

The NewHeight Group

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Caitlin Cameron
City Planner
City of Portland
389 Congress Street
Portland, ME 04101

October 6, 2017

Re: Luminato Condominium, LLC
Proposed Additional Minor Amendments to Approved Site Plan

Dear Caitlin:

I am writing to make application for additional minor amendments to the approved Site Plan for Luminato Condominium, LLC. The proposed changes are small, and intended to update the plan so it reflects currently existing site conditions in three places.

The approved Site Plan calls for removal and stockpiling of existing granite slabs along Franklin Street, and replacement to stabilize slope when construction is complete. We are proposing to eliminate these slabs in the area to the right of the new building entrance on Franklin Street as viewed from the City sidewalk. The grade here is flat, so they are not needed to stabilize the slope, and they are proposed for use elsewhere on the site (at the end of Newbury Street).

The approved Site Plan also shows a concrete block retaining wall between 167 Newbury Street and the abutting parcel at 32 Hampshire Street. The building at 32 Hampshire Street was recently sold, and the building demolished. The retaining wall was a part of the structure, and demolished and removed with it. The grade in this location does not require a retaining wall.

Finally, the approved plan calls for a 6-foot tall PVC stockade fence (reusing salvaged panels) 65 feet in length behind the building, separating Luminato from the properties at 32 and 36 Hampshire Street. By agreement with the abutters, we are proposing to install an 8-foot tall, wooden stockade fence approximately 30 feet in length across the back of the 36 Hampshire Street property, ending at the property line between 36 and 32 Hampshire streets.

Pinkham & Greer has revised plan sheet C1.2 of the approved plan set and uploaded them to the project's E-Plan account. Please let me know if you have questions or require any additional information in order to consider this request. Thank you for your time.

Best Regards,



Erin Cooperrider, Member NHVI