



# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

June 20, 2007

Mr. Paul Stevens, AIA  
SMRT  
144 Fore Street  
P.O. Box 618  
Portland, Maine 04101

RE: 297 Cumberland Avenue, Salvation Army, (Project # 2006-0222), (CBL 033 N009001)

Dear Mr. Stevens:

On January 23, 2007 the Portland Planning Board approved with conditions the proposal for a new three story (13,076 sq ft) building addition to the Salvation Army main building on Cumberland Avenue. As provided in Section 14-528, this letter serves as the written permission from the Planning Division to commence demolition of the three story building (Amity House) at Cedar Street, prior to posting the performance guarantee. The commencement of site work is limited to the extent of work outlined in your letter dated June 8, 2007 and listed below:

1. Demolition of Amity House;
2. Protection of catch basins as shown in the specifications attached to the June 8, 2007 letter;
3. Construction fencing will be installed to secure the site; and
4. The sidewalk will be closed temporarily.

Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing the demolition and obtain any permits that may be required from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking.

The approval to proceed with the demolition is based on the submitted request of and the approved site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If there are any questions, please contact the Planning Staff.

Sincerely,

*Alex Jaegerman (BJ)*

Alexander Jaegerman, Planning Division Director

cc: Inspections Department  
Barbara Barhydt, Development Review Services Manager  
Marge Schmuckal, Zoning Administrator  
Phil DiPierro, Development Review Coordinator  
Penny Littell, Corporation Counsel  
Todd Merkle, Public Works



Approval Letter File

Attachments:

June 8, 2007 letter from Paul S. Stevens, including temporary erosion control measures



ARCHITECTURE  
ENGINEERING  
PLANNING

June 8, 2007  
Project No. 05023-00

Alex Jaegerman, Planning Director  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Salvation Army 297 Cumberland Avenue Portland, ME

Dear Alex,

In compliance with section 14-528 of the city ordinance, I am writing to obtain permission for the demolition of the 3 story flat (Amity House) at Cedar Street in preparation for the construction of the addition to Cumberland Avenue.

Catch basins in the vicinity will be protected in accordance with the enclosed specification and monitored daily. The area around the demolition will be fenced with a secure construction fence extending into the upper parking lot. Temporary sidewalk closing will be required. Grondin anticipates the work will be completed within two weeks. A separate application for a demolition permit with the City is in process.

Please call if you have need for further information or have any questions.

Sincerely yours,  
SMRT Inc.

A handwritten signature in black ink, appearing to read 'Paul S. Stevens', with a long horizontal flourish extending to the right.

Paul S. Stevens, AIA  
Principal

Enclosures

SMRT

144 Fore Street  
PO Box 618  
Portland, Maine 04104

☎ 207 772-3846  
☎ 207 772-1070

[www.smrtinc.com](http://www.smrtinc.com)

cc: Major David Kelly, Major Francis Kirk, Ken Grondin, Jean Fraser, Phil DiPerro, MGJ, KD, File 05023/22

SECTION 02210

TEMPORARY EROSION CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide and maintain devices to control erosion, siltation, sedimentation and dust that occurs during construction operations. Undertake every reasonable precaution and do whatever is necessary to avoid erosion of soil and to prevent silting of drainage ditches, storm sewers, rivers, streams, and lakes, and to prevent transport of soil onto adjoining walks and streets.
- B. Provide measures to control dust caused whether on or off project site.
- C. Deficiencies in erosion control measures indicated by failures or erosion will be immediately corrected by providing additional measures or different techniques to correct the situation and prevent subsequent erosion at no additional cost to the Owner.
- D. Exposure of soils on embankments, excavation, and graded areas shall be kept as short as possible. Initiate mulching, seeding and other temporary erosion control practices as specified.
- E. Related Sections include the following:
  - 1. Division 2 Section "Site Permitting Requirements" for erosion and sedimentation control regulation, inspection, and reporting
  - 2. Division 2 Section "Earthwork" for filling and for grading work.

1.3 REFERENCES

- A. "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION; BEST MANAGEMENT PRACTICES", (BMP's) prepared by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, latest edition.

1.4 QUALITY ASSURANCE

- A. Conform to all requirements of applicable permits, and Erosion Control Plans.

- B. Meet with the Architect/Engineer to discuss erosion control requirements prior to the start of construction.
- C. Standards: "Maine Erosion and Sediment Control for Construction: Best Management Practices" prepared by the Cumberland County Soil and Water Conservation District (latest edition), hereinafter referred to as BMP's.

