



A C O R N

ENGINEERING, INC.

Barbara Barhydt -Development Review Services Manager  
Planning Division  
389 Congress Street, 4th Floor  
Portland, ME 04101

January 5, 2016

Subject: Preliminary Site Plan and Subdivision Application  
Redevelopment of 31 Fore Street - Portland, Maine

Dear Barbara Barhydt,

On behalf of Peninsula Property Development, LLC, we are pleased to submit the accompanying package of submission materials related to the proposed 4-unit condominium development at 31 Fore Street. This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. The proposed project site is located on the southeasterly corner of the intersection of Waterville and Fore Street. The proposed project is a residential 4-unit redevelopment of an existing 3-unit building. The existing 3-story, wood frame building will be removed as part of the construction of the urban infill development. The development site is located within the City's R-6 Zoning District, and the proposed development complies with the permitted uses within the zone.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Architectural Renderings
- Section 1: Title, Right and Interest
- Section 2: Technical and Financial Capacity
- Section 3: Construction Management Plan
- Section 4: Stormwater Management Plan
- Section 5: Erosion and Sedimentation Control Plan
- Section 6: Utilities
- Section 7: Solid Waste Disposal
- Section 8: Fire Safety
- Section 9: Conformity with Applicable Zoning Requirements
- Section 10: Request for Waivers
- Section 11: Summary of Written Easements

On behalf of Peninsula Property Development, LLC, we look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. Please find one (1) hard copy of the application materials including one set each of 11x17 and full size plans, along with a CD containing PDF files for all submitted materials. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.  
Principal - Project Manager  
Acorn Engineering, Inc.





Jeff Levine, AICP, Director  
Planning & Urban Development Department


**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

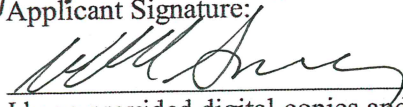
By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

  
Applicant Signature:

1/5/15  
Date:

  
I have provided digital copies and sent them on:

1/5/15  
Date:

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



## Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

#### Planning Division

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8719

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:30 p.m.

**PROJECT NAME:** 31 Fore Street Redevelopment

**PROPOSED DEVELOPMENT ADDRESS:**

31 Fore Street

**PROJECT DESCRIPTION:**

The urban infill development will include the removal of the existing building and construction of a 4-unit building with parking located below the building.

**CHART/BLOCK/LOT:** 16-J-26

**PRELIMINARY PLAN**  
**FINAL PLAN**

1/5/16 (date)  
                     (date)

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: Bob & Carrie LeBlanc Business Name, if applicable: Peninsula Property Development Address: 59 Moody Street City/State : Portland, Maine      Zip Code: 04101	<b>Applicant Contact Information</b> Work # Home# Cell # (207) 776-0913      Fax# e-mail: robertleblanc1@me.com
<b>Owner – (if different from Applicant)</b> Name: Address: City/State :                      Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell #                              Fax# e-mail:
<b>Agent/ Representative</b> Name: Acorn Engineering, Inc Will Savage Address: 158 Danforth Street City/State : Portland, Maine      Zip Code: 04102	<b>Agent/Representative Contact information</b> Work # (207) 775-2655 Cell # (207) 317-1884 e-mail: wsavage@acorn-engineering.com
<b>Billing Information</b> Name: Peninsula Property Development Address: 59 Moody Street City/State : Portland, Maine      Zip Code: 04101	<b>Billing Information</b> Work # Cell # (207) 776-0913      Fax# e-mail: robertleblanc1@me.com

<b>Engineer</b> Name: Acorn Engineering, Inc Will Savage Address: 158 Danforth Street City/State : Portland, Maine Zip Code: 04102	<b>Engineer Contact Information</b> Work # (207) 775-2655 Cell # (207) 317-1884 Fax# e-mail: wsavage@acorn-engineering.com
<b>Surveyor</b> Name: Owen Haskell Address: 390 U.S. Route 1 - Unit 10 City/State : Falmouth, Maine Zip Code: 04105	<b>Surveyor Contact Information</b> Work # (207) 774-0424 Cell # Fax# e-mail: ebrewer@owenhaskell.com
<b>Architect</b> Name: Port City Architecture Andrew Hyland Address: 65 Newbury Street City/State : Portland, Maine Zip Code: 04101	<b>Architect Contact Information</b> Work # (20) 761-9000 Cell # Fax# e-mail: andy@portcityarch.com
<b>Attorney</b> Name: Tom Jewell Address: 477 Congress Street City/State : Portland, Maine Zip Code: 04101	<b>Attorney Contact Information</b> Work # (207) 774-6665 Cell # Fax# e-mail: tjewell@jewellbulder.com

**APPLICATION FEES:**

**Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)**

<b>Level III Development (check applicable reviews)</b> <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over 300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)  <b>Plan Amendments (check applicable reviews)</b> <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)  The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	<b>Other Reviews (check applicable reviews)</b> <input type="checkbox"/> Traffic Movement (\$1,000) <input checked="" type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = _____ <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
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**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Documents-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

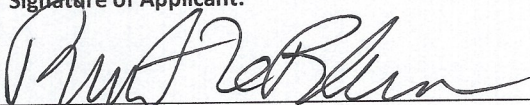
1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

**APPLICANT SIGNATURE:**

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 Planning Authority and Code Enforcement'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.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 1/15/16
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## PROJECT DATA

**The following information is required where applicable, in order to complete the application.**

<b>Total Area of Site</b>	4,180 sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	4,180 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.	
<b>Impervious Surface Area</b>	
Impervious Area (Total Existing)	2,070 sq. ft.
Impervious Area (Total Proposed)	2,942 sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>	
Building Footprint (Total Existing)	1,590 sq. ft.
Building Footprint (Total Proposed)	2,457 sq. ft.
Building Floor Area (Total Existing)	3,120 sq. ft.
Building Floor Area (Total Proposed)	7,371 sq. ft.
<b>Zoning</b>	
Existing	R-6
Proposed, if applicable	
<b>Land Use</b>	
Existing	Multi-Family
Proposed	Multi-Family
<b>Residential, If applicable</b>	
# of Residential Units (Total Existing)	3-units
# of Residential Units (Total Proposed)	4-units
# of Lots (Total Proposed)	1 Lot
# of Affordable Housing Units (Total Proposed)	Market Rate
<b>Proposed Bedroom Mix</b>	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	One
# of Two-Bedroom Units (Total Proposed)	One
# of Three-Bedroom Units (Total Proposed)	Two
<b>Parking Spaces</b>	
# of Parking Spaces (Total Existing)	Two
# of Parking Spaces (Total Proposed)	Six
# of Handicapped Spaces (Total Proposed)	N/A
<b>Bicycle Parking Spaces</b>	
# of Bicycle Spaces (Total Existing)	None
# of Bicycle Spaces (Total Proposed)	Two
<b>Estimated Cost of Project</b>	2.0 Million



<b>PRELIMINARY PLAN (Optional) - Level III Site Plan</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST</b>
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
X		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
X		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity
X		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>SITE PLAN SUBMISSIONS CHECKLIST</b>
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	<b>Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)</b>
X			Proposed grading and contours;
X			Existing structures with distances from property line;
X			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
X			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
X			Preliminary infrastructure improvements;
X			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
N/A			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
X			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
X			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
X			Exterior building elevations.