

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 12/2/11

Project Name: Teen Shelter

Project Address: 38 Preble Str.

Site Plan ID Number: 2011-323

Planning Board Authority Approval Date: 11/22/11

Site Plan Approval Date: 11/22/11

Performance Guarantee Accepted: 7/3/12 *ck # 30676
\$ 27,340.00*

Inspection Fee Paid: 7/3/12 *ck # 30668
\$ 546.80*

Infrastructure Contributions Paid: 7/3/12 *ck # 30669
\$ 2,880 - for disturbed
section of sidewalk*

Amount of Disturbed Area in SF or Acres: < 1 Acre

MCGP/Chapter 500 Stormwater PBR: N/A

Plans/CADD Drawings Submitted: _____

Pre-Construction Meeting: 7/2/12

Conditions of Approval Met: 8/14/13

As-Builts Submitted: _____

Public Services Sign Off: 8/14/13

Certificate of Occupancy Memo Processed:
(Temporary or Permanent) 8/14/13

Performance Guarantee to Defect Guarantee: 8/14/13

Defect Guarantee Released: 9/22/14

CITY OF PORTLAND, MAINE

PLANNING BOARD

Joe Lewis, Chair
Carol Morrissette, Vice Chair
Lee Lowry, III
Stuart G. O'Brien
Michael J. Patterson
David Silk
Bill Hall

November 30th, 2011

Mark Swann
Preble Street
18 Portland Street, PO Box 1459
Portland, ME 04104

RE: **38 Preble Street, Teen Shelter**
 Conditional Use Application #2011-323
 CBL: 37-F-20

Dear Mr. Swann:

On November 22, 2011 the Portland Planning Board considered the conditional use and site plan applications for the proposed Emergency Teen Shelter on the first and second floors of 38 Preble Street.

The Planning Board reviewed the proposal for conformance with the standards of the Conditional Use Review and Site Plan Ordinance. The Planning Board voted (6-0, Silk recused) to approve the applications with the following motions and conditions as presented below.

CONDITIONAL USE REVIEW

The Planning Board voted 6-0 (Silk recused) that the proposed use for an Emergency Teen Shelter on the first and second floors of 38 Preble Street is in conformance with the Conditional Use Standards as set forth in Sec. 14-218 (b) (4) & Sec. 14-474 c) (2) of the Land Use Code, as presented in Report #25-11, with the following conditions of approval:

- i. That the conditional use shall be limited to the first and second floors of 38 Preble Street ie a total of 6000 sq ft; and
- ii. That the hours of operation of the emergency teen shelter shall be from 8pm to 8am only and that no teens shall be in the building at any other time; and
- iii. The maximum number of teens staying at the shelter at any one time shall be 24; and
- iv. That any security features such as surveillance cameras and external lights shall be maintained at all times, with cameras recording 24/7 and digital images to be retained for a minimum of 7 days; and
- v. That the associated "in-take" functions shall not be located within 38 Preble Street to the extent practicable.

continued

SITE PLAN REVIEW

The Planning Board voted 6-0 (Silk recused) that the proposed use for an Emergency Teen Shelter on the first and second floors of 38 Preble Street is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- done 11/22/11*
- i. That the detailed locations, specifications and photometric information for all external lighting, cameras, and details of external fencing shall address CPTED principles and be submitted for review and approval by the Planning Authority **prior to the issuance of a building permit**; and
 - ii. That the applicant shall be responsible for making repairs to the Cumberland Avenue sidewalk as identified as being in poor condition in the Memo from Mike Farmer, Department of Public Services, dated November 4, 2011 paras. 2 and 3, details to be submitted for review and **approval by the Planning Authority prior to the issuance of a building permit.**
- done 11/22/11*

The approval is based on the submitted plans and the findings related to conditional use and site plan review standards as contained in Planning Report #25-11 for application 2011-323, which is attached. The standard conditions of approval are listed below.

Standard Conditions of Approval

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. The site plan approval and conditional use approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632.

Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov

Sincerely,



Joe Lewis, Chair
Portland Planning Board

Attachments:

1. 11.4.2011 DPS Memo from Mike Farmer
2. Planning Board Report #25-11
3. Performance Guarantee Packet

Electronic Distribution:

| | |
|--|--|
| Gregary Mitchell, Acting Director, Planning and Urban Development Department | Bill Clark, Public Services |
| Alexander Jaegerman, Planning Division Director | David Margolis-Pineo, Deputy City Engineer |
| Barbara Barhydt, Development Review Services Manager | Greg Vining, Public Services |
| Jean Fraser, Planner | John Low, Public Services |
| Philip DiPierro, Development Review Coordinator | Jane Ward, Public Services |
| Marge Schmuckal, Zoning Administrator | Keith Gautreau, Fire |
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| Lannie Dobson, Inspections Division | David Senus, Woodard & Curran |
| Michael Bobinsky, Public Services Director | Assessor's Office |
| Kathi Earley, Public Services | Approval Letter File |

Hard Copy: Project File

**ENGINEERING DIVISION
Portland Department of Public Services
55 Portland Street
Portland, ME 04101**

M E M O

TO: Jean Fraser
FROM: Mike Farmer, Project Engineer
DATE: November 4, 2011
RE: 38 Preble Street

I offer the following comments regarding the condition of the street lighting, curb, and sidewalks adjacent to the project site.

1. The curb and sidewalk along Preble Street are in satisfactory condition.
2. The curb along Cumberland Avenue is in satisfactory condition; however, an existing 12-foot wide curb cut along Cumberland Avenue is no longer in use. If sidewalk and curb work is contemplated as part of this project, this curb cut should be closed. The City could provide some old granite curb pieces to match the width and texture of the existing curb along Cumberland Avenue.
3. The sidewalk along Cumberland Avenue is in poor condition. If sidewalk and curb work is contemplated as part of this project, the sidewalk along Cumberland Avenue should be reconstructed with brick sidewalk material. There are three metal grates in the sidewalk and adjacent to the building. These grates are deformed and should be replaced. The granite sills that support the grates should also be reset or replaced.
4. There are no street lights adjacent to the project site on the southeast side of Cumberland Avenue or the southwest side of Preble Street. There are three pairs (6 lamps) of existing street lights on the northeast side of Preble Street adjacent to the former Public Market building; all six of these lights were off when I recently visited the site. The light poles and fixtures on Preble Street match Figure X-3H in the Technical Manual (Downtown District street lighting pole, Style 2). The existing street lights on Cumberland Avenue are cobra head fixtures attached to overhead utility poles, which are located on the northwest side the street. The only existing street light at the intersection of Preble and Cumberland is a cobra head fixture near the parking garage, on the corner opposite the site. DPS will consider the issue of street lighting needs in the project area in more detail.

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 14, 2013

RE: C. of O. for # 38 Preble Street, Teen Shelter
(Id#2011-323) (CBL 037 F 020001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Tammy Munson, Director of Inspection Services
Barbara Barhydt, Development Review Services Manager
File: UI

From: Jean Fraser
To: Sterling James <cheehaak@gmail.com>
Date: 12/19/2012 2:21 PM
Subject: Confirmation of approvals: amendments to approved plans for patio, 38 Preble St
Attachments: teen entry 07dec12.pdf; 7.3.2012 APPROVAL to amendments.rtf

Jim

1. Historic Preservation Review: Option #2 in the attached plan (as you described to me today- see below*) has been approved by Deb Andrews, subject to the following:
 - Design and materials of the railings to match the other railings (as approved);
 - If the railing for the steps is installed just on one side, that it preferably would be on the left side (further from Preble Street);
 - That if there are any other changes proposed to the approved plans, including to the door design/door opening design, that any changes be sent to Deb Andrews, Historic Preservation Program Manager, for review and approval prior to implementation.

2. Site Plan Review: Option #2 in the attached plan (as you described to me today- see below*) is acceptable as a di minimus amendment to the approved site plans, subject to the following:
 - Design and materials of the railings match the other railings (as approved);
 - If the railing for the steps is installed just on one side, that it preferably would be on the left side (further from Preble Street);
 - That if there are any other changes proposed to the approved plans (as approved 7.3.2012, copy attached), that any changes be reviewed and approved by the Planning Division prior to implementation.

*Amendments, described by you today, are: Aluminum steps and landing, open underneath, with the landing approx 3 feet above patio floor. With Aluminum railings to match the other railings on the patio, with 2-3 verticals and one railing, angled where adjacent to the steps and at about 2ft 10 inches above step/landing. Bench on one side to be cut back to allow wheelchair access between bench and steps. No other modifications to the approved plans for the patio area.

