

# I. Utilities

The proposed project will include installation of new utility services to the building and individual units.

*Water:*

As identified in the Existing Conditions Plan, the site receives water from a 3/4-inch diameter copper domestic service line. This service line connects to the existing 8-inch water main within St. Lawrence Street. Prior to demolition, the existing service will be retired. A new 4 inch line is proposed to tap into the main with a parent child connection in the right-of-way. A 2 inch line will split off of the 4 inch line and serve as the domestic water line with the 4 inch line functioning as the fire sprinkler line.

*Sewer:*

An existing sewer service was located within St. Lawrence Street. Prior to demolition, the existing service will be disconnected from the main. A new 6" service is proposed to be tied into the existing main as seen on the Utility Plan.

*Stormwater:*

There is currently no drainage infrastructure on site. It is proposed to install a field inlet along the northerly side of the property to help drain runoff from the site and adjacent properties. This inlet will then tie into the foundation drain which will then wye into a storm drain along with the roof drain. The 8" storm drain will connect to the combined sewer. A separate storm drain has been designed so that if the sanitary sewer main is separated in the future along St. Lawrence Street, the storm/groundwater will be able to discharge to the separated storm main.

*UGE/T/C:*

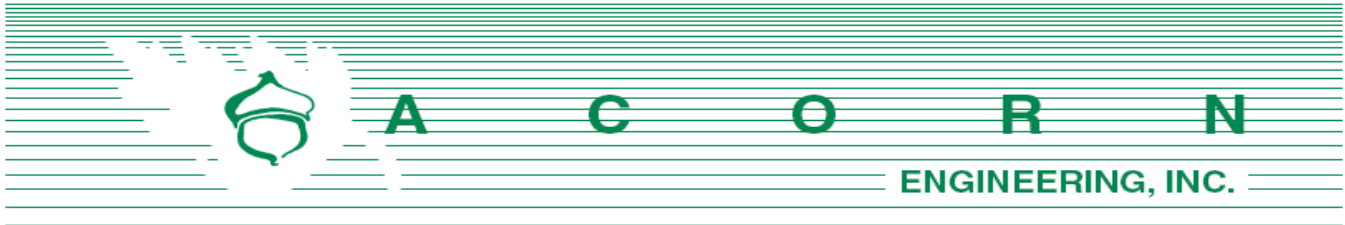
The existing dwelling is currently served by overhead lines. All proposed service lines will be rerouted underground from the existing utility pole adjacent to the subject property.

*Gas:*

An existing service line runs from the gas main within St. Lawrence Street to the existing building. It is proposed to extend this line and route it to the proposed building.

Ability to serve letters have been sent out to the respective utility companies on September 21<sup>st</sup>, 2017 in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Responses from the utility companies can be found attached to this section.





Portland Water District  
 Attn: MEANS Department  
 225 Douglass Street  
 Portland, Maine 04104

September 21, 2017

Subject: 24 St. Lawrence Street Redevelopment  
 Re: Ability to Serve

To Whom It May Concern:

On behalf of HR Property Management, we are pleased to submit the following request for Portland Water District’s (PWD) ability to serve the proposed development. The proposed project is located at 24 St. Lawrence Street (Chart, Book, Lot 16, J, 006), within the R-6 Residential Zoning District in Portland, Maine. The lot is to be redeveloped into a four-story, 5-unit apartment building, in which the first floor is a 6-car parking garage. The parking garage will be accessed from St. Lawrence Street on the first level. The existing two-unit building and separate garage will be demolished to facilitate the redevelopment.

