

6. Utilities

The proposed project will include installation of new utility services to the building. Presently the existing building is served by overhead electrical, telephone and cable. These overhead utilities will be rerouted underground as part of the project. Ability to serve letters have supplied to the respective utility companies in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Please refer to the attached letters. Responses will be forwarded to the planner once received.





January 6, 2016

ACORN Engineering, Inc.
C/O Mr. William H. Savage, P.E.
PO Box 3372
Portland, Maine 04104

RE: Electric Service, 31 Fore Street, Portland

Dear Mr. Savage,

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 provide an actual cost if required.

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

Sincerely,

Paul DuPerre
Energy Service Specialist



5 Davis Farm Rd
Portland, ME 04103
207- 797-1866 office
207- 797-1098 fax

February 23, 2016

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed residential 4 unit building to be located at the corner of Fore St and Waterville St in Portland. FairPoint currently has aerial facilities on a pole adjacent to the proposed building. Please do not hesitate to contact me with any questions.

Sincerely,

Scott Derrig

FairPoint Outside Plant Engineer

207-797-1866



January 14, 2016

William Savage
Principal- Project Manager
Acorn Engineering, Inc

Subject: 31 Fore Street Redevelopment

Re: Ability to serve

Dear Mr. Savage:

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 redevelopment project.

I show that we have a 1/2" intermediate pressure service line currently active to this property. This service will need to be cut off prior to construction. A new service line size and installation can be determined once additional information regarding the natural gas load is obtained.

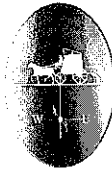
Work necessary to provide service will be executed in accordance with the Maine Public Utilities Commission requirements.

If you have any further questions or require additional information, please contact me directly at (207) 541-2505 or at fowler@unitil.com.

Sincerely,
Bridget L. Harmon
Business Development Representative
Unitil Corporation
(o) 207-541-2536 (f) 207-541-2586

ME GAS CUSTOMER ENERGY SOLUTIONS
1075 Forest Avenue
Portland, ME 04103-3586

T 207-541-2508 www.unitil.com



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

February 16, 2016

Acorn Engineering, Inc.
P.O. Box 3372
Portland, ME 04104-3372

Attn: William Savage
Re: 31 Fore Street - Portland
Ability to Serve with PWD Water

Dear Mr. Savage:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on January 5, 2016. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Conditions of Service

The following conditions of service apply:

- It is the District's understanding that a four unit residential building with a NFPA 13R life safety sprinkler system is proposed at this location. New fire and domestic services may be installed from the water main in either Fore Street or Waterville Street. We recommend a minimum domestic service size of 1.5-inch diameter to serve the four residential units. The existing $\frac{3}{4}$ -inch service is undersized for the proposed use and must be retired by shutting the corporation and cutting the copper pipe from the main.
- The configuration shown on the plans is suitable where a single building owner/tenant organization is the customer of record, the sizing is not adequate however. Please provide the anticipated fire and domestic demands in order to ensure proper sizing. Memo metering (submeters called out on plans) would be private and the responsibility of the customer of record. If individual billing is desired, individual services at the streetline would be required (with separate curbstops). The sprinkler service would remain billed to the building owner/tenant organization.
- The Utility Layout Plan shows a single tap into the water main with a manifold at the street line, this is an acceptable configuration to the District; However, the sprinkler system designer should be consulted to confirm that the domestic demand (which we recommend increasing to a minimum of 1.5-inch) would not undermine the sprinkler service line sizing.
- Please note that only one meter and one bill will be associated to each domestic service line. This one master meter would be located in a common space that all tenants could gain access to if necessary. If individual billing is desired, separate services from the main with individual control valves would be required.

- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our standards.

Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located as shown on the attached water service card, provides water service to this 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 on the northwest side of Fore Street, two 6-inch cast iron water mains on the southwest side of Waterville Street and a public fire hydrant located at the site. Recent flow data is not available in this area. The most recent static pressure reading was 90 psi on September 3, 2015.

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. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

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.

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

Sincerely,
Portland Water District


Gordon S. Johnson, P.E.
Engineering Services Manager

William Savage

From: David Margolis-Pineo <DMP@portlandmaine.gov>
Sent: Monday, February 22, 2016 4:26 PM
To: William Savage; Bob LeBlanc
Cc: Barbara Barhydt; Benjamin Pearson; Helen Donaldson; Jean Fraser; Jeff Levine; John Emerson; Nancy Gallinaro; Rachel Smith; Rick Knowland; Scott Firmin; Shana Lowe
Subject: Wastewater Capacity Application Approval for 31 Fore St

February 22, 2016

Rw: Wastewater Capacity Application Approval for Wastewater Flows from 31 Fore Street – Multi-Family Housing

Dear Carrie and Robert La Blanc: (robertleblanc1@me.com)

The Department of Public Works, which includes the Water Resource Division have reviewed and determined that the downstream sewers from has the capacity to convey the estimated of proposed wastewater which will be generated from this facility. You are reminded that the sewer you are proposing to connect is combined and therefore a backflow preventer is required. This system surcharges frequently.

As you may be aware, any addition of wastewater flows in this drainage area will have an impact on India Street CSO discharge volumes. However, with the proposed bio-retention or rain garden, the volume of rainwater removed from the combined sewer will offset the proposed wastewater addition.

If the City can be of further assistance, please call 874-8850 or 400-6695.

Sincerely,
CITY OF PORTLAND

David Margolis-Pineo

David Margolis-Pineo
Deputy City Engineer

Proposed Wastewater Flows from 31 Fore Street – Three Unit Multi-Family

One – One Bedroom Unit @ 120 gpd = 120 gpd
One – Two Bedroom Unit @ 180 gpd = 180 gpd
Two – Three Bedroom Unit @ 270 gpd = 540 gpd Total = 840 gpd
Water consumption of razed building: 270 gpd
Net Increase in water usage: 840 gpd – 270 gpd = 570 gpd

Jeffrey Levine, Director, Department of Planning and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Mgr., Dep't. of Planning and Urban Development, City of Portland
Nell Donaldson, Department of Planning and Urban Development, City of Portland
Shukria Wiar, Planner, Department of Planning and Urban Development, City of Portland
Jean Fraser, Planner, Department of Planning and Urban Development, City of Portland
Rick Knowland, Planner, Department of Planning and Urban Development, City of Portland
Nancy Gallinaro, Water Resources Manager
Benjamin N. Pearson, Industrial Pretreatment Coordinator, City of Portland
Rachel Smith, Assistance Industrial Pretreatment Coordinator, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Scott Firmin, Director of Wastewater, Portland Water District

