

Comments 4/3/13  
on Sand DATA

City of Portland  
Development Review Application  
Planning Division Transmittal Form

**Application Number:** 2013-045      **Application Date:** 02/13/2013  
**CBL:** 085 S003001      **Application Type:** Level I Site Alteration  
**Project Name:** PWD Sewage Pumping Station  
**Address:** 0 GREAT POND RD  
**Project Description:** Construction of a sewage pumping station to enable extension of the municipal sewer system.  
**Zoning:** IR2

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>	Shukria Wiar	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

Comments needed by 04.10.2013

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**MEMORANDUM**

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**To:** FILE  
**From:** Shukria Wiar  
**Subject:** Application ID: 2013-045  
**Date:** 4/3/2013

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**Comments Submitted by: Marge Schmuckal/Zoning on 4/3/2013**

I have reviewed the most current information concerning noise levels and dBAs emitted from the unit. The levels are acceptable and will be lessened with the installation of an exhaust silencer. The time frame for the testing is acceptable.

Marge Schmuckal  
Zoning Administrator

Ms. Shukria Wiar  
March 29, 2013  
Page 2

4/2/13

Response:

One building mounted light fixture is proposed in the location shown on the attached Building Elevations Drawing (A401). The fixture will feature cut-off optics, and will be switched inside the building. A catalog cut sheet of the proposed fixture and photometric analysis are attached herein. The design meets the illumination level standards of Section 12 of the City of Portland Technical Manual.

Comment 3:

*Could the generator be located in another location on the site and away from the residential home?*

Response:

The location of the generator building is limited by building setbacks and freshwater wetlands located on the site. The proposed development was designed with the goal of avoiding and minimizing wetland impacts. Locating the generator building in a more southerly or southeasterly location on the site would result in more wetland impact and would possibly directly impact the emergent wetland located in the southern portion of the site.

The proposed project has received a Natural Resource Protection Act Permit for the proposed wetland impacts from the Maine Department of Environmental Protection. Additional wetland impacts are not allowed under this permit.

Comment 4:

*Please submit the detail on the emitting dBAs for the units being installed (generator) and meet the maximum noise regulations.*

Response:

Sound data from the generator manufacturer is provided herein. It should be noted that the generator will be located within a building and an exhaust silencer will be installed. As a result, the sound levels are expected to be lower than those reported on the provided data sheet.

The Portland Water District typically tests emergency generators for one half-hour per week, at 10 am on Tuesdays. The District is proposing to test the generator on this schedule, which appears to comply with the Site Plan Standards in Section 14-526 of the City's Land Use Ordinance.

4/2/13

**TECHNICAL INFORMATION BULLETIN**

**Generator Set Sound Data Sheet**

Generator Set Model	Hz	Load	Sound Pressure Data in dB(A)			
			Raw Exhaust	Open Unit, Isolated Exhaust	Weather Enclosure	Sound Enclosure
30REZG	60	100% Load	115.1	77.0	75.1	68.0
		No Load	104.1	75.8	73.9	65.5

Note: Sound pressure data is the logarithmic average of eight perimeter measurement points at a distance of 7 m (23 ft.), except Raw Exhaust data which is a single measurement point at 1 m (3.3 ft.) from the mouth of a straight pipe exhaust.

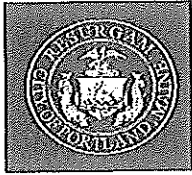
<b>30REZG</b>	<b>60 Hz</b>
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Load	Distance, m (ft.)	Enclosure	Measurement Position	Sound Pressure Levels dB(A)								Overall Level
				Octave Band Center Frequency (Hz)								
				63	125	250	500	1000	2000	4000	8000	
100% Load	7 (23)	Sound	Right	50.9	58.6	59.9	62.2	60.6	60.2	57.0	52.8	68.1
			Front-Right	49.3	51.4	57.1	64.0	62.2	57.1	59.0	52.6	68.1
			Front	59.6	60.2	58.4	64.9	61.6	59.5	58.8	54.6	69.3
			Front-Left	57.0	60.1	60.0	60.4	63.6	59.2	57.3	52.3	68.7
			Left	56.4	54.3	61.9	59.1	61.0	59.7	57.3	52.9	67.8
			Back-Left	51.5	53.3	63.6	63.3	61.5	58.4	56.9	51.4	68.8
			Back	50.1	54.3	59.6	58.4	59.2	58.0	54.4	48.7	65.8
			Back-Right	47.3	53.9	56.6	60.1	59.9	57.6	56.4	52.2	66.0
			8-pos. log avg.	53.2	56.9	60.3	62.1	61.4	58.9	57.3	52.4	68.0

Load	Distance, m (ft.)	Enclosure	Measurement Position	Sound Pressure Levels dB(A)								
				Right	Front-Right	Front	Front-Left	Left	Back-Left	Back	Back-Right	8-pos. log avg.
100% Load	7 (23)	Weather	Overall Levels	74.3	75.7	75.6	77.2	75.6	74.0	72.5	74.1	75.1

