



October 15, 2013
13251

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

Level III Site Plan Application
Seaport Lofts: Submittal No. 6

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 NEIL DONALDSON EMAILED COMMENTS DATED OCTOBER 09.

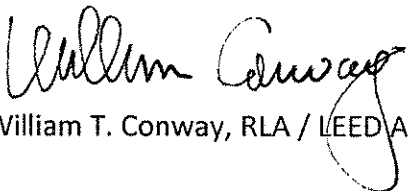
1. We understand that David Senus and Marge Schmuckl are satisfied with prior responses and have no further comments.
- 2a). The site drawings have been updated to reflect changes to the building footprint and canopies.
- 2b). We added a note on the Site Plan that the townhouse entries will be illuminated "with details to be provided to the City per conditions of approval".
- 2c). We have selected a more contemporary, less ornate wall mounting bracket for light fixtures – see Revised Attachment T- Lighting Cut Sheets.
- 2d). Note # 23 on the Subdivision Plat has been revised as requested.
- 2e). The stormtech/ subsurface detention system has been added to the Subdivision Plat as requested.

- 2f). The location of the fire hydrant on Newbury Street has been revised as requested.
3. We await comments from Tom Errico and John Peverada respective to our prior response on parking.
4. We understand that you are providing additional comments on architecture to David White and he is working with staff to address remaining concerns.
5. We offer the following responses to additional comments from David Margolis – Pineo:
 - 5.1). We added a note on the Subdivision Plat regarding the responsibility of maintaining the retaining walls, as requested.
 - 5.2). The invert elevations of the pipes noted have been revised as requested.
 - 5.3). The catch basin sump is now shown as 3' and the notes pertaining to the drain manholes have been added, as requested.
 - 5.4). We removed the extraneous text near Line L1 on the Subdivision Plat.
 - 5.5). We added a note to the Subdivision Plat regarding the ownership of retaining walls at the northwest corner of the site, as requested.
- 6). We revised the note regarding the street monument as requested.
- 7). We enlarged the text boxes on the Subdivision Plat as requested.

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