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## RE: 31 Fore St- submissions to meet conditions

1 message

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**Lauren Swett** <lswett@woodardcurran.com> Tue, May 31, 2016 at 9:59 AM  
To: "Margolis-Pineo, David" <dmp@portlandmaine.gov>, Jean Fraser <jf@portlandmaine.gov>

Dave, do you have any additional comments on the location of the backflow preventer?

Thanks,

Lauren

**From:** Jean Fraser [mailto:jf@portlandmaine.gov]

**Sent:** Friday, May 27, 2016 3:47 PM

**To:** Lauren Swett <lswett@woodardcurran.com>

**Cc:** Errico, Thomas <thomas.errico@tylin.com>; Margolis-Pineo, David <dmp@portlandmaine.gov>; Tarling, Jeff <jst@portlandmaine.gov>; Barhydt, Barbara <bab@portlandmaine.gov>

**Subject:** Re: 31 Fore St- submissions to meet conditions

Is there a resolution re this- I need to let the applicant know. thanks, Jean

On Wed, May 18, 2016 at 4:07 PM, Lauren Swett <lswett@woodardcurran.com> wrote:

Hi Jean,

Our only remaining comment was with regards to the backflow preventer. In the last iteration it was located in the right of way. It is now located right on the right of way line, but the plan note still says that it's located within the City's right of way. They have added a concrete collar to help protect it as it's located in the driveway, so I don't have an issue with a location. Dave, let me know what you think from the City's perspective, and I can make sure our comments match up.

Thanks,

Lauren

**From:** Jean Fraser [mailto:[jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)]

**Sent:** Wednesday, May 18, 2016 3:55 PM

**To:** Errico, Thomas <[thomas.errico@tylin.com](mailto:thomas.errico@tylin.com)>; Margolis-Pineo, David <[dmp@portlandmaine.gov](mailto:dmp@portlandmaine.gov)>; Tarling, Jeff <[jst@portlandmaine.gov](mailto:jst@portlandmaine.gov)>; Lauren Swett <[lszett@woodardcurran.com](mailto:lszett@woodardcurran.com)>

**Cc:** Barhydt, Barbara <[bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)>

**Subject:** 31 Fore St- submissions to meet conditions

Hi

This project was approved in March and the attached plans (also in e-plan- I had previously uploaded them but put them in the BP file rather than the SP file) were submitted last week to address the following conditions of approval:

- **Street Trees:** that the applicant shall plant a fourth small “street tree” just within the applicant’s site on Waterville Street frontage (species to be agreed with the City Arborist), and if it is determined (in agreement with the City Arborist) that this is not feasible, the applicant shall contribute \$200 for one street tree to Portland’s tree fund.
- That the applicant shall prepare a revised Construction Management Plan to address the comments of the Traffic Engineering reviewer Tom Errico dated 3.16.2016, for review and approval by the Planning Authority; and
- That in respect of the City’s ROW the applicant shall:
  - a. Address the comments of the Department of Public Work David Margolis -Pineo dated 3.16.2016 and the comments of the Peer Engineer Dave Senus dated 3.17.2016;
  - b. Ensure that the bicycle parking hitches in the ROW are designed to meet the Technical Standards; and
  - c. Show that the design of the balconies will direct drainage and ice/snow so that it will not fall on the sidewalk.
- That the applicant shall submit a revised parking layout within the parking garage to show an ADA compliant parking space, for review and approval by the Planning Authority prior to the issuance of a building permit. The applicant may convert up to 2 spaces to be less than

standard size and may reduce the number of parking spaces to meet this requirement, subject to meeting zoning requirements and satisfying the Traffic Engineer regarding operation.

The Subdivision Plat (attached fyi) has been approved by all departments and will be signed next week.

Could you please sign off (asap) on "your" conditions (the CMP needs both Tom and David please)- your review comments are attached to the approval letter (first attachment).

Thanks

Jean

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*Jean Fraser, Planner*

*City of Portland*

*874 8728*

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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*Jean Fraser, Planner*

*City of Portland*

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