We believe that there is an existing water service, to the property, from the existing 8” water main as identified on the existing conditions survey (attached). It is proposed that the existing service be retired. A 4” sprinkler line and 2” domestic line are proposed to service the redevelopment. Based upon the Section 4 of the Maine Subsurface Wastewater Disposal Rules, and assuming that the units will be comprised of four 2-bedroom units and one 3-bedroom unit, the project anticipates the following design flows:

<b>Estimate of Anticipated Daily Flows</b>				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
<b>Existing Flow</b>				
Residential Units	3-Bedroom	1	270	270
Residential Units	4-Bedroom	1	360	360
Total Gallons per Day (Existing)				630
<b>Proposed Flow</b>				
Residential Units	2-Bedroom	4	180	720
Residential Units	3-Bedroom	1	270	270

Total Gallons per Day (Proposed)	990
<b>Net Change</b>	<b>+360 GPD</b>
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition	

The proposed project is anticipated to increase the net flow by approximately 360 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules. Additionally, the number of bedrooms per unit may change later in the design process. We will provide any changes to the anticipated water demand.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as utility mapping within St. Lawrence Street; more specifically, confirmation of the location and size of the services to the existing property and the size and material of the water main on St. Lawrence Street.
2. Alternative connection locations from the property to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. Flow data for adjacent hydrant.
5. PWD's ability to serve the project.

I have attached a fixture count, an existing conditions plan created by Owen Haskell, Inc as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,



Alyssa Gartley, E.I.  
 Design Engineer / Construction Inspector  
 Acorn Engineering, Inc.



## Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

October 2, 2017

Alyssa Gartley  
Acorn Engineering  
158 Danforth Street  
Portland, ME 04104

Re: 24 Saint Lawrence Street, PO  
Ability to Serve with PWD Water

Dear Ms. Gartley:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on September 21, 2017. Based on the information provided per plans dated September 21, 2017, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

### Conditions of Service

The following conditions of service apply:

- A new 2-inch domestic service and 4-inch fire service may be installed from the water main in Saint Lawrence Street. The service should enter through the properties frontage on Saint Lawrence Street at least 10-feet from any side property lines.
- The existing building is currently served with a ¾-inch domestic water service; the size of this service is undersized for the proposed use. This service must be terminated by shutting the corporation valve and cutting the pipe from the water main.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through [MEANS@pwd.org](mailto:MEANS@pwd.org) or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.

### Existing Site Service

According to District records, the project site does currently have existing water service. A ¾-inch diameter copper domestic service line provides water service to the site. Please refer to the “Conditions of Service” section of this letter for requirements related to the use of this service.



### Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in Saint Lawrence Street and a public fire hydrant located approximately 30 feet from the site. The most recent static pressure reading was 64 psi on March 16, 2017.

### Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

### Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

### Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

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

Sincerely,  
Portland Water District



Robert A. Bartels, P.E.  
Senior Project Engineer



A C O R N

ENGINEERING, INC.

Central Maine Power Company  
Attn: Mr. Jamie Cough  
162 Canco Road  
Portland, Maine 04103

September 21, 2017

Subject: 24 St. Lawrence Street Redevelopment  
Re: Ability to Serve

Dear Mr. Cough:

On behalf of HR Property Management, we are pleased to submit the following request for Central Maine Power's (CMP) ability to serve the proposed development. The proposed project is located at 24 St. Lawrence Street (Chart, Book, Lot 16, J, 006), within the R-6 Residential Zoning District in Portland, Maine. The lot is to be redeveloped into a four-story, 5-unit apartment building, in which the first floor is a 6-car parking garage. The parking garage will be accessed from St. Lawrence Street on the first level. The existing two-unit building and separate garage will be demolished to facilitate the redevelopment.

It is proposed that the existing lines be rerouted underground to the new structure from the utility pole on St. Lawrence Street.

At this point in the design phase, single-phase power is anticipated. On behalf of the client, we are requesting the following information:

1. Any easements for overhead services currently crossing the proposed development.
2. Alternative connection locations from the development to the existing system.
3. CMP's proposed infrastructure improvements within the project vicinity.
4. CMP's ability to serve the project.
5. Access requirements to the CMP meters.