Jean Fraser, Planner
City of Portland
874 8728

Phil

- ① Re lights - I have letter from applicant confirming photometrics re approved version meets our technical stds. I think we need to ask them for photometrics of whats been installed - at least cut sheets showing photometrics for each light

- ② Re Panels - these were not reviewed re site plan - HP reviewed these and I do not have the approved spec - so Deb may need to help re this. Jan 1-7-13.

**Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 6/21/12

Name of Project: 38 PREBLE ST. TEEN SHELTER

Address/Location: 38 PREBLE ST.

Developer: PREBLE ST.

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) _____

TO BE FILLED OUT BY THE APPLICANT:

| Item | PUBLIC | | | PRIVATE | | |
|---------------------------------|---------------|----------------|-----------------|------------|----------------|----------------|
| | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| 1. STREET/SIDEWALK | | | | | | |
| Road/Parking Areas | | | | | | |
| Curbing | <u>8'</u> | <u>\$38 LF</u> | <u>\$304.</u> | | | |
| Sidewalks + CITY OWNED SIDEWALK | | <u>\$18 SF</u> | | <u>100</u> | <u>\$18 SF</u> | <u>\$1800.</u> |
| Esplanades | | | | | | |
| Monuments | | | | | | |
| Street Lighting | | | | | | |
| Street Opening Repairs | <u>100 SF</u> | <u>\$60.</u> | <u>\$6000.</u> | | | |
| Other | | | | | | |
| 2. EARTH WORK | | | | | | |
| Cut | | | | | | |
| Fill | | | | | | |
| 3. SANITARY SEWER | | | | | | |
| Manholes | | | | | | |
| Piping | | | | | | |
| Connections | | | | | | |
| Main Line Piping | | | | | | |
| House Sewer Service Piping | | | | | | |
| Pump Stations | | | | | | |
| Other | | | | | | |
| 4. WATER MAINS | <u>1</u> | <u>LS</u> | <u>\$17,500</u> | | | |
| 5. STORM DRAINAGE | | | | | | |
| Manholes | | | | | | |
| Catchbasins | | | | | | |
| Piping | | | | | | |
| Detention Basin | | | | | | |
| Stormwater Quality Units | | | | | | |
| Other | | | | | | |

- 6. SITE LIGHTING _____
- 7. EROSION CONTROL
 - Silt Fence _____
 - Check Dams _____
 - Pipe Inlet/Outlet Protection _____
 - Level Lip Spreader _____
 - Slope Stabilization _____
 - Geotextile _____
 - Hay Bale Barriers _____
 - Catch Basin Inlet Protection _____
- 8. RECREATION AND OPEN SPACE AMENITIES _____

9. LANDSCAPING ~~_____~~ → 1 \$500.00 \$500.00
 (Attach breakdown of plant materials, quantities, and unit costs) (1) TREE TBD FOR COURTYARD

10. MISCELLANEOUS - ~~_____~~ 1 LS \$1236.00

TOTAL: ~~\$1304.00~~ ~~\$2500.00~~ \$3536.00
 GRAND TOTAL: \$2380.00 ~~\$8160.00~~

total \$27,340
 ok 6/27/12
 PRL


INSPECTION FEE (to be filled out by the City)

| | <u>PUBLIC</u> | <u>PRIVATE</u> | <u>TOTAL</u> |
|----------------------------|------------------------------|------------------------------|----------------|
| A: 2.0% of totals: | \$476.08 | \$70.72 | \$546.80 |
| or | | | |
| B: Alternative Assessment: | | | |
| Assessed by: | <u>[Signature]</u> (name) | <u>[Signature]</u> (name) | <u>6/27/12</u> |

→ Sidewalk contribution to be paid by applicant
 \$2,880.00

Jean Fraser - Approval of amendments

From: Jean Fraser
To: Sterling James <cheehaak@gmail.com>
Date: 7/2/2012 2:55 PM
Subject: Approval of amendments
CC: Andrews, Deb; Bourke, Jeanie; DiPierro, Philip
Attachments: comm38preblestreet.pdf



Jim

I am writing to confirm that the proposed amendments shown on plans A-1.1, A-1.1.1 and A-2.1 and specs for camera and lights (all received 6.18.12 and 6.22.12) are approved as minor amendments to the previously approved plans. The revisions result in greater visual surveillance of the courtyard area while adding a railing along Preble Street to provide a sense of enclosure and public/private demarcation, and a tree/canopy to provide some buffering between the property and the adjacent use.

