



Ann Machado <amachado@portlandmaine.gov>

Re: CO request 204 West Shore Drive

1 message

Jodie Keene <JKEENE@portlandmaine.gov>

Fri, Dec 28, 2018 at 3:05 PM

To: Amy Farrell <amypfarrell@gmail.com>, James Dealaman <jdealaman@portlandmaine.gov>

Cc: Ann Machado <amachado@portlandmaine.gov>, Jeff Tarling <jst@portlandmaine.gov>

Hi Amy,

I just spoke with Ann Machado, our Zoning Administrator, about your site. We agree that we will simply hold the \$800 that you've already provided until the landscaping and improvements within the shoreland zone are completed. You do not need to submit a separate Site Alteration application as previously stated.

The landscaping / restoration effort this spring should:

- stabilize all exposed soil as you and I discussed on site
- reduce the number of walking paths within the shoreland zone to one instead of the three currently on site
- reduce the width of the one walking path to no greater than 6' wide (simply raking the wood chips to a narrower path and allowing the goldenrod to reestablish is fine)
- eliminates the "cleared area" or landing (remove the wood chips from the large clearing, leaving only the 6' meandering path)
- establishes a meander to the walking path (no straight shot to the water is allowed)

I will sign off on your CO presently. I will then reinspect the site in the spring before releasing any money to ensure the above has been completed. Thank you for working with us and for your patience as we determined how best to proceed.

Happy New Year to you!

Jodie

Jodie W. Keene, Development Review Coordinator

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City of Portland Planning and Urban Development Department

389 Congress Street, 4th Floor, Portland, Maine 04101



On Wed, Dec 26, 2018 at 3:19 PM Amy Farrell <amypfarrell@gmail.com> wrote:

Jodie-

Just to confirm - nothing was actually removed. As you probably know bittersweet is a bear to keep at bay. So I only trimmed it back trying to let the goldenrod and other under growth to have space to grow. It was also strangling the birch trees so I cut it off the trees to give them a chance and they seem to be doing pretty well. The bittersweet is going to grow back in the spring and if I leave it it will just fill back in - so not sure why I need to purchase bushes?

If you don't want me to plant grass in the one pathway I will just leave as is then. I thought it would have been helpful for ground stabilization.

I've already sent in the \$800 to cover landscaping - not sure why this cannot be folded in under one? I have no intention of not protecting the shoreland zone and all intention of keeping it natural. I think you must have gotten the sense of this when you saw it recently. My only reasoning for cutting back the bittersweet was to save other undergrowth.

Thanks for your consideration.

Amy

On Dec 26, 2018, at 3:05 PM, Jodie Keene <JKEENE@portlandmaine.gov> wrote:

Hi Amy,

Happy holidays! I hope you had a nice break!

Did you apply for the Site Alteration Permit application? Since we are dealing with a Shoreland Zone violation, you will need to take the steps outlined in my previous email. I appreciate that there is only a small amount of work to be done on site, but we still need you to submit the requested materials.

I'm not sure that fescue is an appropriate plant for restoration of the Shoreland Zone. Additionally, we are asking for four woody shrubs to be planted within the Shoreland Zone to replace the woody vegetation that was removed during construction. Working with Jeff Tarling will help develop a restoration plan for your site.

Please let me know if you have any additional questions. Happy New Year!

Thanks,
Jodie

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On Wed, Dec 26, 2018 at 1:47 PM Amy Farrell <amypfarrell@gmail.com> wrote:

Hi Jodie-

Hope you had a nice holiday.

Your requests for the landscaping will just require natural growth. There is only one path that I actually was grooming to the beach, one other just a ramble through the woods that already filled in with golden rod last year ahead of the entrance to beach, and the other just went as far as the birch trees. So I plan to just let the rest grow back in when spring comes and tend the path myself, keeping it less than 6 ft with a natural winding path to the beach. I will add a fine fescue seed which I have already purchased. Everything else will stay natural so no further expense needed.

Your staff can inspect when you return for the other landscaping that has \$800 already in escrow.

See you in the spring!

Best,

Amy

On Dec 20, 2018, at 2:28 PM, Jodie Keene <JKEENE@portlandmaine.gov> wrote:

Hi Amy,
I asked Jennifer Munson in our office to send you the link. Please let me know if you do not receive it.
Thanks! Happy Holidays!
Jodie

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On Wed, Dec 19, 2018 at 2:47 PM Amy Farrell <amypfarrell@gmail.com> wrote:
Jodie-

I couldn't find a site alteration application form on the website. Can you email it to me please.

Thank you,
Amy

On Dec 18, 2018, at 11:17 AM, Jodie Keene <JKEENE@portlandmaine.gov> wrote:

Hi Amy,

Thanks for your patience as I sorted through the Shoreland Zoning regulations with Zoning staff. My suspicion was correct that only one meandering path is allowed. Also, it must not exceed 6' across and must not result in a cleared opening. So, some restoration work is needed at your property.

The most efficient path forward is thus:

1. Work with your landscape folks and Jeff Tarling to develop a restoration plan that:

- reduces the number of walking paths within the shoreland zone to one instead of the three currently on site
- reduces the width of the one walking path to no greater than 6' wide
- eliminates the "cleared area" or landing
- establishes a meander to the walking path (no straight shot to the water is allowed)
- reestablishes woody vegetation within the shoreland zone (four woody shrubs would suffice, based on site photos from before construction) **you may wish to plan for bittersweet control first, then replant woody vegetation since you will be held responsible for the plants' long-term health

2. Submit a Site Alteration Permit application, clearly stating that it is connected to the existing building permit (#201701580) for the restoration plan that was developed

3. Post a performance guarantee (amount TBD) that covers the work outlined in your restoration plan

4. We will sign off on the Certificate of Occupancy once the Site Alteration Permit and the performance guarantee have been submitted

I hope this is clear and helpful. We are happy to answer any questions that you may have. I've copied Ann Machado, Zoning Administrator, and Jeff Tarling, City Arborist, on this message. I suspect this restoration requirement is very much in line with the plans you have for the site already. The application process is primarily serving as a way for us to track the work.

Again, please let us know if you have any questions. And very happy holidays to you!

Regards,
Jodie

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