#### 1.5 SCHEDULE OF IMPLEMENTATION

- A. General: It is important that pollution prevention measures, erosion and sedimentation control, be employed before, during and after soils are exposed. Prior to soil disturbance or soil storage, the CONTRACTOR shall first implement measures, to the extent possible, to ensure that such measures are in-place before the activity occurs. Additional measures shall be employed as the Work progresses. Implementation and maintenance shall occur as necessary until the site is permanently stabilized.
- B. Soil Stabilization: All disturbed areas shall be stabilized with temporary and permanent erosion control practices as soon as practicable, but no more than 14 days after construction activity on a particular portion of the site has temporarily or permanently ceased. Two exceptions to this requirement apply to the project: (1) where construction activities will resume on the particular portion of the site within 21 days; and (2) where snow cover precludes initiation of stabilization measures.
- C. Inspections: Inspections of disturbed soil areas, material storage areas exposed to precipitation and erosion control measures will be inspected by the CONTRACTOR a minimum of once every 7 days and also within 24 hours before and after any storm event greater than 0.5 inches of rainfall as required under the Maine Construction General Permit Deficiencies in the erosion control measures identified by the inspections shall be corrected by the CONTRACTOR immediately but not later than within 7 calendar days.

### **PART 2 - PRODUCTS**

#### 2.1 MATERIALS

- A. Use the following materials to implement and construct erosion control measures. Other materials require approval of the Architect/Engineer.
- B. Siltation Fence: Mirafi Environfence, Amoco 1380 Silt Stop, or approved equal.
- C. Storm drain inlet protection: "SiltSack" (available from ACF Environmental, Richmond, VA 800 448-3636) protection devices or approved equal.
- D. De-watering: "DirtBag" (available from ACF Environmental, Richmond, VA 800 448-3636) or approved equal.

- E. Mulch:
1. Long Fibered hay, grass mowings, or straw, in dry condition and which are relatively free of weeds and foreign matter detrimental to plant life.
  2. Mulch binder: An asphalt emulsion mulch binder of type acceptable to the Architect/Engineer, or approved equal.
  3. Mulch netting: Plastic or nylon mesh netting with approximate openings of ¼ inch to 1 inch; or other netting approved by the Architect/Engineer.

### **PART 3 - EXECUTION**

#### **3.1 STABILIZATION PRACTICES**

- A. Siltation Fence:
1. Construct as shown on Drawings. Install parallel to contours where possible, prior to site clearing and grading activities.
  2. Bury lower edge of fabric at least 6 inches below ground surface to prevent underflow.
  3. Curve ends of fence uphill to prevent flow around ends.
  4. Inspect frequently; repair or replace any damaged sections.
  5. Remove fence only when adequate grass catch has been established.
- B. Stabilized Construction Entrance:
1. Install stabilized pad of aggregate on geotextile at locations shown per drawing details.
  2. Geotextile to be Mirafi 600X or equal.
  3. Aggregate to be 2 ½" crushed stone (MDOT 703.31).
- C. Storm Drain Inlet Protection
1. Install protection measures at all existing, and proposed, storm drain inlets within work area.
  2. Use "SiltSack" per manufacturer's installation recommendations.
- D. De-watering
1. Utilize "DirtBag" per manufacturer's recommendations.
  2. Direct flows to drainage points within the site to prevent excess water from exiting the site and crossing into the public right-of-way.
- E. Dust Control: Utilize the application of sprinkled water to reduce the emission of airborne soil particulates from the Project site.
- F. Other Temporary Measures:
1. Utilize other temporary erosion control measures as directed by the Architect/Engineer.
  2. Type and use shall be as specified in the BMP's.

#### **3.2 MAINTENANCE**

- A. Inspect erosion control practices immediately after each rainfall and a least daily during prolonged rainfall or snowmelt for damage. Make appropriate repairs or replacement at no additional cost to the OWNER, until project acceptance.
- B. Remove silt from siltation fence when it has reached one-half the fence height, or prior to expected heavy runoff or siltation.
- C. Repair matting if any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately.
- D. Maintain areas mulched or matted, at no additional cost to the OWNER, until project acceptance.

3.3 REMOVAL OF TEMPORARY EROSION CONTROL

- A. Remove temporary materials and devices when permanent soil stabilization has been achieved. Re-Use materials in good condition if approved by the Architect/Engineer.
- B. Level and grade to the extent required to present a sightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of our access to the permanent works.
- C. Remove unsuitable materials from site and dispose of in a lawful manner.

END OF SECTION 02210