It is understood that the revisions along the elevation of the main building on Preble Street were made to address the HP Board concerns.

I attach the associated Planning Board Communication (including the approved plans) which was considered on June 26th, 2012.

Stamped paper plan sets will be distributed once the performance guarantee is posted.

thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728

Philip DiPierro - RE: FW: 38 Preble Street

From: Robert Barrett <rbarrett@wright-ryan.com>
To: Philip DiPierro <PD@portlandmaine.gov>
Date: 6/28/2012 2:44 PM
Subject: RE: FW: 38 Preble Street

Phil,

I just dropped of the signed performance guarantee and the checks for amounts you listed below.

I would like to schedule the Preconstruction Meeting ASAP. Your assistant said that I should contact you to schedule this. I am available any time tomorrow or on Monday. Please let me know what works for you.

As you know, we have been waiting for the Building Permit for a while now and any help in getting the meeting scheduled soon would be very much appreciated.

Thanks for your help.

Rob

From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Wednesday, June 27, 2012 4:29 PM
To: Robert Barrett
Subject: RE: FW: 38 Preble Street

Hi Rob, please find attached the performance guarantee agreement that the applicant needs to sign and submit with a check for \$27,340.00. The applicant also needs to write the organization's tax id number in at the top of the first page, where required. In addition I will need 2 other checks, one in the amount of \$546.80 for the site inspection fee, and another one in the amount of \$2,880.00 for the contribution towards the construction of the sidewalk along Cumberland Avenue.

Once these items have been submitted and accepted, we can then set up the preconstruction meeting.

Please contact with any questions. Thanks.

Phil

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> Robert Barrett <rbarrett@wright-ryan.com> 6/27/2012 3:13 PM >>>
Phil,

Attached are the utility plan and sidewalk sketch I gave public works. The sprinkler service will take 2 days to

complete. I will submit a separate sketch and plan to public works for the sidewalk closure on Cumberland when we get closer to doing this work.

Additional cost information is as follows:

1. Sprinkler service - \$17,500.00
2. Gas Piping - \$1,236.00
3. Approximate Concrete Sidewalk 160SF - \$2,880.00 – Sidewalk to be installed by city. This amount is for city reimbursement by Preble St.

The owner will issue you a check for a city escrow performance guarantee.

Please let me know if you need anything else.

Thanks

Rob

From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Tuesday, June 26, 2012 3:27 PM
To: Robert Barrett
Subject: Re: FW: 38 Preble Street

Hi Rob,

Sorry for not getting back to you sooner and thanks for sending the cost estimate. Based on my earlier correspondence to Mike, I was under the impression that you or Mike would also be submitting a plan that shows the utility work, paving patching, traffic, and pedestrian management plans. I need these plans in order to determine the contribution amount that the applicant is expected to pay for the sidewalk disturbance as a result of the utilities installation. You should also include a cost for installing the water and gas lines. Please forward this information as soon as you can.

Also, what form of performance guarantee will you be using; letter of credit, City escrow, or Bank escrow?

Thanks.

Phil

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>>> Robert Barrett <rbarrett@wright-ryan.com> 6/21/2012 12:25 PM >>>
Phil,

Please find the attached filled out performance guarantee for 38 Preble. I also attached the permit application, certificate of design and planning board letter. Below is correspondence below between you and Mike Barton

from our preconstruction dept.

I hope this is all the information you need to issue us a building permit, pending a pre construction meeting onsite.

Let me know if you need anything else. You can contact me at 838-6310.

Thanks

Rob Barrett

From: Mike Barton
Sent: Thursday, June 21, 2012 9:21 AM
To: Robert Barrett
Subject: FW: 38 Preble Street

From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Tuesday, March 20, 2012 4:19 PM
To: Matt Doughty; Mike Barton
Cc: james sterling; Barbara Barhydt; Jean Fraser; Kristopher Voisine; Mark Schmitz; Peter Haber
Subject: Re: 38 Preble Street

Hi Mike, your summarization sounds accurate. There is one item I failed to mention during our meeting, and I apologize for not bringing it up sooner. Earlier in the week, Planning staff discussed the possibility of the applicant having to pay a small contribution to help offset the cost of the City reconstructing the sidewalk along Cumberland Ave. It was suggested that the applicant only contribute an amount of money equal to the cost of repairing the sidewalk that will be disturbed as a result of the excavation for the water line. When you submit your plans please include a cost estimate for the sidewalk repair. Again, I apologize for not having brought this up earlier.

