

e Electric, Telephone and Cable TV

Electric, telephone and cable TV service the project from existing overhead lines that will be run underground to the buildings.

Stormwater Management

Roof runoff will drain into buried StormChamber units located northeast of the parking lot and the parking area runoff to drain to buried StormChamber units that is located on the south side. These storm drains will connect to the City's sewer system. The foundation drainage will be connected to the City's system. Oil/water separators will be needed at roof drains and at the parking lot.

Dan Goyette, Engineering Consultant has reviewed the proposal has raised the following concern/issues that will need to be addressed:

- a. The catch basin structure at the driveway entrance will need to be modified to accept a frame and cover without an inlet. The modification will need to be approved by the City Engineer.*
- b. Invert elevations have not been provided for the proposed sewer and stormdrain systems.*
- c. Soils information below the proposed storm chamber units and the 8' diameter dry well have not been provided.*
- d. Capacity letters for the connections to the existing sewer and stormdrain systems have not been provided.*
- e. The existing curb and sidewalk from the proposed reconstructed section to the proposed driveway should be evaluated. The repair and/or replacement of the existing curb and sidewalk should be proposed as necessary to meet the Site Plan Ordinance.*
- f. Details for the reconstruction of the sidewalk have not been provided.*
- g. Parking aisle width should be a minimum 24 feet and parking spaces should be 9' by 19'.*

Dan Goyette's memorandum is included as Attachment 5. The applicant has addressed some of these concerns.

LANDSCAPING

Jeff Tarling, City Arborist has reviewed the landscape plan for the Sheridan Heights and he offers the following comments:

- a. 'David Bisset' Bamboo: while this plant appears hardy to -15 and quite dense, this bamboo can also be quite invasive even with the proposed root barrier. Alternative plant types might be considered to be planted along the entire length of the adjacent residential back yard. Perhaps a mixture of tree / shrub plantings. This plant may be considered for smaller landscape area within the proposed project vs next to the neighbors.*
- b. Baltic Ivy: while this ground cover works well as a low groundcover, the entranceway into the proposed building should include plantings with a greater*

definition or scale to help define the entrance. This plant could be used as a groundcover along with companion plant material.

- c. The proposed plan locates two 'Armstrong' Red Maples which would be a good choice in the restricted area along Sheridan Street. Additional tree planting on site and / or neighborhood would be suggested to meet the 2 trees per unit guidelines. Two sides of the proposed building do not appear to have a landscape treatment of trees or shrubs.*
- d. The proposed Sheridan Heights building landscape plan could use improvements by adding additional plantings. This site is very visible from surrounding existing residential properties. Considerations might include buffering/ accent trees and shrubs. This would include trees / shrubs along entrance drive and easterly corner that shows 'loam & seed'.*

Jeff Tarling's email is included as Attachment 3.

LIGHTING

The applicant has submitted a photometric plan for the proposed lighting, which is included as Attachment 2j. The applicant submitted catalogue cuts of the proposed lighting on November 21,2006. The information will be reviewed at a later date.

FIRE

The City's Fire Prevention Officer has reviewed the site plan and has the following to offer:

- a. The Fire Department checklist shall be completed.*
- b. Fire flows and hydrant spacing shall be provided using Annex H and I of NFPA 1. "The Uniform Fire Code"*

FINANCIAL AND TECHNICAL CAPACITY

The applicant has provided evidence of financial and technical capacity from Camden National Bank has been submitted. See Attachment 1i.