I have attached an existing conditions plan created by Owen Haskell, Inc as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.  
Design Engineer / Construction Inspector



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207-775-2655 • PO Box 3372 • Portland • Maine • 04104

Acorn Engineering, Inc.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104  
Voice: 207-775-2655 • Fax: 207-358-7979 • [www.acorn-engineering.com](http://www.acorn-engineering.com)

**From:** [Cough, Jamie](#)  
**To:** [Alyssa Gartley](#)  
**Cc:** [William Savage](#)  
**Subject:** RE: 24 St. Lawrence Street Redevelopment - Ability to Serve  
**Date:** Friday, September 22, 2017 5:52:39 AM  
**Attachments:** [image001.jpg](#)

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9/22/17

Alyssa Gartley  
Acorn Engineering, Inc  
PO Box 3372  
Portland, ME 04104  
*Sent via email to:* [agartley@acorn-engineering.com](mailto:agartley@acorn-engineering.com)  
RE: CMP Ability to Serve Letter for 24 St. Lawrence Street, Portland

**Project Description:**

The project will consist of construction of a single phase service to 4 story 5 unit apartment building with 6 car parking garage.

Dear Ms. Gartley:

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, **please contact CMP at 800-565-3181.**

**In answer to your specific questions:**

1. Existing easements can be found at the Registrar's Office. I don't have access to those at this time.
2. Alternate locations from the development can be determined at your site visit with the field planner
3. CMP will not be able to determine what infrastructure is required without completion of the load sheets. However, there are service limitations to single phase (800a total service) so you may have to install three phase. This is usually driven by either elevator load and/or hvac loads.
4. CMP must preapprove meter locations. In general, preference is for outdoor meters. If inside, we need a separate outside door directly to the meter room. This will need to be discussed.

**New Service Milestones**

- Connect to <http://www.cmpco.com/YourAccount/GetConnected/installationchecklists.html>. This will show you which documents you need depending on your project.
- Contact CMP at 1-800-565-3181 and set up an SAP Notification to begin the process. At that time, the CMP Representative will discuss the relevant documentation and will be able to answer any questions relative to your project.

In general:

- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them to your contact AFTER you have established your SAP Notification. You may also be asked to submit Load information. If so, please complete this CMP spreadsheet using load information. This may not be necessary for a single family development.
- Contact your local telephone company if you want telephone service. In some cases, they may be installing the poles.
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Applicable State or Local Permits for poles or underground locations
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work



or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

CMP Handbook of Standard Requirements

(<http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf>)

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to <http://www.cmpco.com/YourAccount/puc324.html> and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If your project is under 660 KW you will be able to have a Customer Net Energy Billing contract. Information concerning Chapter 313 (Customer Net Energy Billing) can be accessed through the Chapter 324 website or by clicking here: [Net Energy Billing](#).

If you have any questions, please contact me.

Attachments:

Excel Load Sheet

Easement Worksheet and Sample Standard Easement

Regards,

Jamie

Jamie Cough  
Energy Services Advisor  
Central Maine Power Company  
162 Canco Road  
Portland, ME 04103  
207-842-2367 office  
207-458-0382 cell  
207-626-4082 fax



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**From:** Alyssa Gartley [mailto:[agartley@acorn-engineering.com](mailto:agartley@acorn-engineering.com)]  
**Sent:** Thursday, September 21, 2017 4:34 PM  
**To:** Cough, Jamie  
**Cc:** William Savage  
**Subject:** 24 St. Lawrence Street Redevelopment - Ability to Serve

Jamie,

Acorn is providing civil engineering services for our client's proposed residential redevelopment project at 24 St. Lawrence Street, Portland. On behalf of our client, HR Property Management, please find attached the formal ability to serve letter and the preliminary utility plan. Please do not hesitate to contact me if you have any questions.

Thanks,

**Alyssa Gartley**  
**Design Engineer | Construction Inspector**

Licensed E.I. in Maine

Acorn Engineering, Inc  
PO Box 3372  
Portland, Maine 04104  
[www.acorn-engineering.com](http://www.acorn-engineering.com)



A C O R N

ENGINEERING, INC.

Fairpoint Communications  
5 Davis Farm Road  
Portland, Maine 04103

September 21, 2017

Subject: 24 St. Lawrence Street Redevelopment  
Re: Ability to Serve

To Whom It May Concern:

On behalf of HR Property Management, we are pleased to submit the following request for Fairpoint's ability to serve the proposed development. The proposed project is located at 24 St. Lawrence Street (Chart, Book, Lot 16, J, 006), within the R-6 Residential Zoning District in Portland, Maine. The lot is to be redeveloped into a four-story, 5-unit apartment building, in which the first floor is a 6-car parking garage. The parking garage will be accessed from St. Lawrence Street on the first level. The existing two-unit building and separate garage will be demolished to facilitate the redevelopment.