Load	Distance, m (ft.)	Enclosure	Measurement Position	Sound Pressure Levels dB(A)								Overall Level
				Octave Band Center Frequency (Hz)								
				63	125	250	500	1000	2000	4000	8000	
100% Load	7 (23)	Open Unit, Isolated Exhaust	Right	48.0	63.1	67.0	69.0	68.7	70.0	67.3	64.8	76.2
			Front-Right	49.9	61.2	65.7	71.1	69.2	72.6	69.6	64.5	77.6
			Front	51.8	58.6	65.6	72.1	68.0	73.1	68.3	63.1	77.5
			Front-Left	46.6	58.7	69.7	72.6	70.4	73.2	70.9	68.3	79.1
			Left	53.8	57.4	65.6	71.5	68.9	72.4	68.0	66.9	77.5
			Back-Left	53.5	57.1	66.0	67.4	68.4	71.0	67.7	64.5	75.9
			Back	44.7	54.8	65.2	70.3	67.5	67.1	61.9	59.5	74.4
			Back-Right	50.4	59.7	69.0	69.9	67.9	69.8	65.3	61.2	76.0
			8-pos. log avg.	50.8	59.5	67.1	70.8	68.7	71.5	68.0	64.9	77.0

Load	Distance, m (ft.)	Exhaust	Sound Pressure Levels dB(A)								
			Octave Band Center Frequency (Hz)								
			63	125	250	500	1000	2000	4000	8000	
100% Load	1 (3.3)	Raw Exhaust (No Silencer)	95.5	104.0	104.8	103.9	108.7	109.3	107.4	103.6	115.1



# PORTLAND MAINE

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RECEIVED

**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

APR 11 2013

**Planning Division**  
Alexander Jaegerman, FAICP, Director

Dept. of Building Ins. &  
City of Portland

April 10, 2013

Portland Water District  
Attention: Jay Hewett  
225 Douglass Street  
Portland ME 04104

DeLuca-Hoffman Associates, Inc.  
Attention: Michael Tadema-Wielandt  
778 Main Street, Suite 8  
South Portland, ME 04106

Project Name: PWD Pump Station on Peaks Island  
Address: Great Pond Road  
Applicant: Portland Water District

Project ID: 2013-045  
CBL: 085 S003 001  
Planner: Shukria Wiar

Dear Mr. Hewett:

On April 10, 2013, the Planning Authority approved with conditions a Level I: Site Alteration site plan for a sewage pumping station at the corner of Great Pond Road and Third Street on Peaks Island. The decision is based upon the application, documents and plans as submitted by Portland Water District and prepared by DeLuca-Hoffman Associates, Inc. and dated 02.08.2013. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

#### WAIVERS

The Planning Authority waives the Technical Standard, Section 5 (III) (4) (E) Flooding Standard due to the small increase in impervious and the new developed area of 4,000 square feet will flow across a landscaped area and undisturbed wooded areas, which will act as a buffer before the runoff enters the wetland at the south end of the site.

#### SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. A financial capacity letter shall be submitted for review and approval prior to the issuance of a building permit.
2. The applicant shall add a note to the final S-1 or L-101 plan stating the stormwater runoff from the site will be treated by means of landscaped buffer/ wooded areas south of the new building and driveway.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

#### STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a

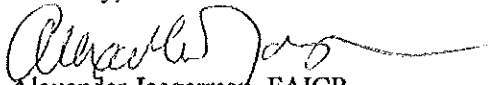
parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via email at [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov)

Sincerely,

  
Alexander Jaegenman, FAICP  
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Comments Submitted  
w. U.I

3/8/13 City of Portland  
Development Review Application  
Planning Division Transmittal Form

**Application Number:** 2013-045                      **Application Date:** 02/13/2013  
**CBL:** 085 S003001                      **Application Type:** Level I Site Alteration  
**Project Name:** PWD Sewage Pumping Station  
**Address:** - GREAT POND RD  
**Project Description:** Construction of a sewage pumping station to enable extension of the municipal sewer system.  
**Zoning:** IR2

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>	Shukria Wiar	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

Comments needed by 2/27/2013

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**MEMORANDUM**

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**To:** FILE  
**From:** Shukria Wiar  
**Subject:** Application ID: 2013-045  
**Date:** 3/8/2013

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**Comments Submitted by: Marge Schmuckal/Zoning on 3/8/2013**

This proposal for the sewage pumping station is an allowed conditional use that was approved by the ZBA on 1/3/2013. The building is meeting the requirements of the IR-2 zone.

Separate permits are required for the actual construction of the pump station.

