

6. Utilities

The proposed project will include installation of new utility services to the buildings and individual units.

As identified in the Existing Conditions Plan, the site has existing overhead services that connect to the front and rear of the property with one line spanning directly over the lot; this overhead utility will be rerouted underground as part of the project and the existing pole on subject property will be removed. There is also an existing gas valve and outdated service to the single family residence that will be abandoned; there is currently no gas planned for this project.

Ability to serve letters have been sent out to the respectively 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 responses. Pending responses will be forwarded to the planner once received.





March 31, 2016

Acorn Engineering Inc.
C/O Ms. Oliva Dawson
PO Box 3372
Portland, Maine 04104-3372

RE: Electric Service, 70 Anderson Street, Portland, Maine

Dear Ms. Dawson,

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 a cost estimate.

Please provide to CMP what size service and voltage the Customer will be requiring in order to get the needed information for costs and easements possibilities.

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

March 25, 2016

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed residential 10 unit building to be located on an existing lot at 70 Anderson St in Portland. FairPoint currently has aerial facilities on a pole across the street from the proposed building. FairPoint would require underground conduit from the existing pole to the new building for future service. Please do not hesitate to contact me with any questions.

Sincerely,

Scott Derrig

FairPoint Outside Plant Engineer

207-797-1866



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

May 9, 2016

Acorn Engineering, Inc.
PO Box 3372
Portland, ME 04104

Attn: Olivia Dawson
Re: 70 Anderson Street - Portland
Ability to Serve with PWD Water

Dear Ms. Dawson:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on March 25, 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:

- New 2-inch domestic and 4-inch fire services may be tapped off the 8-inch water main in Lancaster Street as shown on a plan entitled Utility Plan, 70 Anderson Street, Sheet C-20 as revised 5/3/16.
- Based on the fixture count you provided, we have calculated the peak flow for the domestic service to be 47 gallons per minute. We will require an 1-1/2" OMNI C2 meter for this service.
- The existing 3/4-inch service line will need to be terminated at the main by shutting the corporation and cutting the copper.
- Once the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete a service application form and pay the necessary fees.

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 12-inch diameter ductile iron water main on the northeast side of Anderson Street, an 8-inch cast iron main on the southeast side of East Lancaster Street and a public fire



hydrant located across from the site. Recent flow data is not available in this area. The most recent static pressure reading was 102 psi on August 14, 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

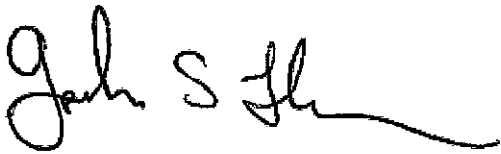
The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have not indicated whether 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. Should private fire protection be required, 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

A handwritten signature in black ink, appearing to read "Gordon S. Johnson", with a long horizontal flourish extending to the right.

Gordon S. Johnson
Engineering Services Manager

William Savage

From: Pelletier, Mark <mark.pelletier@twcable.com>
Sent: Monday, March 28, 2016 8:53 AM
To: Olivia Dawson
Subject: RE: Ability to Serve Request: 70 Anderson Street Redevelopment

Olivia,

Time Warner Cable can provide all TWC services to this new MDU bldg.. We have existing cable and fiber plant on pole line on Anderson St.

We will require 1- 4inch schedule 40 conduit from riser pole to utility room. Both ends of conduit to swept up above grade. 1 against base of pole and 1 into utility room.

Please keep me in the loop to construction start times etc.

Mark

*Mark Pelletier
Construction Project Coordinator 4
Time Warner Cable
118 Johnson Rd
Portland Me 04102
207-253-2324
mark.pelletier@twcable.com*

From: Olivia Dawson [mailto:odawson@acorn-engineering.com]
Sent: Friday, March 25, 2016 9:53 AM
To: Pelletier, Mark <mark.pelletier@twcable.com>
Subject: Ability to Serve Request: 70 Anderson Street Redevelopment

Good Morning,

Acorn Engineering, Inc., on behalf of Redfern Properties, LLC, is sending a formal Ability to Serve letter to your office for the proposed development of 70 Anderson Street in Portland, Maine.

Attached is the Ability to Serve Letter, preliminary Utility Plan, and an existing conditions survey as completed by Titcomb Associates.

Please do not hesitate to contact myself or our office with any questions or clarifications.

Thanks!

Olivia Dawson
Engineer
*Registered E.I. in Maine
Registered E.I.T in New York*

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Portland, Maine 04104
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March 28, 2016

Acorn Engineering
Attn: Olivia Dawson
Po Box 3372
Portland Maine 04104

Subject: 70 Anderson Street, Portland Maine
Re: Ability to Serve

Dear Miss. Dawson:

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 mixed use redevelopment project.

There is an existing ½ plastic gas service to the existing building that will need to be cut off prior to construction. Any improvements to the existing distribution system necessary to provide this service, as well as the design of the gas system in the project itself will be established as the overall design and scope of your project progresses.

All work necessary to provide service will be performed in accordance with the Maine Public Utilities Commission requirements.

ME GAS CUSTOMER ENERGY SOLUTIONS
376 Riverside Industrial Parkway
Portland, ME 04103



If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at Harmon@unitil.com.

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

ME GAS CUSTOMER ENERGY SOLUTIONS
376 Riverside Industrial Parkway
Portland, ME 04103