Portland Maine Yes. Google's good here.

Christina Stacey <cstacey@portl

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

233 Wood Side Drive, Great Diamond Island, Permit #00757

6 messages

Christina Stacey <cstacey@portlandmaine.gov> Thu, Jun 29, 2017 at 2:02 PM
To: gbcbuild1@maine.rr.com, info@northeastcivilsolution.com, oliver@beoboston.com

Dear Oliver, Jamie, and Mike,

I greatly apologize for the delay in getting back to you. I did my initial zoning review back on 6/8/17 and sent my comments to the Planning reviewer (Phil DiPierro), since we typically try to combine our comments into one letter for efficiency's sake. Unfortunately he has still not had a chance to review, and not having heard back from him, it slipped off my radar. He has told me to go ahead and provide you with my comments/requests, but be aware he will likely have additional feedback soon.

Here are the items I was concerned about:

1. What will the "wet bar" in the guest house consist of? Floor plan should show exactly how this will be fitted up (with a sink, and..?). It can't be a kitchen.
2. The building elevation views look unfinished or missing info - particularly side view #2 and rear view #3. There are large white/blank areas on the garage - is this correct?
3. The floor plans also appear to be preliminary - no window locations are shown in bedrooms.
4. Site plan questions: a) What is the "wrap around" structure shown in front of the deck and around the north side of the house? b) The site plan does not depict the deck around the guest house and stairs down to the ground that are shown on the floor plans. c) The site plan needs to show Highest Annual Tide (HAT) line and the 75' HAT setback line.
5. There are some pages of the HHE-200 missing.
6. Shoreland zone clearing - confirm that the project will be meeting all standards of 14-449(c). Any cutting within the 75' HAT setback planned? Between 75' and 250' from HAT, cannot cut more than 40% volume of trees and cannot create an opening exceeding 25% of all lot area within the shoreland zone.
7. Site plan (this is really more Phil's concern, but I'll mention it) - It does not appear that an amended plat was required showing the new building envelope, as required under Site Plan review #2016-089. The approval also required that the site plan "document all trees and tree stumps 6" or greater in diameter on the water side of the lot." (I am not sure what the "water side" of the lot is).

Please let me know if you need clarifications on any of this.

Sincerely,
Chris

–
Chris Stacey - Zoning Specialist
Permitting & Inspections Department
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Thu, Jun 29, 2017 at 2:03 PM
To: cstacey@portlandmaine.gov

Address not found

Your message wasn't delivered to **info@northeastcivilsolution.com** because the domain northeastcivilsolution.com couldn't be found. Che typos or unnecessary spaces and try again.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

The response was:

```
DNS Error: 73181789 DNS type 'mx' lookup of northeastcivilsolution.com responded with code NXDOMAIN
Domain name not found: northeastcivilsolution.com
```

Final-Recipient: rfc822; info@northeastcivilsolution.com
Action: failed
Status: 4.0.0
Diagnostic-Code: smtp; DNS Error: 73181789 DNS type 'mx' lookup of northeastcivilsolution.com responded with code NXDOMAIN
Domain name not found: northeastcivilsolution.com
Last-Attempt-Date: Thu, 29 Jun 2017 11:03:08 -0700 (PDT)

---------- Forwarded message ----------
From: Christina Stacey <cstacey@portlandmaine.gov>
To: gbcbuild1@maine.rr.com, info@northeastcivilsolution.com, oliver@beoboston.com
Cc:
Bcc:
Date: Thu, 29 Jun 2017 14:02:27 -0400
Subject: 233 Wood Side Drive, Great Diamond Island, Permit #00757
Dear Oliver, Jamie, and Mike,

I greatly apologize for the delay in getting back to you. I did my initial zoning review back on 6/8/17 and sent my comments to the Planning reviewer (Phil DiPierro), since we typically try to combine our comments into one letter for efficiency's sake. Unfortunately he has still not had a chance to review, and not having heard back from him, it slipped off my radar. He has told me to go ahead and provide you with my comments/requests, but be aware he will likely have additional feedback soon.

Here are the items I was concerned about:

1. What will the "wet bar" in the guest house consist of? Floor plan should show exactly how this will be fitted up (with a sink, and..?). It can't be a kitchen.
2. The building elevation views look unfinished or missing info ----- Message truncated -----

---

Christina Stacey <cstacey@portlandmaine.gov> Thu, Jun 29, 2017 at 2:03 PM
To: Philip DiPierro <pd@portlandmaine.gov>

Here are the comments I sent to these folks.
[Quoted text hidden]

Christina Stacey <cstacey@portlandmaine.gov> Thu, Jun 29, 2017 at 2:05 PM
To: info@northeastcivilsolutions.com

Hi Mike,

It looks like I typed your e-mail address wrong so I am trying to re-send now.