Marge Schmuckal  
Zoning Administrator



Applicant: PWD

Date: 3/8/13

Address: Great Pond Rd 3rd St C-B-L: 085-5-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone/Location - IR-2

Interior or corner lot -

Proposed Use/Work - to install a Sewage Pumping Station

Sewage Disposal - N/A It is a Sewage Pump Facility

Lot Street Frontage -

Front Yard - ~~20' min~~ Average Front Yd. see survey 12, 24' showing 17'   
 20' 17' shown OK  $\frac{12.24 + 27}{2} = 6.25$  AVE

Rear Yard - 25' min - 25' + shown

Side Yard - 20' min - 22' + shown

Projections -

Width of Lot - of under lot of road see state map from Surveyor

Height - 1 story

Lot Area - shown to be a lot of record under 16-433 - 10,752   
 as of July 15, 1985

Lot Coverage/ Impervious Surface - 20% - well under more like 2% coverage

Area per Family - N/A

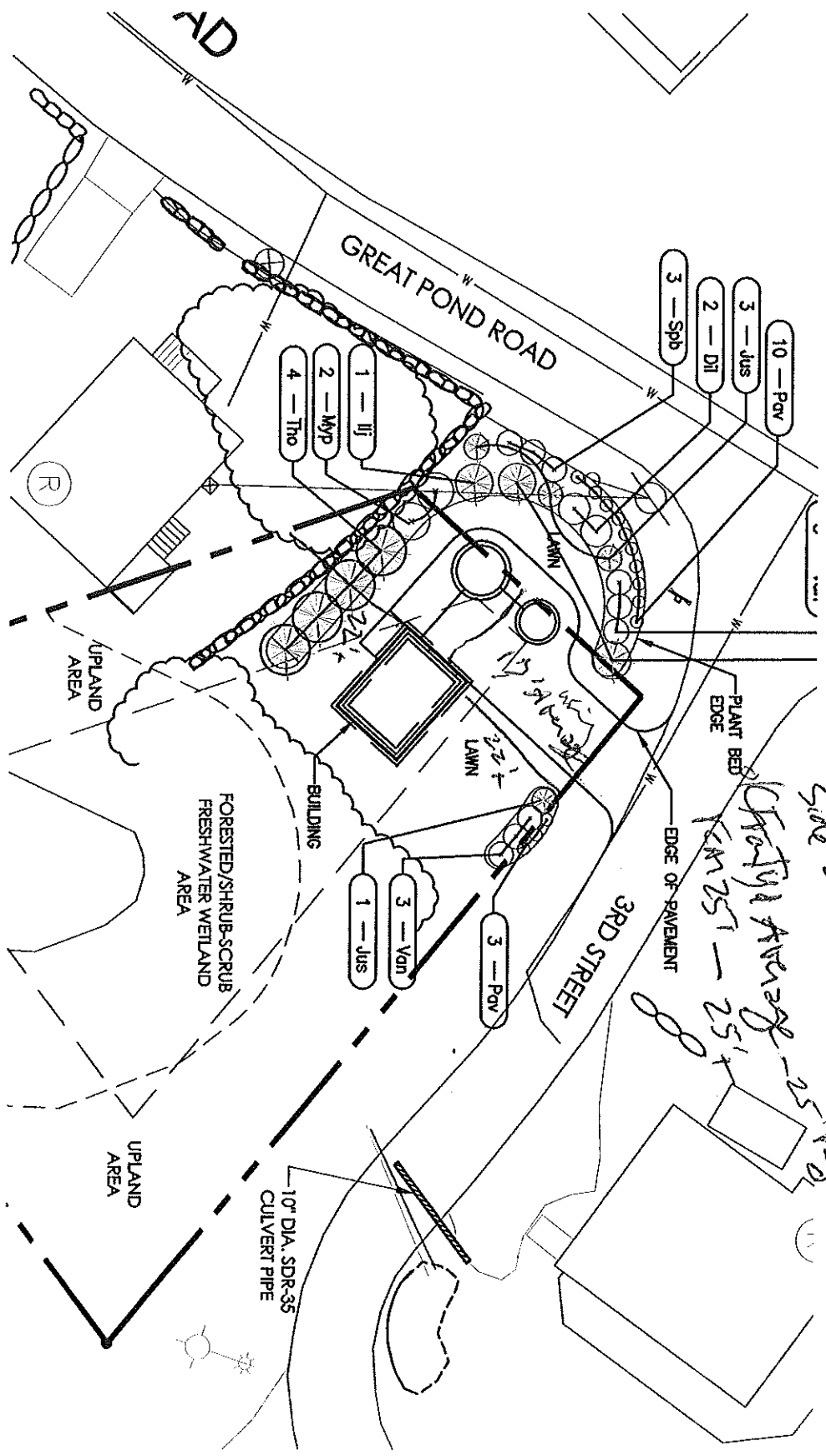
Off-street Parking - 1 shown - none req.

