



Christina Stacey <cstacey@portlandmaine.gov>

25 Pleasant Cove Lane

Joshua Morris <josh.morris@johnmorrisarchitects.com>

Mon, Aug 8, 2016 at 3:04 PM

To: Christina Stacey <cstacey@portlandmaine.gov>

Cc: John Morris <jmorris@johnmorrisarchitects.com>, Jay Hibbard <Jay@mwoodworks.com>

Hi Chris,

Thank you for your response. We propose to cut only trees #32, #34, and #35. That will leave us at 38.8% cleared.

Regards

Josh Morris

John Morris Architects

josh.morris@johnmorrisarchitects.com

On Aug 8, 2016, at 11:30 AM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Josh,

Thank you for this very thorough information. Is it at all possible to save one of the trees proposed for cutting, in order to keep the volume removal to 40%? The law does not really give me any leeway to approve an exceedance, even with some new tree plantings.

Thanks,
Chris

On Thu, Aug 4, 2016 at 5:13 PM, Joshua Morris <josh.morris@johnmorrisarchitects.com> wrote:

Hi Chris,

Thank you for your help on this. After receiving your email, we did a complete inventory on site of the trees within the 75'-250' setback. We measured both the existing trees and the stumps that remained from the earlier cut. I am attaching a site plan and spreadsheet showing the trees measured and their sizes. The results showed that 36% of the basal tree area within the zone was removed during the past ten years. To build the house we need to remove five additional trees, which puts us at 41% cleared. We propose to mitigate this by planting three new oak trees within the setback zone. We hope that this satisfies the requirement.

Regarding your first question, 16,000 square feet sounds accurate.

Josh Morris

John Morris Architects

josh.morris@johnmorrisarchitects.com

On Jul 29, 2016, at 1:02 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Josh,

Thank you for this information, and apologies on the delayed response. I had a couple more questions for clarification:

1) Can you provide what the approximate total size of cleared area on the lot will be, between 75' and 250' of highest annual tide? I tried to do a rough measurement using air photos and the plans, and I came up with about 16,000 square feet. Does this seem reasonable? The ordinance limits total cleared area to 25% of the lot area. So for a 70,494 sq ft lot, the cleared area cannot exceed 17,623 sq ft. This is measured between tree crowns.

2) On my question #3 in the last e-mail, you provided the total volume of the remaining trees to be removed (approximately 11 trees) in the 75'-250' zone. However, to confirm compliance with the clearing standards, we have to include anything that was removed in the last 10-year period. In reviewing the air photos on Google Earth, it looks like the primary cleared area has existed since at least 2003, so we can exclude that. However, between 2014 and 2015, it looks like a block of land was cleared in order to create a larger opening for the new house. Can you include the those recently removed trees into your volume calculation? I am not sure if you have any data on what was removed, but perhaps you can provide an estimate of what was likely to be there based on the surrounding vegetation? We also need to know the total volume of trees that existed within the 75'-250' zone prior to these removals, so we can confirm that the total removed in the last 10 years does not exceed 40%.

I am attaching the ordinance clearing standards with the relevant section highlighted, if it helps to explain the information I am looking for.

Thanks,
Chris

On Fri, Jul 22, 2016 at 2:56 PM, Joshua Morris <josh.morris@johnmorrisarchitects.com> wrote:

Hi Chris,

Regarding your questions:

1) Will there be any removal of trees with 75' of highest annual tide? If so, will the remaining buffer meet the point system requirement of our ordinance? **No trees are going to be removed in this zone.**

2) When was the existing cleared area created, and how many square feet is it? **It was created in 1991 as Lot 26 of the Diamond Cove Phase II subdivision. The lot is approximately 70,494 square feet.**

3) For the area beyond 75' but within 250' of highest annual tide - what is the total volume of trees to be removed (based on basal area)? **Assuming a trunk measurement at 3' above ground, the total basal area is 7.75 square feet for all the trees. Assuming each tree is about 30 feet high, the total volume would be 232 cubic feet of wood. (See attachment)**

What will the total square footage of the cleared opening be, measured between tree crowns and including the existing cleared area? **The additional cleared area will be 342 square feet. This will occur within the existing lot (no net increase).**

4) Will there be any other pruning of tree limbs or removal of other vegetation on the lot, including shrubs and undergrowth? **Several stumps will be removed (see attachment).**

—

Chris Stacey - Zoning Specialist
Department of Permitting & Inspections

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