

**415 Cumberland Avenue**

10 messages

Christian Roadman <croadman@portlandmaine.gov>

Wed, Mar 7, 2018 at 5:24 PM

To: tgreer@walsh-eng.com

Cc: Barbara Barhydt <bab@portlandmaine.gov>, Jean Fraser <jf@portlandmaine.gov>

Hello Tom,

After looking at your submission for 415 Cumberland Avenue, we've determined we need additional / updated materials. We will need to receive these before we can formally review or provide comments about your proposed project. Please provide:

Boundary Plan stamped by Maine Licensed Surveyor

Subdivision Plat stamped by Maine Licensed Surveyor and meeting regulations for recording plat

Site Plan stamped by a Maine Licensed Engineer and addressing the site plan requirements

Please refer to the Subdivision Ordinance and Site Plan Ordinance in the City's Land Use Code for specific requirements of the Subdivision Plan and Site Plan.

ADA Narrative confirming how the proposals meet ADA requirements

Without getting into formal comments, I also want to acknowledge that there seem to be some missing labels and/or mislabeled information on the plans you submitted. Some items that need attention / clarity include:

- * there is a walkway crossing the sidewalk near the front entrance of the building, the purpose of which is unclear. (Are these to bicycle hitches? If so, the hitches are unlabeled)
- * location of the trash
- * access easement for the YMCA
- * allocation and management of parking
- * uses of commercial space
- * use of deck space (is this unit part of the unit below, which is labeled a 2 bedroom?)
- * traffic signal pole misidentified as light pole
- * existing street trees on Cumberland and Forest Avenues
- * gate off Forest Avenue access/ egress / placement /details do not appear on site plan

I also strongly suggest that you take advantage of a pre-application-style Permitting and Inspections meeting with Jason Grant for code review, to make sure early on that your proposed uses and plans do not need to be changed later.

Please let me know if you have any questions about any of the above.

Thanks and best,
Christian Roadman

--

Christian Roadman
Planner
[207.874.8984](tel:207.874.8984)

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

Tom Greer <tgreer@walsh-eng.com>

Fri, Mar 9, 2018 at 7:33 AM

To: Christian Roadman <croadman@portlandmaine.gov>

Cc: Barbara Barhydt <bab@portlandmaine.gov>, Jean Fraser <jf@portlandmaine.gov>, Barry Yudaken <yudaken@archetypepa.com>, Sam Reiche <reiche.sam@gmail.com>

Hi Christian,

That you for the comments. We will address them. Please note the subdivision plan is stamped by the surveyor. He embossed the originals. Also we will change the name on the landscape plan to the Site Plan. It shows all of the work that we are doing.

Tom Greer**Walsh Engineering Associates, Inc.**

Office: 207.553.9898

tgreer@walsh-eng.com**From:** Christian Roadman [mailto:croadman@portlandmaine.gov]**Sent:** Wednesday, March 7, 2018 5:24 PM**To:** tgreer@walsh-eng.com**Cc:** Barbara Barhydt; Jean Fraser**Subject:** 415 Cumberland Avenue

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Jean Fraser <jf@portlandmaine.gov>

Mon, Mar 12, 2018 at 10:42 AM

To: Christian Roadman <croadman@portlandmaine.gov>

Why is the formatting all crazy on your comments?

[Quoted text hidden]

--

Jean Fraser, Planner
City of Portland

3/22/2018

City of Portland Mail - 415 Cumberland Avenue

874 8728

Christian Roadman <croadman@portlandmaine.gov>
To: Jean Fraser <jf@portlandmaine.gov>

Mon, Mar 12, 2018 at 10:43 AM

I'm not sure what you mean? Did it come out weird on your email?

--
Christian Roadman
Planner
[207.874.8984](tel:207.874.8984)

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

[Quoted text hidden]

Jean Fraser <jf@portlandmaine.gov>
To: Christian Roadman <croadman@portlandmaine.gov>

Mon, Mar 12, 2018 at 11:31 AM

Its below in the chain but come have a look on my computer when you have a moment- where I had made corrections its a mess- just a question of being professional I guess but maybe thats not what they saw...

[Quoted text hidden]

Christian Roadman <croadman@portlandmaine.gov>
To: Jean Fraser <jf@portlandmaine.gov>

Mon, Mar 12, 2018 at 11:34 AM

I deleted the the email chain when I sent them the final version, so they shouldn't have seen any of that.

--
Christian Roadman
Planner
[207.874.8984](tel:207.874.8984)

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

[Quoted text hidden]

Tom Greer <tgreer@walsh-eng.com>
To: Christian Roadman <croadman@portlandmaine.gov>
Cc: Barbara Barhydt <bab@portlandmaine.gov>, Jean Fraser <jf@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>, Barry Yudaken <yudaken@archetypepa.com>, Jody Cady <jody@walsh-eng.com>

Tue, Mar 20, 2018 at 11:57 AM

Hi Christian,

The plans have been updated. Please note the Landscaped Plan C1.2 is null and void. Please delete it from the site or make sure the reviewers know it is not part of the review set. An explanation of the zoning and code analysis was included noting what we need to do to comply with the ADA aspects of the project.

Tom Greer

Walsh Engineering Associates, Inc.

Office: [207.553.9898](tel:207.553.9898)

tgreer@walsh-eng.com

From: Christian Roadman [mailto:croadman@portlandmaine.gov]
Sent: Wednesday, March 7, 2018 5:24 PM
To: tgreer@walsh-eng.com
Cc: Barbara Barhydt; Jean Fraser
Subject: 415 Cumberland Avenue

Hello Tom,

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Jean Fraser <jf@portlandmaine.gov>
To: Christian Roadman <croadman@portlandmaine.gov>

Tue, Mar 20, 2018 at 12:56 PM

Are you putting this on the Dev Rev Agenda for tomorrow?

I think you can delete their landscape plan but it might be better to re-label if you can (eg "superseded")

----- Forwarded message -----

From: **Tom Greer** <tgreer@walsh-eng.com>
Date: Tue, Mar 20, 2018 at 11:57 AM
Subject: RE: 415 Cumberland Avenue
To: Christian Roadman <croadman@portlandmaine.gov>

[Quoted text hidden]

--
Jean Fraser, Planner
City of Portland

3/22/2018

City of Portland Mail - 415 Cumberland Avenue

874 8728

Christian Roadman <croadman@portlandmaine.gov>
To: Jean Fraser <jf@portlandmaine.gov>

Tue, Mar 20, 2018 at 12:57 PM

I am planning on it, yes. Relabeling sounds like a good idea.

--

Christian Roadman
Planner
[207.874.8984](tel:207.874.8984)

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

[Quoted text hidden]

Christian Roadman <croadman@portlandmaine.gov>
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Tue, Mar 20, 2018 at 5:33 PM

Tom.

Just wanted to acknowledge receipt.

Thanks & best,
Christian

--

Christian Roadman
Planner
[207.874.8984](tel:207.874.8984)

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

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