Loading Bays -

Site Plan - # 2013-045 level work plan

Shoreland Zoning/ Stream Protection - 250' edge wts for edged property   
 & not the Bldg.

Flood Plains -

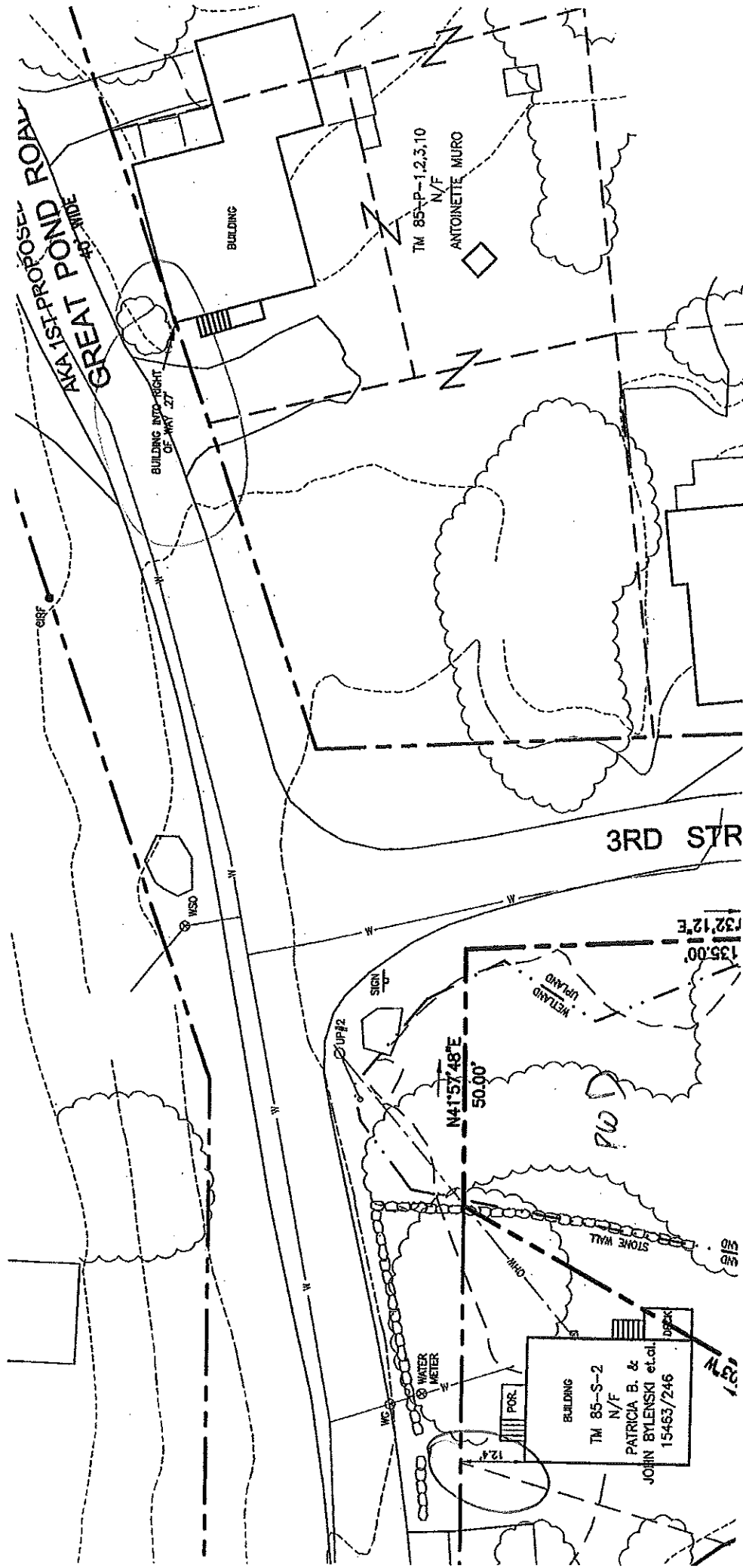


*Handwritten notes:*  
 Side 2nd wire - 25' (red)  
 Utility Average - 25'  
 25' - 25'

*Handwritten notes:*  
 IR-2  
 22' x 23'

*Handwritten notes:*  
 IR-2  
 85-5-3

Average of front yds





**DeLUCA-HOFFMAN ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207.775.1121  
FAX 207.879.0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

February 11, 2013

2013-045  
85-5-3

Ms. Barbara Barhydt  
Development Review Services Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Subject: Proposed Sewage Pumping Station  
Great Pond Road & 3<sup>rd</sup> Street, Peaks Island  
Level 1 Site Alteration, Development Review Application  
Applicant: Portland Water District**

Dear Barbara:

On behalf of the Portland Water District, we are submitting a Level 1 Site Alteration Development Review Application and supporting materials for a proposed sewage pumping station located at the corner of Great Pond Road and 3<sup>rd</sup> Street on Peaks Island.