It is proposed that the existing lines be rerouted underground to the new structure from the utility pole on St. Lawrence Street.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as utility mapping within St. Lawrence Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the property to the existing communication system.
4. Fairpoint's proposed infrastructure improvements within the project vicinity.
5. Fairpoint's ability to serve the project.

I have attached an existing conditions plan created by Owen Haskell, Inc as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.  
Design Engineer / Construction Inspector  
Acorn Engineering, Inc.



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**From:** [Baumgardner, Earl](#)  
**To:** [Alyssa Gartley](#)  
**Cc:** [William Savage](#)  
**Subject:** RE: 24 St. Lawrence Street Redevelopment - Ability to Serve  
**Date:** Monday, September 25, 2017 1:29:36 PM

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Hi Alyssa,

I forwarded this to our engineering and outside plant teams. Thanks.

Earl

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**From:** Alyssa Gartley [mailto:[agartley@acorn-engineering.com](mailto:agartley@acorn-engineering.com)]  
**Sent:** Thursday, September 21, 2017 4:36 PM  
**To:** Baumgardner, Earl  
**Cc:** William Savage  
**Subject:** 24 St. Lawrence Street Redevelopment - Ability to Serve

Earl,

Acorn is providing civil engineering services for our client's proposed residential redevelopment project at 24 St. Lawrence Street, Portland. On behalf of our client, HR Property Management, please find attached the formal ability to serve letter and the preliminary utility plan. Please do not hesitate to contact me if you have any questions.

Thanks,

**Alyssa Gartley**  
**Design Engineer | Construction Inspector**

Licensed E.I. in Maine

Acorn Engineering, Inc  
PO Box 3372  
Portland, Maine 04104  
[www.acorn-engineering.com](http://www.acorn-engineering.com)

B. 207.775.2655

C. 207.446.1837

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A C O R N

ENGINEERING, INC.

Charter Communications  
Attn: Mr. Mark Pelletier  
118 Johnson Road  
Portland, Maine 04102

September 21, 2017

Subject: 24 St. Lawrence Street Redevelopment  
Re: Ability to Serve

Dear Mr. Pelletier:

On behalf of HR Property Management, we are pleased to submit the following request for Charter's ability to serve the proposed development. The proposed project is located at 24 St. Lawrence Street (Chart, Book, Lot 16, J, 006), within the R-6 Residential Zoning District in Portland, Maine. The lot is to be redeveloped into a four-story, 5-unit apartment building, in which the first floor is a 6-car parking garage. The parking garage will be accessed from St. Lawrence Street on the first level. The existing two-unit building and separate garage will be demolished to facilitate the redevelopment.

It is proposed that the existing lines be rerouted underground to the new structure from the utility pole on St. Lawrence Street.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as utility mapping within St. Lawrence Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the property to the existing communication system.
4. Charter's proposed infrastructure improvements within the project vicinity.
5. Charter's ability to serve the project.

I have attached an existing conditions plan created by Owen Haskell, Inc as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.  
Design Engineer / Construction Inspector  
Acorn Engineering, Inc.



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**From:** [Pelletier, Mark](#)  
**To:** [Alyssa Gartley](#)  
**Subject:** RE: 24 St. Lawrence Street Redevelopment - Ability to Serve  
**Date:** Tuesday, September 26, 2017 10:35:09 AM

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Alyssa,

I will answer your questions 1-5 as you have them listed.

- 1) Utility Mapping.. we are on the existing pole line on Lawrence St. we have no ownership on poles, just pay a rental space on poles.
- 2) Easements are done by the pole ownership(s). We piggy back on those easements as we are a renter.
- 3) Alternative connections again depends on pole(s) moving, new poles etc, riser poles, and conduit placements are not done by us, We just follow route and pathway. Poles moved, new pole sets etc are done by pole owner, conduit runs provided for us by developer etc.
- 4) Infrastructure Improvements costs are done as needed. When request are done by bldg owner/developer. Usually no costs for them.
- 5) Charter can provide services to this project.