Chris

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

-------- Forwarded message --------
From: **Christina Stacey** <cstacey@portlandmaine.gov>
Date: Thu, Jun 29, 2017 at 2:02 PM
Subject: 233 Wood Side Drive, Great Diamond Island, Permit #00757
To: gbcbuild1@maine.rr.com, info@northeastcivilsolution.com, oliver@beoboston.com

[Quoted text hidden]
[Quoted text hidden]

James Goduti <gbcbuild1@maine.rr.com> Thu, Jun 29, 2017 at 4:24 PM
To: Christina Stacey <cstacey@portlandmaine.gov>, oliver@beoboston.com
Cc: Goduti James <gbcbuild1@maine.rr.com>, Mike Skolnick <mike.skolnick@northeastcivilsolutions.com>

Hi Chris,

Thanks for the feedback. I have attached some amended plan files and the two pages I have for the HHE 200 (it seems like you only got one page from Northeast and I missed that). Let me know if you are all set with the HHE with these two pages. I have a call in to the planner to see if there is a page 2 of 2 for this plan.

As for the attached plan changes;

A107 A and B now show the bedroom window locations for egress (EW on the plan). There are a couple of other windows in the elevations for the bedrooms and the baths that are not on the floor plan as their exact locations are not cast in stone. I can note these if needed. A107 B also shows the deletion of the wrap around item behind the golf cart garage. It will be a landing outside of the door with steps going to the grade on that side (side elevation 2).

A200 will help clarify your elevation questions. The golf cart garage is being built to conform to the ledge of the rising hill behind the house. The foundation details for this in accordance with the foundation plan. Essentially the back of the garage grade is close to the second floor elevation (so the white area on the rear elevation there is ground). And therefore the two sidewalls then return to the lower grade at first floor. The exact shape of those will be determined by the ledge removal to get to solid ledge. I hope this makes sense.

The wet bar is simply a bar sink and a mini fridge. We have not yet designed that as we would like to see the framed space before final decision on that. It is not a kitchen. I can show something if needed.

I will defer to Northeast Civil for items 6 and 7, and 4c.

Thank you for getting back to me so quickly after my visit to city hall today. Time is of the essence for getting a permit re some bank loan stipulations.

Once this clears your desk, fire department should be quick, any idea how long building might take?

Oliver Pennington is up here next week. We would like to schedule the site meeting asap. This would be convenient for him if it could happen and is appropriate at this time.

Thanks again.

Jamie Goduti
Goduti Building Company, Inc.

From: Christina Stacey
Sent: Thursday, June 29, 2017 2:02 PM
To: gbcbuild1@maine.rr.com ; info@northeastcivilsolution.com ; oliver@beoboston.com
Subject: 233 Wood Side Drive, Great Diamond Island, Permit #00757

[Quoted text hidden]
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city emplo
government business may be classified as public records. There are very few exceptions. As a result, plea
advised that what is written in an e-mail could be released to the public and/or the media if requested.

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: _____

5 attachments

HHE 200 Page 1.pdf
678K

HHE 200 Page 2.pdf
510K

A200 W Notes 6 29 17.pdf
475K

A107 A W Notes 6 26 17.pdf
293K

A107 B W Notes 6 29 17.pdf
316K

---

oliver@beoboston.com <oliver@beoboston.com> Thu, Jun 29, 2017 at 8:07 PM
To: Christina Stacey <cstacey@portlandmaine.gov>, gbcbuild1@maine.rr.com, info@northeastcivilsolution.com

Hi Chris,

Thanks for the note, I am sure with all the development I see in Portland you have your hands full! While I am sure everyone wants their permit quicker, due to this application 'slipping off the radar" as you put it, I would appreciate anything we can do to double time the rest of the process. Not that is your or the city of Portlands problem but due to a variety of factors the window to break ground and still go forward with project is closing. This would mean a lot to me and my family if there were some way to wrap this up next week so we can keep the project alive. Northeast feels the information you requested is readily available and they will be reaching out to you tomorrow to make sure you have what you need and I believe what Jamie sent earlier answers the other questions.

Thanks so much in advance for anything you can do!

Kind Regards

Oliver

Oliver Pennington
President
Industry Partners ASID

Bang & Olufsen Newbury
141 Newbury St.
Boston, MA. 02116
T 617-262-4949
F 617-262-4172
E sales@beoboston.com
W www.beoboston.com

facebook.com/beoboston

Hours 10-6 M-Sat
12-5 Sunday
Free In Home Consultation Available

> -------- Original Message --------
> Subject: 233 Wood Side Drive, Great Diamond Island, Permit #00757

[Quoted text hidden]

BANG & OLUFSEN NEWBURY STREET

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____