The proposed pumping station is part of a larger sewer extension project that the Portland Water District and the City of Portland are undertaking in order to provide sewer service for approximately 79 residences on Peaks Island, many of which feature old subsurface wastewater disposal systems, such as cesspools, that do not meet today's environmental standards. The overall project will include approximately 4,400 linear feet of new gravity sanitary sewer in the northwestern and southern portions of the island. The proposed pumping station will serve 31 residences located along Winding Way, Great Pond Road, 3<sup>rd</sup> Street, and Seashore Avenue.

As a result of the proposed project, wastewater from these residences will drain to the pumping station via a new gravity sewer prior to being pumped to the terminus end of the existing gravity sewer system on Maple Street. This existing system drains to the Island's wastewater treatment plant, located adjacent to the ferry landing on Welch Street. The pumping station is required because the new service areas are not high enough in elevation to flow to the existing sewer system by gravity.

The applicant has engaged a group of consultants, led by DeLuca-Hoffman Associates, Inc., to develop construction plans and site permits for the proposed project. The following is a list of consultants who provided support in preparing this application:

Ms. Barbara Barhydt  
February 11, 2013  
Page 2

FIRM	SERVICES	CONTACT
DeLuca-Hoffman Associates, Inc. 778 Main Street, Suite 8 South Portland, ME 04106	Civil Site Engineering	Joseph Laverriere, P.E. joe@delucahoffman.com
Owen Haskell, Inc. 390 U.S. Route 1, Unit 10 Falmouth, Maine 04105	Boundary & Topographic Survey	John Swan, PLS jswan@owenhaskell.com
Albert Frick Associates, Inc. 95A County Road Gorham, Maine 04038	Wetland Consultant	Jim Logan james@albertfrick.com
Gawron Turgeon Architects 29 Black Point Road Scarborough, ME 04074	Landscape Architecture	Rachel Sunnell, RLA rsunnell@gawronturgeon.com
Bennett Engineering, Inc. 7 Bennett Road Freeport, ME 04032	Mechanical & Electrical Engineering	Will Bennett, P.E. will@bennettengineering.net

Resumes of key personnel from DeLuca-Hoffman Associates, Inc. that have been responsible for the preparation of this permit application are enclosed in Attachment E. Additional information pertaining to the experience of DeLuca-Hoffman Associates, Inc. is at [www.delucahoffman.com](http://www.delucahoffman.com). The other consultants retained for the project also have experience in permitting in the State of Maine. Resumes of individuals working for the other consultants can be provided upon request.

#### **EXISTING PROJECT SITE**

The project site is a 10,752 sq. ft. (0.25 acre) parcel located at the southern corner of Great Pond Road and 3<sup>rd</sup> Street and is identified as Block S, Lot 3 on the City of Portland Tax Assessor's Chart 85. Figure 1 provided in Attachment A shows the site delineated on an excerpt of the tax map. The parcel is currently owned by the Applicant. A copy of the latest deed is provided in Attachment B, and a copy of the latest boundary survey of the property, conducted by Owen Haskell, Inc. in October 2012, is provided in the attached plan set.

The parcel is located within the IR-2 Island Residential Zone, in which sewage pumping stations are permitted as a conditional use. The Zoning Board of Appeals granted a conditional use appeal for the project on January 3, 2013. A copy of the Board's decision is provided in Attachment C.

The parcel is bound by Great Pond Road to the northwest, 3<sup>rd</sup> Street to the northeast, a residential house to the southwest and undeveloped land to the southeast. At an initial project review meeting with the City on October 1, 2012, it was determined that a front yard setback shall be applied along the site's Great Pond Road frontage, side yard setbacks shall be applied along the northeast and southwest property boundaries, and a rear yard setback shall be applied along the

Ms. Barbara Barhydt  
February 11, 2013  
Page 3

southeast property boundary. Per the City's Land Use Ordinance, the front yard minimum setback was calculated to be the average depth of the existing front yards on either side of the lot, as depicted on the Boundary Survey. The minimum front yard calculation is provided in the table below:

<b>Front Yard Building Setback Calculation</b>		
<b>CBL</b>	<b>Owner</b>	<b>Front Yard</b>
85-S-2	Bylenski et. al.	12.4'
85-P-2	Muro	0.0' (encroaches into ROW)
<b>Average</b>	-	<b>6.2'</b>

The site is currently undeveloped and is comprised of overgrown brush type vegetation. Albert Frick Associates of Gorham, Maine delineated the wetlands on the parcel in November 2012. An emergent freshwater wetland encroaches onto the southern portion of the lot, and a forested/scrub-shrub freshwater wetland comprises much of the central portion of the parcel. The emergent wetland is considered part of the Shoreland Zone; however, no disturbance is proposed within the emergent wetland or Shoreland Zone. Wetland boundaries are depicted on the attached site plans.

