



September 17, 2018

Christine Grimando, Senior Planner
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: Fore Points Marina Level II Site Plan Submittal – PF Marina LLC

Dear Christine:

On behalf of PF Marina LLC, enclosed please find a Level II Site Plan application submittal for the proposed Fore Points Marina at the 58 Fore Street site in Portland, Maine, along with a check for \$800 to cover the permit application fees. As presented at a pre-Application meeting with City Planning held on June 13, 2018, the marina will expand and improve the current marina operations at the site from an existing 69-slip marina to a 141-dedicated slip marina with an additional 1,776 linear feet of slip length for the side-tie of boats. The general layout of this marina, including images and descriptions of how this marina will fit into and be supported by a future upland development program, were reviewed by the City of Portland Planning Board as part of the Master Development Plan application, which received approval in December of 2016 (reference approval letter dated December 22, 2016 for project ID 2016-224). Upon approval of the Master Development Plan, the owner proceeded with design of the marina under a US Fish and Wildlife Service Boating Infrastructure Grant (BIG) administered by the MaineDOT, developing contract documents and publicly bidding the construction work. Applicable elements of the contract documents for the construction of the marina are included as part of this application. Additional documents may be provided upon request

As discussed at our pre-application meeting with the City, PF Marina LLC has pre-ordered components of the marina, including the outer wave attenuators. To meet a construction schedule of completing the work for a spring 2019 opening, we request approval from the City to begin installing the outer wave attenuators and dock while this project is being reviewed by the City Planning Office. This initial construction work will occur by barge and does not require access to or improvements of upland areas of the site. It is our understanding that the City would not perform specific review of these dock features and can therefore allow this work to proceed with the knowledge that the design has been thoroughly reviewed and approved by US Army Corps of Engineers, MaineDEP, Board of Harbor Commissioners, US Fish & Wildlife Service, and the Maine DOT.

Certain elements of the marina are not part of the current submittal, including the marina building design and certain upland support elements such as a sewer pump-out facility, finish details for the fuel tanks and piping, and connection details for the marina gangways to the upland areas. We are submitting this application to enable the marine work to commence in advance of completing the design of these elements, as the construction contract and timing of that work is critical to a Spring 2019 opening. We anticipate having a meeting with City Staff and outlining a process where additional design details for upland support elements can be provided to the City for review in the coming weeks. Please contact me to further discuss this application at 207.558.3704 or dsenus@woodardcurran.com.

Sincerely,

WOODARD & CURRAN

A handwritten signature in black ink, appearing to read "D. Senus", is written over a light blue horizontal line.

David Senus, PE
Project Manager

Enclosed: Level II Site Plan Application (w/Attachments) onto ePlan + Payment