Hope this helps,

Mark

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**From:** Alyssa Gartley [mailto:[agartley@acorn-engineering.com](mailto:agartley@acorn-engineering.com)]  
**Sent:** Thursday, September 21, 2017 4:32 PM  
**To:** Pelletier, Mark <[Mark.Pelletier@charter.com](mailto:Mark.Pelletier@charter.com)>  
**Cc:** William Savage <[wsavage@acorn-engineering.com](mailto:wsavage@acorn-engineering.com)>  
**Subject:** 24 St. Lawrence Street Redevelopment - Ability to Serve

Mark,

Acorn is providing civil engineering services for our client's proposed residential redevelopment project at 24 St. Lawrence Street, Portland. On behalf of our client, HR Property Management, please find attached the formal ability to serve letter and the preliminary utility plan. Please do not hesitate to contact me if you have any questions.

Thanks,

**Alyssa Gartley**  
**Design Engineer | Construction Inspector**

Licensed E.I. in Maine

Acorn Engineering, Inc  
PO Box 3372



A C O R N

ENGINEERING, INC.

Unitil Service Corp.  
Attn: Bridget Harmon  
376 Riverside Industrial Parkway  
Portland, Maine 04103

September 21, 2017

Subject: 24 St. Lawrence Street Redevelopment  
Re: Ability to Serve

Dear Mrs. Harmon:

On behalf of HR Property Management, we are pleased to submit the following request for Unitil's ability to serve the proposed development. The proposed project is located at 24 St. Lawrence Street (Chart, Book, Lot 16, J, 006), within the R-6 Residential Zoning District in Portland, Maine. The lot is to be redeveloped into a four-story, 5-unit apartment building, in which the first floor is a 6-car parking garage. The parking garage will be accessed from St. Lawrence Street on the first level. The existing two-unit building and separate garage will be demolished to facilitate the redevelopment.

We believe there is an existing gas line servicing the property. It is proposed to extend this line and route it to the new building, or replace it if necessary.

On behalf of the client, we are requesting the following information:

1. Any additional utility mapping such as gas lines on St. Lawrence Street.
2. A confirmation of an existing gas main on St. Lawrence Street, as well as the size of any gas lines and services.
3. Unitil's proposed infrastructure improvements within the project vicinity.
4. Unitil's ability to serve the project.

I have attached an existing conditions plan created by Owen Haskell, Inc as well as the proposed preliminary utility plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Alyssa Gartley, E.I.  
Design Engineer / Construction Inspector  
Acorn Engineering, Inc.



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207-775-2655 • PO Box 3372 • Portland • Maine • 04104



September 25, 2017

Acorn Engineering, Inc.  
Alyssa Gartley, E.I.  
PO Box 3372  
Portland Maine 04104

Re: 24 St. Lawrence Street, Portland Maine

Dear Ms. Gartley:

Thank you for your interest in using natural gas for the above referenced project.

This is to confirm that natural gas can be made available from our distribution system to serve your proposed project. The existing service to this address will have to be disconnected from the main prior to demolition.

Any improvements to the existing distribution system necessary to provide this service, as well as the design of the gas system in the project itself will be established as the overall design and scope of your project progresses.

All work necessary to provide service will be performed in accordance with the Maine Public Utilities Commission requirements.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at [harmon@unitil.com](mailto:harmon@unitil.com).

Sincerely,

---

ME GAS CUSTOMER ENERGY SOLUTIONS  
376 Riverside Industrial Parkway  
Portland, ME 04103



Bridget Harmon  
Business Development  
Unitil Corporation  
(o) 207-541-2536 (f) 207-541-2586

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ME GAS CUSTOMER ENERGY SOLUTIONS  
376 Riverside Industrial Parkway  
Portland, ME 04103

T 207-541-2508 [www.unitil.com](http://www.unitil.com)