Feel free to contact me with any questions or if you would like to discuss this further. Thanks.

Phil

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Development Review Coordinator
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389 Congress Street
Portland, Maine 04101

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Fax 207 756-8258

>>> Mike Barton <mbarton@wright-ryan.com> 3/16/2012 2:41 PM >>>
Phil & Matt,

Thanks for taking the time to meet this morning. To summarize our conversation with regard to work at the new proposed Teen Shelter, we have taken away the following information:

- The City is going to replace the sidewalk from the corner of Cumberland and Preble to the corner of Brown and Preble at some point this year
 - This work will involve the resetting of the granite window wells along Cumberland Ave, installation of curbing or pavement apron at the existing curb cut along Cumberland, resetting of cobbles at the old driveway, installation of an HC apron at the corner, and installation of brick pavers
 - We will wait to install new window gratings until this work is complete.
- Our work will involve going into Cumberland Avenue to grab a 6" water service for a new sprinkler system. We will try and get into the street between the existing fire hydrant and the catch basin near the corner of Cumberland and Preble
 - We will restore the excavation with 2" binder pavement until such time that the City comes through to do the sidewalk replacement
 - We will submit traffic management and pedestrian management plans as well as notifications as to when we would disrupt service to the sensor loop in Cumberland Ave.
- We do not anticipate any other work that will drastically disrupt action on the Preble Street or Cumberland Ave sidewalks.
- It was generally recommended that we not get into Preble Street for construction as it is a major artery and traffic management would be very challenging.
- We will generate a plan showing the utility work, paving patching, traffic and pedestrian management plans with our building permit set which we anticipate will be filed in a couple of weeks. If we feel it is necessary to submit a draft plan to you prior for confirmation, we may do so.
- We will also submit to the other requirements requested in the conditional planning board approval letter from last November that pertained to external lighting, fencing, cameras, etc.

Again, thanks for meeting with us today, we appreciate the communication. Please let me know if anything indicated above is contrary to what your intentions were this morning.

Thanks,

Mike

Michael Barton, LEED AP BD+C
Wright-Ryan Construction, Inc.
10 Danforth St.
Portland, ME 04101
207-773-3625 T
207-773-5173 F
207-939-5432 C
mbarton@wright-ryan.com
www.wright-ryan.com

Philip DiPierro - RE: FW: 38 Preble Street

From: Robert Barrett <rbarrett@wright-ryan.com>
To: Philip DiPierro <PD@portlandmaine.gov>
Date: 6/27/2012 3:17 PM
Subject: RE: FW: 38 Preble Street
Attachments: 38 Preble - Sidewalk Enclosure Sketch.pdf; 38 Preble New Utility Locations.pdf; 38 Preble Site Map.pdf

Phil,

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Philip DiPierro - 38 Preble Street

From: Mike Barton <mbarton@wright-ryan.com>
To: Philip DiPierro <PD@portlandmaine.gov>, "mmd@portlandmaine.gov" <mmd@por...>
Date: 3/16/2012 2:41 PM
Subject: 38 Preble Street
CC: Peter Haber <phaber@wright-ryan.com>, james sterling <cheehaak@gmail.com>

Phil & Matt,

Thanks for taking the time to meet this morning. To summarize our conversation with regard to work at the new proposed Teen Shelter, we have taken away the following information:

- The City is going to replace the sidewalk from the corner of Cumberland and Preble to the corner of Brown and Preble at some point this year
 - This work will involve the resetting of the granite window wells along Cumberland Ave, installation of curbing or pavement apron at the existing curb cut along Cumberland, resetting of cobbles at the old driveway, installation of an HC apron at the corner, and installation of brick pavers
 - We will wait to install new window gratings until this work is complete.
- Our work will involve going into Cumberland Avenue to grab a 6" water service for a new sprinkler system. We will try and get into the street between the existing fire hydrant and the catch basin near the corner of Cumberland and Preble
 - We will restore the excavation with 2" binder pavement until such time that the City comes through to do the sidewalk replacement
 - We will submit traffic management and pedestrian management plans as well as notifications as to when we would disrupt service to the sensor loop in Cumberland Ave.
- We do not anticipate any other work that will drastically disrupt action on the Preble Street or Cumberland Ave sidewalks.
- It was generally recommended that we not get into Preble Street for construction as it is a major artery and traffic management would be very challenging.
- We will generate a plan showing the utility work, paving patching, traffic and pedestrian management plans with our building permit set which we anticipate will be filed in a couple of weeks. If we feel it is necessary to submit a draft plan to you prior for confirmation, we may do so.
- We will also submit to the other requirements requested in the conditional planning board approval letter from last November that pertained to external lighting, fencing, cameras, etc.