#### **PROPOSED DEVELOPMENT**

The proposed project includes the installation of a subsurface wet well and valve pit, a 13'x17' wood frame building to house the electrical panels, telemetry system controls and emergency generator, and a paved driveway. The driveway will be accessed from 3<sup>rd</sup> Street and includes a 9'x18' area suitable for maintenance and operation vehicle parking. The parking area is located entirely outside the required front and side parking setbacks.

Gawron-Turgeon Architects has prepared a Landscape Plan for the project with the goal of providing screening and landscaping to ensure compatibility with the surrounding neighborhood. Attractive low maintenance plants have been selected that provide definition to the street edge and provide a buffer for the adjacent neighbor. Over 50% of the plants are native species and support biodiversity.

The project will impact approximately 2,400 sq. ft. of freshwater wetlands. A Natural Resource Protection Act (NRPA) permit application has been submitted to the Maine Department of Environmental Protection (MeDEP) for these impacts. In order to minimize wetland impacts, the proposed improvements were located as far north and west on the lot as possible, while still meeting building setback requirements. As a result, portions of the wet well and valve pit are proposed to be located within the Great Pond Road right-of-way. The City's Department of Public Services has reviewed the site plan and has indicated by email correspondence that they do not object to portions of the wet well and valve pit being located within the right-of-way. A copy of this email, from Deputy City Engineer, David Margolis-Pineo, is provided in Attachment D.

**Application Submittal**

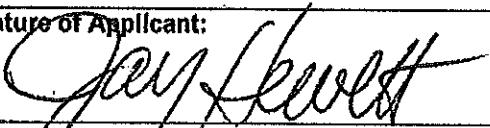
Refer to the application checklist (page 5) for a detailed list of submittal requirements.

All site plans and written application materials must be submitted in digital format. Each plan shall be submitted as a separate file and named as noted on page \_\_?. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), written materials, and application fee must be submitted to the Planning Division Office to start the review process.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521).

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.**

Signature of Applicant: 	Date: 2/8/2013
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**PROJECT DATA**

The following information is required where applicable, in order complete the application

Total Area of Site	10,752 sq. ft.
Proposed Total Disturbed Area of the Site	4,000 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Existing)	0 sq. ft.
Impervious Area (Proposed)	1,108 sq. ft.
Parking Spaces	
Parking Spaces (Existing)	0
Parking Spaces (Proposed)	1
Handicapped Spaces (Proposed)	0



**OWEN HASKELL, INC.**

**Professional Land Surveyors**

390 U.S. Route 1, Unit 10 • Falmouth, Maine 04105 • 207/774-0424 • FAX: 774-0511 • ohi@owenhaskell.com

December 10, 2012

Joe Laverriere, PE  
Deluca-Hoffman Associates  
778 Main Street, Suite 8  
South Portland, Maine 04016

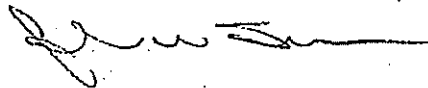
RE: Peaks Island

Dear Joe:

The survey we recently completed on Winding Way on Peaks Island in Portland for the proposed pump station is shown as lot 134 on a subdivision plan recorded in the Cumberland County Registry of Deeds in Plan Book 9, page 57. This lot was conveyed as a single lot to Howard U. and Betty Heller on September 16, 1983 by deed recorded in said Registry of Deeds in book 6273, page 334.

Please do not hesitate to contact us if you need additional information or have questions.

Very truly yours,  
OWEN HASKELL, INC.



