

M O H R & S E R E D I N

Landscape Architects, Inc.

July 17, 2015

Ms. Lannie Dobson  
Inspections Office  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Hannigan's Market – Building Permit Application and Fast Track Application**  
76 Island Avenue, Peaks Island, CBL: 84-P004-001

Dear Lannie;

Please find attached a Building Permit and a Fast Track Application for the construction of a 75 linear foot stone-filled gabion retaining wall and landscaping improvements at 76 Island Avenue on Peaks Island. The property is locally known as Hannigan's Market, and is owned by Mr. Robert (Bob) Hannigan. The one and a half story structure on the site is home to the island supermarket and a small residential unit occupied by Bob and his wife. No building structure changes are proposed as part of this permit request. The purpose of the proposed site improvements is to improve the small outdoor living space aesthetics, to provide a measure of privacy and to properly support the existing embankment at the property line via use of a vegetated stone-filled gabion system that will be placed one foot from the property line as shown on the enclosed Site Plan. The site received Level II Staff Site Plan approval on July 1, 2015 (Project ID #2015-082).

### **Zoning**

The site is located within the City of Portland I-B (Island Business) Zone within the Shoreland Overlay. The site is inland of the 75'-resource setback, but within the 250' setback from Normal High Water at Casco Bay on the easterly shore of the island. The proposed site activities are inland of the 75' setback and did not require review by the Maine Department of Environmental Protection. The site is not located in an area that has been identified as a Resource Protection Area by the City.

Vegetation removal is limited to some existing lawn area and low invasive vegetation, totaling approximately 360 SF. The site adjacent to and within the gabions will be revegetated with ornamental grasses, vines, perennials, lilac, trees, bayberry and sweet fern as shown on the enclosed sealed plan, C3.Site Plan and Details.

18 Pleasant Street  
Portland, Maine 04101  
(207) 871-0003

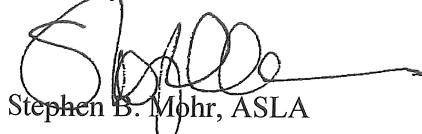
Construction Management

The soil disturbance and movement is limited to what is necessary to place the gabions and to install the aforementioned landscaping. Silt fencing will be placed prior to any soil disturbance on the site to prevent silt migration downhill. The 6'x3'x3' gabions will be placed and filled by hand by local island contractors. The gabion installation and planting work is labor intensive requiring the majority of work to be done by hand due to its location and lot size limitations.

All site work will be performed by local island contractors working closely with Mohr & Seredin who will act as the General Contractor on behalf of the applicant. We have also enclosed the Performance Guarantee documentation as required by the Site Plan approval.

Please review this project application submission and notify us of any questions or issues. We look forward to working with you on this site improvement project.

Sincerely,



Stephen B. Mohr, ASLA  
Licensed Maine Landscape Architect  
Mohr & Seredin Landscape Architects, Inc.

enc.

cc: B. Hannigan

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