



A C O R N

ENGINEERING, INC.

Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

April 26, 2016

Subject: Preliminary Site Plan and Subdivision Application
Redevelopment of 70 Anderson Street - Portland, Maine

To Whom It May Concern,

Redfern Properties, LLC is pleased to submit the accompanying package of submission materials related to the proposed 10-unit townhouse urban infill redevelopment of 70 Anderson Street. The property is currently listed within the tax records as 1 East Lancaster Street. The development will include one workforce housing unit for rent in accordance with Division 30, Affordable Housing of the Land Use Ordinance.

This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. The proposed project site is located on the corner of Anderson and East Lancaster Street within the East Bayside neighborhood. The lot is currently occupied by a single story home with a detached garage and shed and is proposed to be redeveloped into townhouses classified as ten "attached single-family" residences. The development site is located within the City's R-6 Zoning District, and complies with the permitted uses within the zone.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Preliminary Architectural Submission
- Section 1: Title, Right and Interest
- Section 2: Technical and Financial Capacity
- Section 3: Construction Management Plan
- Section 4: Stormwater Management Plan
- Section 5: Erosion and Sedimentation Control Plan
- Section 6: Utilities
- Section 7: Solid Waste Disposal
- Section 8: Fire Safety
- Section 9: Conformity with Applicable Zoning Requirements
- Section 10: Request for Waivers
- Section 11: Summary of Written Easements

Redfern Properties LLC and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. Please find one (1) hard copy of the application materials including one set each of 11x17 and full size plans,

along with a CD containing PDF files for all submitted materials. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.