

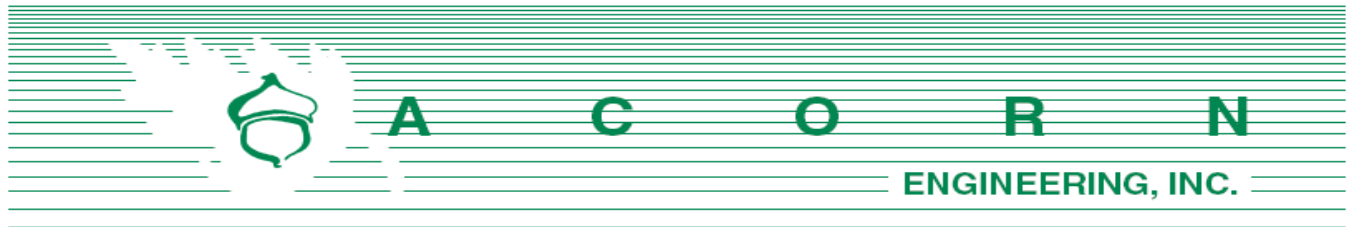
6. Utilities

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 There is also an existing gas valve and outdated service to the single family residence that will be abandoned; there is currently no gas planned for this project.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 letters. Pending responses will be forwarded to the planner once received.





Unitil Service Corp.
Attn: Kelly Fowler
P.O. Box 3586
Portland, Maine 04104

March 25th, 2016

Subject: 70 Anderson Street Redevelopment
Re: Ability to Serve

Kelly Fowler,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development. The project is a residential 10-unit redevelopment of an existing building and detached garage located at 70 Anderson Street (23-B-21), within the R-6 residential zoning district, in Portland, Maine. The existing buildings are to be demolished and replaced with ten townhouses with parking to the side of the property and a central courtyard. Per agreements with the abutting land owner, the property lines have extended slightly over the original lot size into the abandoned paper street, Anderson Lane. The new property lines now encroach up to ten feet into the lane.

The developer has yet to confirm whether the site will be serviced by gas or not. In order to make the most informed decision, we are looking for a possible confirmation of an existing or abandoned line in the service area that was not originally identified in the survey.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Anderson and Lancaster Street, and Anderson Lane.
2. Unitil's proposed infrastructure improvements within the project vicinity.
3. Unitil's ability to serve the project.

I have attached an existing conditions plan by Titcomb Associates and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



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.

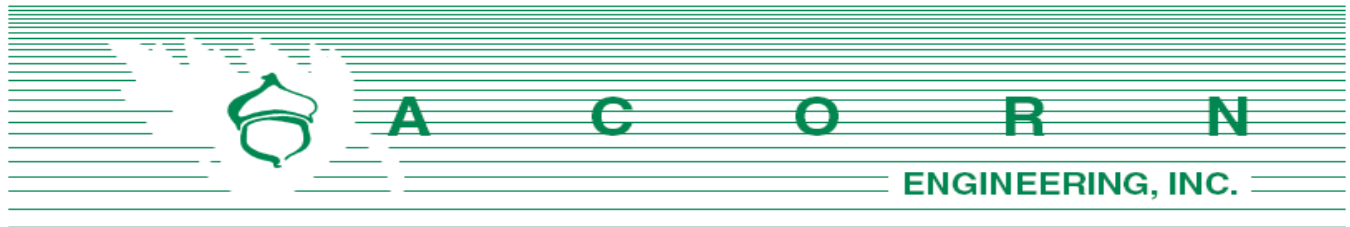
ME GAS CUSTOMER ENERGY SOLUTIONS
376 Riverside Industrial Parkway
Portland, ME 04103



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



Time Warner Cable
Attn: Mark Pelletier
5 Davis Farm Road
118 Johnson Road
Portland, Maine 04102

March 25th, 2016

Subject: 70 Anderson Street Redevelopment
Re: Ability to Serve

Mark Pelletier,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Time Warner Cable's ability to serve the proposed development. The project is a residential 10-unit redevelopment of an existing building and detached garage located at 70 Anderson Street (23-B-21), within the R-6 residential zoning district, in Portland, Maine. The existing buildings are to be demolished and replaced with ten townhouses with parking to the side of the property and a central courtyard. Per agreements with the abutting land owner, the property lines have extended slightly over the original lot size into the abandoned paper street, Anderson Lane. The new property lines now encroach up to ten feet into the lane.

