



October 3, 2013  
13251

Ms. Carol Morrisette, Chair  
Portland Planning Board  
389 Congress Street  
Portland, Maine 04101

**Level III Site Plan Application**  
**Seaport Lofts: Submittal No. 4**

Dear Carol:

On behalf of 113 Newbury Street, LLC we are pleased to submit the enclosed supplemental application materials for your review of Seaport Lofts, (formerly called The Bay House Phase II). Located on the westerly corner of Hancock and Newbury Streets, Seaport Lofts is a four story structure fronting on Newbury Street. The building is a multi- family structure with 39 units, of which 7 are townhouse units on the ground level, with 32 flats situated on the upper floors. There are 43 parking spaces under and behind the building and bicycle racks are also located in this area. Enclosed are additional materials including reports, plan set and graphic renderings which supplement and revise documents previously submitted.

**SUMMARY OF RESPONSES TO PROPOSED CONDITIONS OF APPROVAL ON STAFF REPORT  
DATED SEPTEMBER 24, 2013.**

**SUBDIVISION REVIEW**

The applicant is comfortable with the (3) conditions as written.

**DEVELOPMENT REVIEW**

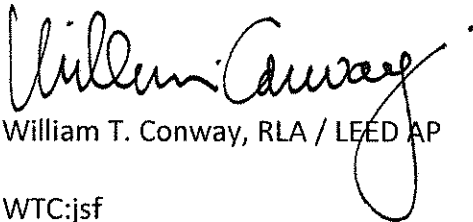
1. The enclosed revised plans include the information requested ; we are hopeful that condition 1 can be removed.
2. The enclosed revised plans incorporate the edits requested by David Sensus in his memo dated 9/18/13 ; we are hopeful that condition 2 can be removed.
3. The applicant has provided confirmation of the Portland Water District's acceptance of the location of storm drains in proximity to water infrastructure per email from PWD dated 10/01/13. Today we confirmed that the plans provided include as built information and that the hydrant location is shown correctly. We are hopeful that condition 3 can be removed.

4. Enclosed are calculations used to calculate the average finished grade at the perimeter of the building as requested by the City's zoning administrator; we are hopeful that condition 4 can be removed.
5. We understand that condition 5 pertains to Council approval to modify on street parking; we understand that this condition will remain and will be re-worded.
- 6-9. We understand that condition 6 – 9 will remain as written.
10. The applicant and architect are working on elevations and renderings of the building; any new materials will be submitted under separate cover.

The applicant respectfully submits the enclosed materials for final review. It is very important to the applicant to complete the review process as soon as possible, and is requesting that this project be placed on the October 22, 2013 Planning Board agenda. We appreciate your consideration of this request and we are committed to responding quickly to any requests for additional information that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.



William T. Conway, RLA / LEED AP

WTC:jsf

Cc: Demetri Dasco  
David White  
Gordon Reger