Again, thanks for meeting with us today, we appreciate the communication. Please let me know if anything indicated above is contrary to what your intentions were this morning.

Thanks,

Mike

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Philip DiPierro - Re: Fwd: 38 Preble Street

From: Jean Fraser
To: Barhydt, Barbara; DiPierro, Philip
Date: 3/20/2012 1:46 PM
Subject: Re: Fwd: 38 Preble Street

I think I agree with Barbara- that they make a contribution equal to the cost of the surface bricks needed to cover the area of disturbance associated with their development (assuming they do all in Mike's list as already discussed and agreed).

The only thing I am unclear about is the grates for the windows- can those be installed without disturbing the sidewalk???? Don't those need to wait until after the city has reset the granite wells? Should the surrounds of these area(s) also be included in the area used as a basis for the contribution outlined above?

>>> Barbara Barhydt 3/19/2012 1:14 PM >>>

I am not sure we are saying the same thing. They should do the work as outlined in the memo and I wonder if they should make a contribution for the brick to restore the area disturbed for the utilities. We want them to do all the work, but have the City do the final installation of the brick. Jean, your thoughts?

Barbara

>>> Philip DiPierro Monday, March 19, 2012 11:54 AM >>>

Attached is an overview of what was discussed at the site visit on Friday.

I can relay to the developer that the City is requiring a contribution equal to the work that would normally be required as part of the sidewalk restoration for the water line work, that would have taken place if the City were not already planning to replace the entire length of sidewalk. I need to see the final plans to determine the area. The plans probably won't be submitted for a couple of weeks though.

Let me know your thoughts.

Thanks.

Phil

Philip DiPierro - Fwd: Approval Ltr. - 38 Preble Street

From: David Margolis-Pineo (David Margolis-Pineo)
To: Gregory Vining; John Low; Matt Doughty; Philip DiPierro
Date: 12/1/2011 2:26 PM
Subject: Fwd: Approval Ltr. - 38 Preble Street
Attachments: Preble Street - 38 (Teen Center) 11-22-11.pdf

Mike Farmer's memo which is referenced in this approval letter. Attention to items 2 and 3.

Discuss at the pre-bid

ENGINEERING DIVISION
Portland Department of Public Services
55 Portland Street
Portland, ME 04101

M E M O

TO: Jean Fraser
FROM: Mike Farmer, Project Engineer
DATE: November 4, 2011
RE: 38 Preble Street

I offer the following comments regarding the condition of the street lighting, curb, and sidewalks adjacent to the project site.

1. The curb and sidewalk along Preble Street are in satisfactory condition.
2. The curb along Cumberland Avenue is in satisfactory condition; however, an existing 12-foot wide curb cut along Cumberland Avenue is no longer in use. If sidewalk and curb work is contemplated as part of this project, this curb cut should be closed. The City could provide some old granite curb pieces to match the width and texture of the existing curb along Cumberland Avenue.
3. The sidewalk along Cumberland Avenue is in poor condition. If sidewalk and curb work is contemplated as part of this project, the sidewalk along Cumberland Avenue should be reconstructed with brick sidewalk material. There are three metal grates in the sidewalk and adjacent to the building. These grates are deformed and should be replaced. The granite sills that support the grates should also be reset or replaced.

There are no street lights adjacent to the project site on the southeast side of Cumberland Avenue or the southwest side of Preble Street. There are three pairs (6 lamps) of existing street lights on the northeast side of Preble Street adjacent to the former Public Market building; all six of these lights were off when I recently visited the site. The light poles and fixtures on Preble Street match Figure X-3H in the Technical Manual (Downtown District street lighting pole, Style 2). The existing street lights on Cumberland Avenue are cobra head fixtures attached to overhead utility poles, which are located on the northwest side the street. The only existing street light at the intersection of Preble and Cumberland is a cobra head fixture near the parking garage, on the corner opposite

the site. DPS will consider the issue of street lighting needs in the project area.

>>> Jennifer Yeaton 12/1/2011 10:43 AM >>>

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