ISSUES TO BE RESOLVED PRIOR TO PUBLIC HEARING

Parking bay dimensions
Utilities Capacity letters
Landscaping
Stormwater Management
Fire Issues

Attachments:

1. Application

- a Site Plan Application and Checklist
- b USGS Map and Local Map
- c Deeds for 121 Sheridan Street & 135 Sheridan Street
- d Project Data
- e Abutting Property Owners
- f Public Utilities

- g Solid Waste
- h Technical Capacity
- i Financial Capacity
- j Project Schedule
- k Conditional R-6 Contract Zone Agreement

2. Site Plan

- a Boundary Survey/ Existing Conditions Plan
- b C1- Existing Conditions
- c C2- Site Plan
- d C5- Grading Plan
- e C4- Utility Plan
- f C5- Details and Notes
- g C6- Drainage Profiles
- h C7- Drainage Profiles
- i L1- Landscaping Plan

- j L2- Lighting Plan
- k A1.0- Ground Floor
- l A1.1- First Floor
- m A1.2- Second Floor
- n A1.3- Third Floor
- o A1.4- Mezzanine Floor
- p A2.0- North Elevation
- q A2.1- East Elevation
- r A2.2- South Elevation
- s A2.3- West Elevation

- 3. Jeff Tarling memorandum
- 4. Cptn. Greg Cass, memorandum
- 5. Dan Goyette memorandum
- 6. Stormwater Management

- Dated 11.17.2006
- Dated 11.13.2006
- Dated 11.16.2006

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

December 20, 2006

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

We are pleased to present the Sheridan Heights project for your review for the Planning Board Meeting and Public Hearing scheduled for January 9, 2007.

We have met several times with the City Staff and neighbors to respond to concerns and ideas that have improved the project since starting the design and approval process in the Spring of 2005.

No significant changes have been made to the project since the last Planning Board Workshop held on November 28, 2006.

Enclosed are materials requested by the Staff and members of the Planning Board at that Workshop and the Neighborhood Meeting Certification with attachments.

Sincerely,


Greg Shinberg, Manger Sheridan Street, LLC

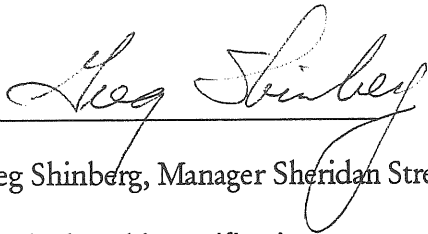
SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

Neighborhood Meeting Certification

I, Greg Shinberg, Manager for Sheridan Street, LLC hereby certify that a neighborhood meeting was held on December 07, 2006 at the Cummings Community Center, 2nd floor, 134 Congress Street, Portland, Maine at 6:30 to 8 PM.

I also hereby certify that on November 29, 2006 invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed



Greg Shinberg, Manager Sheridan Street, LLC



Date

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

SHERIDAN STREET, LLC

477 Congress Street, 5th Floor

Portland, Maine 04101-3427

207 523 3410 Office

207 773 8597 Fax

November 29, 2006

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a 21 Unit Condominium Project located at 135 Sheridan Street, in Portland, Maine.

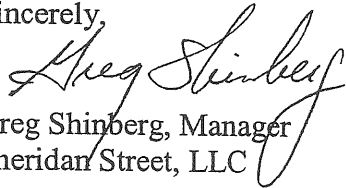
Meeting Location: Cummings Community Center, 2nd Floor, 134 Congress Street, Portland, Maine

Meeting Date: Thursday, December 7th, 2006

Meeting Time: 6:30 to 8 PM

If you have any questions, please call Greg Shinberg at 207 523 3410

Sincerely,



Greg Shinberg, Manager
Sheridan Street, LLC

Note:

Under Section 14-32 (C) of the City of Code Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

DECEMBER 7, 2006

SHERIDAN HEIGHTS
NEIGHBORHOOD MEETING

NAME

ADDRESS

Pamela Jack

210 North Street

DEVON FLATTE

26 NORTH STREET

Jane Goss

125 Sheridan

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

To: Alex Jaegerman, Shukria Wiar and Portland Planning Board Members
From: Greg Shinberg, Manager Sheridan Street, LLC
Date: December 20, 2006
RE: Minutes from the Neighborhood Meeting held on December 07, 2006 for the
Sheridan Heights project located 135 Sheridan Street

The following is a record of the Neighborhood Meeting held from 6:30 to 8 PM at the
Cummings Community Center on December 07, 2006.