We believe that there is an overhead service to the existing home as well as a connection to a utility pole in the rear that services the standalone garage. It is proposed that the overhead lines and rear utility pole are removed and the new townhouses be serviced by an underground conduit from the existing pole across Anderson Street.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Anderson and Lancaster Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Time Warner Cable's proposed infrastructure improvements within the project vicinity.
5. Time Warner Cable's ability to serve the project.

I have attached an existing conditions plan by Titcomb Associates and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,



Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

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*

Acorn Engineering, Inc
PO Box 3372
Portland, Maine 04104
www.acorn-engineering.com



A C O R N

ENGINEERING, INC.

Portland Water District
Attn: MEANS Department
225 Douglas Street
Portland, Maine 04104

March 25th, 2016

Subject: 70 Anderson Redevelopment
Re: Ability to Serve

To Whom It May Concern:

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Central Maine Power's ability to serve the proposed development. The project is a residential 10-unit redevelopment of an existing building and detached garage located at 70 Anderson Street (23-B-21), within the R-6 residential zoning district, in Portland, Maine. The existing buildings are to be demolished and replaced with ten townhouses with parking to the side of the property and a central courtyard. Per agreements with the abutting land owner, the property lines have extended slightly over the original lot size into the abandoned paper street, Anderson Lane. The new property lines now encroach up to ten feet into the lane.

Based upon the Section 4 of the Maine Subsurface Water Disposal Rules, the project anticipates the following design flows:

Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Single Family Residential Units	1 Bedroom	0	180	0
	2 Bedroom	0	180	0
	3 Bedroom	1	270	270
				270
Proposed flow				
Townhouse/Attached Single Family Residential Units	1 Bedroom	0	180	0
	2 Bedroom	0	180	0
	3 Bedroom	10	270	2,700
	-			2,700
Net Change				2,430
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, effective 8/3/15				



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com



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ENGINEERING, INC.

The proposed project is anticipated to add a net water usage from the development of approximately 2,430 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules and, considering the compact nature of the units (1200 square feet total per unit), the actual flows are anticipated to be lower.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Anderson and Lancaster Street.
2. Alternative connection locations from the development to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. Flow data for adjacent hydrants.
5. PWD's ability to serve the project.

I have attached an existing conditions plan by Titcomb Associates and a proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.





A C O R N

ENGINEERING, INC.

Fairpoint Communications
Attn: Scott Derrig
5 Davis Farm Road
Portland, Maine 04103

March 25th, 2016

Subject: 70 Anderson Redevelopment
Re: Ability to Serve

Scott Derrig,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Fairpoint's ability to serve the proposed development. The project is a residential 10-unit redevelopment of an existing building and detached garage located at 70 Anderson Street (23-B-21), within the R-6 residential zoning district, in Portland, Maine. The existing buildings are to be demolished and replaced with ten townhouses with parking to the side of the property and a central courtyard. Per agreements with the abutting land owner, the property lines have extended slightly over the original lot size into the abandoned paper street, Anderson Lane. The new property lines now encroach up to ten feet into the lane.

We believe that there is an overhead service to the existing home as well as a connection to a utility pole in the rear that services the standalone garage. It is proposed that the overhead lines and rear utility pole are removed and the new townhouses be serviced by an underground conduit from the existing pole across Anderson Street.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Anderson and Lancaster Street.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Fairpoint's proposed infrastructure improvements within the project vicinity.
5. Fairpoint's ability to serve the project.