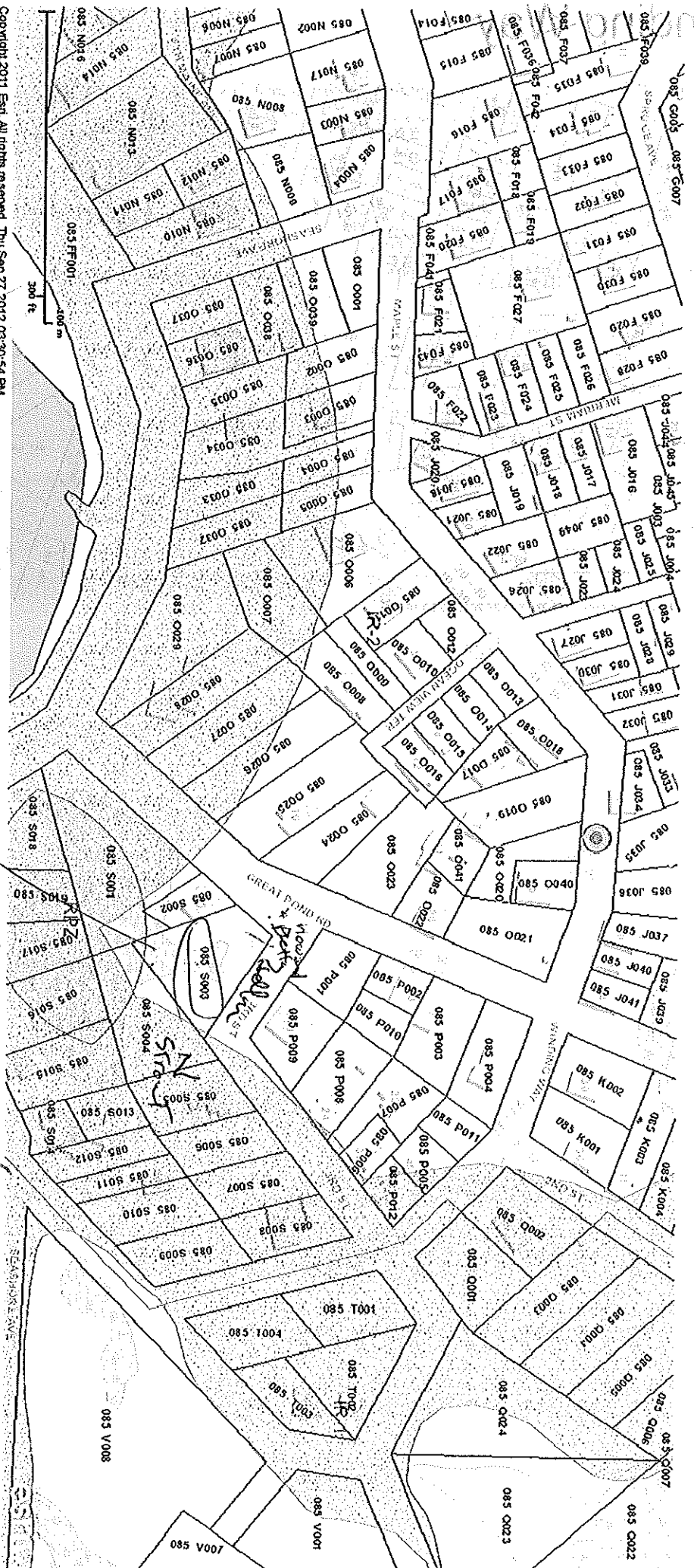
John W. Swan, PLS

FILE: Swan pump station lot



# Winding Way

IR-2



Copyright 2011 Est. All rights reserved. Thu Sep 27 2012 03:30:54 PM.

Needs to prove  
 14-433 of record - ZBA - conditional use  
 July 15, 1985 under "Other" - utility  
 to preserve the front

Got ZBA on 1/12  
 16' x 16'  
 D & W of Grand Belvedere  
 AL Field

Right title is interest  
 of the Road for the  
 the "structures" in  
 the Road -

met with DEP tomorrow  
 NPRA permit road widened  
 permit for a sign I permit  
 10-752  
 for Queen  
 Rachel

getting the road  
 will do widening  
 13 x 17 in size  
 will weld a valve of in road  
 DAVENPORT - WAY  
 9' x 18' dia. - ADM J. Thomas

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

<b>CBL</b>	085 S003001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	GREAT POND RD
<b>Owner Information</b>	HELLER HOWARD U & BETTY HELLER K103 PIPER SHORE 15 PIPER RD SCARBOROUGH ME 04074
<b>Book and Page</b>	
<b>Legal Description</b>	85-S-3 GREAT POND RD 3RD ST PEAKS ISLAND 11256 SF
<b>Acres</b>	0.2584

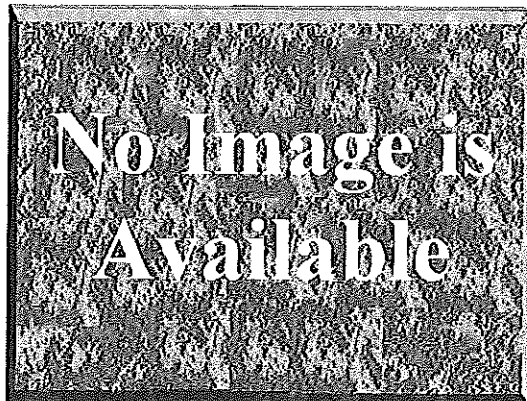
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	13246	<b>OWNER OF RECORD AS OF APRIL 2012</b>
<b>LAND VALUE</b>	\$3,900.00	HELLER HOWARD U & BETTY HELLER
<b>BUILDING VALUE</b>	\$0.00	K103 PIPER SHORE 15 PIPER RD
<b>NET TAXABLE - REAL ESTATE</b>	\$3,900.00	SCARBOROUGH ME 04074
<b>TAX AMOUNT</b>	\$73.40	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer



[View Map](#)

[New Search!](#)

Jay Hewett Joe Levaner - D.H. - BARBARA Page 1 of 2

**Marge Schmuckal - RE: Wastewater Pump Station on Peaks Island**

---

**From:** Marge Schmuckal  
**To:** Barbara Barhydt; Jay Hewett  
**Date:** 9/27/2012 3:24 PM  
**Subject:** RE: Wastewater Pump Station on Peaks Island  
**CC:** joe@delucahoffman.com

---

Can we set a time for 10:30 on Monday morning?  
Marge

>>> Barbara Barhydt 9/27/2012 2:01 PM >>>

I have an appointment at 8 and expect to be in the office around 10 a.m. I am open after that time.