Present on behalf of Sheridan Street, LLC:

Greg Shinberg, Manager, Sheridan Street, LLC (GS)
Richard Lo, Architect TFH Architects (RL)

The following neighbors were present:

Pamela Jack 26 North Street, Portland ME (PJ)
Devon Platte 26 North Street, Portland ME (DP)
Jane Glass 125 Sheridan Street, Portland ME (JG)

The meeting started at 6:45 PM to allow for some late arrivals.

GS introduced Richard Lo from TFH Architects then presented the a review of the project
to the neighbors.

GS explained that the penthouse units were removed and that the building is now shorter
than the last height that was 44 feet tall. GS explained that it is the intent of Sheridan Street
LLC to continue to work with the neighbors to build a project that is welcome in the
neighborhood.

GS presented to the neighbors an approximate schedule for the next steps – the Public
Hearing scheduled for January 9, 2007.

RL presented a review of the site plan and architectural plans and elevations.

GS noted that he has met with JG to discuss plans for landscaping and fencing that Sheridan
Street will provide to JG at no cost.

JG acknowledged that this was true.

RL stated that the building is now shorter than the new 8 unit condominium located next door to 121 Sheridan Street.

RL explained how the 45' height limit for structure is calculated.

RL reviewed the rooftop plan – mechanical equipment, elevator override, etc.

GS noted that the building will now have less square feet built (no penthouse units – no rooftop decks etc).

JG expressed a concern with how the project will be built without affecting her property. JG asked if there will be a construction fence.

GS stated that temporary erosion control, fencing and other methods and practices will be in place to assure safety and protect the neighboring properties.

RL reviewed the proposed exterior materials for the building.

RL noted that building will “read” as two structures – one close to the road and one that sets behind the JG property.

GS noted that a condominium association will be created that it will likely hire a professional property management company to address such items as plowing, maintenance of the landscaping, trash removal etc.

RL presented a colored elevation for discussion.

GS noted that the colors are a starting point and asked for input from the neighbors.

JG liked the gray and blue colors.

JG wanted to “flip” the colors – darker colors where the lighter colors are shown etc.

JG thought that a darker color for the back part is preferred.

PJ stated that she thought the building looked nice and that she is glad that the height has been lowered.

DP agreed with PJ.

DP likes the colors presented.

GS stated that the intent is to utilize the characteristics of the neighborhood in the design and color selections – noting the triple deckers on the street etc.

PJ asked when the anticipated start of construction is.

GS stated that with based upon approval on January 9, 2007, construction is scheduled to commence in March, 2007 and completion is anticipated in 10 to 12 months.

GS discussed the plans for the exterior lighting.

Meeting adjourned at 8:05.



Central Maine Power

December 21, 2006

Mr. Greg Shinberg
477 Congress Street
Fifth Floor
Portland, Maine 04101

RE: Sheridan Heights, Portland

Dear Mr. Shinberg,

This letter is to advise you Central Maine Power has sufficient three phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, Maine 04103

tel (800) 750-4000

www.cmpco.com

An Energy East Company



12/20/2006

Sheridan Street LLC
Greg Shinberg
477 Congress Street Floor 5
Portland, ME 04101

Re: 135 Sheridan Street Portland ME

Dear Mr. Greg Shinberg,

According to our records it appears that natural gas is available for the location above.

In order to confirm availability we request that you provide us with a utility plot plan along with length of service from the street to the project location.

Thank you for your interest in using natural gas for your energy needs.

Sincerely,



Katie Hills Grove
Katie Hills Grove
New Business Representative



October 26, 2006

Mr. Greg Shinberg
135 Sheridan Street
Portland, ME 04103

Dear Mr. Shinberg,

It was a pleasure speaking with you today. As per your request, this letter confirms that we take all Portland commercial trash to Regional Waste Systems. We look forward to working with you on your upcoming project.

We at Waste Management are here to help you with your business by providing the best possible service. Please let us know if we can be of further assistance to you.

Yours truly,

A handwritten signature in cursive script that reads "Rebecca J. Halla".

Rebecca J Halla
Outside Sales Representative
Waste Management
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C: 603-235-8100
rhalla@wm.com