I have attached an existing conditions plan by Titcomb Associates and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



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



A C O R N

ENGINEERING, INC.

Department of Public Services
Attn: David Margolis-Pineo
55 Portland Street
Portland, Maine 04101

March 25th, 2016

Subject: 70 Anderson Street Redevelopment
Re: Ability to Serve

Dear David,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Department of Public Services' ability to serve the proposed development. The project is a residential 10-unit redevelopment of an existing building and detached garage located at 70 Anderson Street (23-B-21), within the R-6 residential zoning district, in Portland, Maine. The existing buildings are to be demolished and replaced with ten townhouses with parking to the side of the property and a central courtyard. Per agreements with the abutting land owner, the property lines have extended slightly over the original lot size into the abandoned paper street, Anderson Lane. The new property lines now encroach up to ten feet into the lane.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Anderson and Lancaster Street including inverts.
2. Alternative connection locations from the development to the existing system.
3. DPS's proposed infrastructure improvements within the project vicinity.
4. DPS's ability to serve the project.

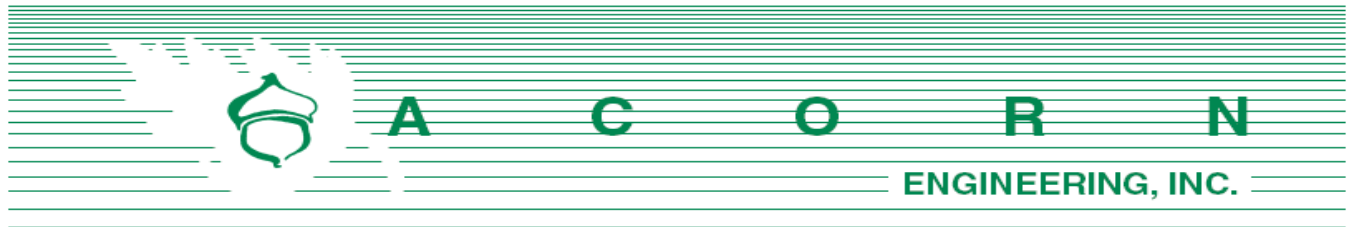
I have attached an existing conditions plan by Titcomb Associates and proposed preliminary utility plan by our office to facilitate your review. Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com



Central Maine Power Company
Attn: Paul DuPerre
162 Canco Road
Portland, Maine 04103

March 25th, 2016

Subject: 70 Anderson Street Redevelopment
Re: Ability to Serve

Paul DuPerre,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Central Maine Power's ability to serve the proposed development. The project is a residential 10-unit redevelopment of an existing building and detached garage located at 70 Anderson Street (23-B-21), within the R-6 residential zoning district, in Portland, Maine. The existing buildings are to be demolished and replaced with ten townhouses with parking to the side of the property and a central courtyard. Per agreements with the abutting land owner, the property lines have extended slightly over the original lot size into the abandoned paper street, Anderson Lane. The new property lines now encroach up to ten feet into the lane.

We believe that there is an overhead service to the existing home as well as a connection to a utility pole in the rear that services the standalone garage. It is proposed that the overhead lines and rear utility pole are removed and the new townhouses be serviced by an underground conduit from the existing pole across Anderson Street.

On behalf of the client we are requesting the following information:

1. Any easements for overhead services currently crossing the proposed development.
2. Alternative connection locations from the development to the existing system.
3. CMP's proposed infrastructure improvements within the project vicinity.
4. CMP's ability to serve the project.
5. Confirmation the existing pole will be an allowed location for the transformer.
6. Access requirements to the CMP meters.

I have attached an existing conditions plan by Titcomb Associates and proposed preliminary utility plan by our office to facilitate your review.

Please do not hesitate myself or the office for questions or clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin J. Pauson'.

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.



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