



# PORTLAND MAINE

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**Planning Division**

Alexander Jaegerman, Director

August 27, 2012

Mr. Ray Bolduc  
WBRC  
44 Central Street  
Bangor, Maine 04401-5116

RE: Cumberland County Civic Center – Request to Proceed with Site Improvements

Dear Mr. Bolduc,

I am in receipt of your letter dated August 24, 2012 in which you request that the Civic Center be allowed to initiate phase I site removals and site plan improvements at the northwest entry (Free Street). The specific activities are outlined in the attached letter and involve site preparatory related activities.

Upon the provisions of section 14-532 of the site plan ordinance, I am granting your request to initiate the site activities outlined in your letter. Please note that this approval is only for the activities described in your letter. Upon issuance of a building permit by the Building Inspections Office, full site development activities may be commenced subject to the requirements of the Planning Board site plan approval.

Should you have any questions concerning this letter please contact me at 874-8724.

Sincerely,

Alex Jaegerman  
Planning Division Director

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Richard Knowland, Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File



August 24, 2012

Alex Jaegerman, Planning Division Director  
**CITY OF PORTLAND**  
389 Congress Street  
Portland, Maine 04101

RE: 3757.00 – Cumberland County Civic Center Renovation Project  
Request to Proceed with Site Improvements

Dear Alex:

On behalf of the Cumberland County Civic Center Building Committee, we request approval to proceed with the proposed removals and site improvements for phase I of the renovations to the Cumberland County Civic Center.

As you recall this project received planning board approval on July 24, 2012 and on July 30, 2012, WBRC submitted, to the City of Portland's Inspection Division, a set of construction documents for the northwest entry removals (Free Street) and site improvements for the entire project. We are currently waiting on approval of the general building permit application prior to start of construction but we were asked by the City at the preconstruction meeting on August 23rd to submit this request so phase I site improvements could begin the week August 27, 2012.

Phase I removals and site improvements at the northwest entry (Free Street) will consist of the follow:

- Removal of existing island buildouts at the northwest corner of the intersection of Free and Brown Streets
- Install concrete jersey barrier, construction fencing, temporary crosswalk and signage for lane closure (south side of Free Street)
- Removal of plantings/vegetation
- Relocation of mechanical units
- Demolition of exterior stairs, walkways, retaining walls, utilities, etc.
- Ledge removal as required for building foundation construction

Please review and respond in writing regarding this request to proceed with the phase I removals and site improvements. For convenience, you may fax your reply to (207) 947-4628 or email a signed

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

**BANGOR**

44 Central Street  
Bangor, Maine 04401-5116  
207.947.4511 voice 207.947.4628 fax

**PORTLAND**

141 Preble Street  
Portland, Maine 04101  
207.828.4511 voice 207.828.4515 fax

**SARASOTA**

8130 Lakewood Main Street, Suite 210  
Lakewood Ranch, Florida 34202  
941.556.0757 voice 941.556.0759 fax  
FL COA#AA260001395 & 27389

scanned copy to me at [ray.bolduc@wbrcae.com](mailto:ray.bolduc@wbrcae.com), as well as, Michael Johanning at [michael.johanning@wbrcae.com](mailto:michael.johanning@wbrcae.com). We look forward to receiving your Notice to Proceed letter. If you have any questions, please feel free to contact us.

Sincerely,

WBRC Architects Engineers

A handwritten signature in black ink, appearing to read "R. Bolduc". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ray Bolduc PE, LEED<sup>AP</sup>

Cc: Rick Knowland, Anita LaChance, Jon Dientes, Joe Bruno, MEJ, RMF