
One Joy Place

1 message

Jean Fraser <jf@portlandmaine.gov>

Thu, Mar 1, 2018 at 4:35 PM

To: talexander@renewalhousing.com

Cc: Michael Tadema-Wielandt <mtw@terradynconsultants.com>, "DiPierro, Philip" <pd@portlandmaine.gov>

Todd

Thank you for your call a day or so ago- I have been tied up in meetings it seems non stop and apologize for the delay in this reply.

This is my understanding of status:

Demo Permit: this is still under review in Permitting and Inspections. Phil also has to sign off and I understand he would sign off once a PG is in place and the permit would be subject to the final Construction Management plan (see status below)

Building Permit: I have signed off on the zoning review for the Building Permit and advised Permitting and Inspections that the Planning Division is OK for the building permit review to begin. The permit could not be issued until the PG is posted, final plans are approved and full--scale sets submitted and Plat etc recorded. Please note that a condition of the permit will be the site plan condition that states:

That a plan showing the location and screening of all HVAC/heatpump/compressor and similar equipment shall be submitted for review and approval by the Planning Authority prior to installation, in order to ensure these meet the site plan and zoning standards

The location and screening of rooftop and other mechanicals must meet the site plan standards in view of the proximity of residential properties. The site plan standards are:

(from Site Plan Standards section 14-526)

a. *HVAC and Mechanical Equipment.*

(i) All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment shall meet applicable state and federal emissions requirements and shall comply with the following:

(a) Be located to the interior of the site, away from abutting residential properties;

(b) Be screened from view from any public street and from adjacent sites by structure walls, evergreen landscaping, fencing, masonry wall or a combination thereof.

Site Plan Conditions of approval: I plan to send review comments to you tomorrow on at least the *Construction Management Plan* as the submitted one needs a few things added in/clarified and is important re the Demo work; sign-offs or comments on the other plans submitted to address the conditions of approval will follow in a day or two.

Cobra light on utility pole: I have had confirmation from DPW that your work order does not need to include anything regarding the cobra light. As soon as the new utility pole is installed, please send me the number of the pole which I will give to DPW and they will liaise with CMP to get the light installed. I understand that the pole is in the ROW so that DPW have the right to add the cobra at any time. Thank you for checking on that.

Please let me know if I have missed anything- Phil is out of the office right now but I will again check in with him re the PG for the demo.

Thank you
Jean

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*Jean Fraser, Planner
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