Barbara

>>> Marge Schmuckal Thursday, September 27, 2012 12:54 PM >>>

Hi Barbara,  
do you have any time on Monday to meet?  
Marge

>>> "Jay Hewett" <jhewett@pwd.org> 9/27/2012 9:42 AM >>>

Thanks Marge. Monday 10/1 would be ideal since we will meet DEP on Tuesday. Otherwise, Wednesday or Friday would be possible for Joe and I.

Jay Hewett

**From:** Marge Schmuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Thursday, September 27, 2012 9:32 AM  
**To:** Barbara Barhydt; Jay Hewett  
**Cc:** joe@delucahoffman.com  
**Subject:** Re: Wastewater Pump Station on Peaks Island

Hi Jay,  
Certainly we can meet. This week is really out of the question. What days and time do you have available next week.  
Marge

>>> "Jay Hewett" <jhewett@pwd.org> 9/27/2012 9:27 AM >>>

Marge and Barbara,

The District is have a hard time finding a good site for the proposed pump station to serve the Winding Way area of Peaks Island. That is not a surprise for anyone, I am sure!

We are looking at two possible sites that have wetland and / or shore land zoning consequences. We are meeting the DEP in the field next Tuesday to review the situation from their standpoint. I have read the various portions of the City code pertaining to Shoreland protection and the IR2 zone that would apply and am having

some difficulty sorting things out. So, would it be possible to meet with one or both of you on a very preliminary basis to see what guidance you could offer? I can provide an aerial photo map overlaid with City parcel data to talk from. I would include our engineering consultant in the meeting.

Please let me know if such a meeting would be possible and if so, when could we schedule it?

Thanks in advance.

Jay Hewett

**Jay Hewett**  
**Project Manager**  
Portland Water District

Phone: 207-774-5961 Ext. 3106

E-mail: [jhewett@pwd.org](mailto:jhewett@pwd.org)

<http://www.pwd.org>

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## Marge Schmuckal - Fwd: RE: PWD Pump Station

---

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 3/20/2013 2:14 PM  
**Subject:** Fwd: RE: PWD Pump Station

---

It is true that there are no specific noise limits in residential zones. But we would want to know what the unit is capable of in terms of noise emissions. There are neighbors near by and we would want to do something to mitigate any significant noise levels before installation.

Marge

>>> Shukria Wiar 3/20/2013 11:57 AM >>>

Hello Marge:

Could you please help me answer the question about the emergency generator. I will follow up with a phone call.

Thanks.

Shukria

>>> "Michael Tadema-Wielandt" <mtw@DelucaHoffman.com> 3/20/2013 10:56 AM >>>

Good morning Shukria-

I'm preparing responses to the comments on the proposed Peaks Island Pump Station, and I have a question about one of your comments:

*4 . Please submit the detail on the emitting dBAs for the units being installed (generator) and meet the maximum noise regulations.*

Question: Please clarify what maximum noise regulations the generator is require to meet. Based on Section 14-524(a)2.d.ii of the Land Use Ordinance, I was under the impression that a Level I Site Alteration plan was not subject to the Noise and Vibration standards of Section 14-526. If the project is subject to the standards, what are the noise standards for an emergency generator? The proposed generator will only be run during emergencies and for testing. This seems to meet the requirements of Section 14-526 (d)(7)(a)(ii) of the Ordinance, for which, again, the noise standards do not seem to apply.

Thanks for your help,

Mike

Michael Tadema-Wielandt, P.E.  
DeLuca-Hoffman Associates, Inc.  
778 Main Street, Suite 8  
South Portland, Maine 04106  
p: (207) 775-1121  
f: (207) 879-0896

**From:** Shukria Wiar [<mailto:SHUKRIAW@portlandmaine.gov>]  
**Sent:** Friday, March 08, 2013 11:25 AM  
**To:** Joe Laverriere  
**Cc:** [jhewett@pwd.org](mailto:jhewett@pwd.org)  
**Subject:** PWD Pump Station

Hello:

I am the Planner for the pump station project on Peaks Island. Attached document is the staff comments for this project. Zoning Administrator's review is still pending and I will forward her comments once I have them.

If you have any questions, please do not hesitate to contact me.

Thank you.

Shukria

*Shukria Wiar, Planner  
Planning Division, City of Portland  
389 Congress Street  
Portland, ME 04101  
Ph: 207-756-8083  
Fax: 207-756-8258*

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