



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**Re: 316 and 316A Congress St. Separate lots. Did not mean to send you the other email. Sorry**

1 message

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**David Margolis-Pineo** <dmp@portlandmaine.gov>

Tue, Mar 29, 2016 at 11:04 AM

To: Kelly &lt;kellyamaine@gmail.com&gt;, Ann Machado &lt;amachado@portlandmaine.gov&gt;, John Emerson &lt;jwe@portlandmaine.gov&gt;, Nancy Gallinaro &lt;neg@portlandmaine.gov&gt;, Norm Twaddel &lt;ntwaddel@pwd.org&gt;, Jennifer Thompson &lt;jlt@portlandmaine.gov&gt;

Kelly,

Our current sewer ordinance states that each building is required to have a separate sewer lateral. Water over the dam here.

I have included Norm Twaddel from the Portland Water District. He can speak about the water service since the District is separate from the City.

I see two possible options for the sewer lateral. Keep the lateral from the little building to the street and run a new lateral for the six unit. But since there is very little space between the two buildings and the cost of re-plumbing the six unit and digging through the sidewalk and street would be significant, I would suggest that maybe a deed restriction on both deeds that any sewer lateral repair costs from the little building to the street sewer be shared.

Possibly a plumber could suggest something which makes sense. If both buildings have full basements and the plumbing is easily accessible, maybe separating the sewer laterals does makes sense in the long run.

Unless someone can add something, I would recommend the City stay clear of this issue and it remain private.

On Mon, Mar 28, 2016 at 5:54 PM, Kelly <kellyamaine@gmail.com> wrote:

Sent from my iPad

Begin forwarded message:

**From:** Kelly <kellyamaine@gmail.com>  
**Date:** March 28, 2016 at 3:23:34 PM EDT  
**To:** "dmp@portlandmainie.gov" <dmp@portlandmainie.gov>  
**Subject:** 316 and 316A Congress St

Hi David. I got your name from Ann Machados (zoning) and she said you would be the person to

3/29/2016

City of Portland Mail - Re: 316 and 316A Congress St. Separate lots. Did not mean to send you the other email. Sorry

ask. My husband and I own 316 and 316A Congress Street. It is a brick 6 unit building and a small separate brick building which has my store, Plum, in it. We are trying to separate the buildings so we can sell the small brick one and keep the 6 unit. Ann said the buildings can be separated as the form base code has changed in that area, no min setbacks....but the problem is the water/sewer line comes from the 6 unit, underground to the little building. What can we do?? Thanks so much. Kelly Williams

Sent from my iPad

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