

**Marge Schmuckal - Re: CMP Peaks Island Facility - Drainage Pipe Replacement**

**From:** Marge Schmuckal  
**To:** Gerry J. Mirabile  
**Date:** 4/4/2013 3:53 PM  
**Subject:** Re: CMP Peaks Island Facility - Drainage Pipe Replacement  
**CC:** Barbara Barhydt

87-5-1 to 5  
 called 324 Island Ave

Hi Gerry,

Barbara and I discussed your project and the replacement of water line that you are proposing. After further review of our Ordinance, Section 14-449(i)3 under Shoreland Zoning states that public utility lines and equipment may be replaced or reconstructed without a permit. However, I would want something for out files showing that you will abide by Best Management Practices with the proposed work and that the disturbed area will be reseeded with a shoreland vegetated mix.

Therefore, there is no review or permits required for what you are proposing. It is also my understanding that DEP will be contacted as you mentioned by phone previously.

Thank you,  
 Marge Schmuckal  
 Zoning Administrator

>>> "Mirabile, Gerry J." <Gerry.Mirabile@cmpco.com> 4/2/2013 8:28 AM >>>  
 Marge,

This follows up on my voicemail of earlier today. CMP intends to replace a deteriorated drain line (identified as "Sewer and sump drain .001" on attached drawing) with a new drain pipe. The new pipe will be replaced in the same location as the existing, and will be slightly larger (8" diameter vs. existing 4" to 6" diameter) to accommodate flows. This pipe no longer carries sewer; it is restricted to clean groundwater and stormwater. The outlet of the pipe will be above the mean high water line of Casco Bay.

Does this in-place, in-kind replacement require a Shoreland Zoning permit or any other permit/approval from the City of Portland?

Thanks very much. Please call if you need more information.



**CENTRAL MAINE  
 POWER**

Gerry J. Mirabile  
 Lead Analyst - Compliance  
 Compliance Department  
 83 Edison Drive, Augusta, ME 04336  
 Office 207-626-9557  
 Cell 207-242-1682  
 Fax 207-626-4044  
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In the interest of the environment,  
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2. The installation of essential services, other than road-side distribution lines and within existing service corridors, is not allowed in a Resource Protection or Stream Protection District, except where the applicant demonstrates that no reasonable alternative exists.

- 14-449(G) 3
3. Damaged or destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.

(j) *Roads and driveways:*

1. Roads and driveways shall be setback a minimum of seventy-five (75) feet from the normal high-water or upland edge of a coastal wetland, freshwater wetland, river or tributary stream within a shoreland zone, except:
  - a. In the EWP, WC, WPD, WSU, B-3, B-5, B-5b, I-L (south and east of I-295) and I-M (south and east of I-295) roads and driveways shall be setback as established for structures in those zones; as specified in Sec. 14-449(a)1.
  - b. Where the planning board determines that no other reasonable alternative exists. If no other reasonable alternative exists, the planning board may reduce the road and/or driveway setback requirement to no less than fifty (50) feet, horizontal distance, upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream or wetland. Such techniques may include, but are not limited to, the installation of settling basins, and/or effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream or wetland.
2. Existing public roads may be expanded within the legal road right of way regardless of their setback

**Barbara Barhydt - FW: CMP Peaks Island Facility - Drainage Pipe Replacement**

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**From:** "Mirabile, Gerry J." <Gerry.Mirabile@cmpco.com>  
**To:** "'bab@portlandmaine.gov'" <bab@portlandmaine.gov>  
**Date:** Thursday, April 04, 2013 11:03 AM  
**Subject:** FW: CMP Peaks Island Facility - Drainage Pipe Replacement  
**Attachments:** Scan001.pdf

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Barbara, see below information and attached plan. Also below is an aerial photo of the site with the facility in the center.

Does Portland's Shoreland Zoning or other land use ordinance include an exemption for in-place, in-kind replacement of this type?

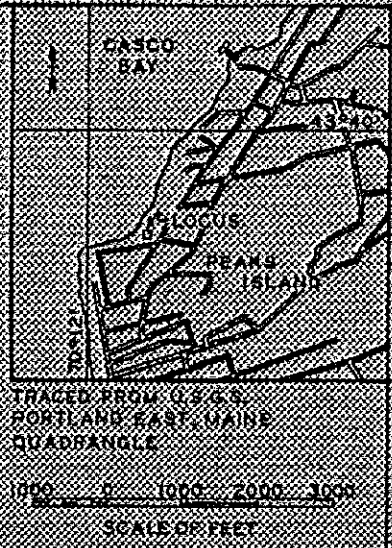
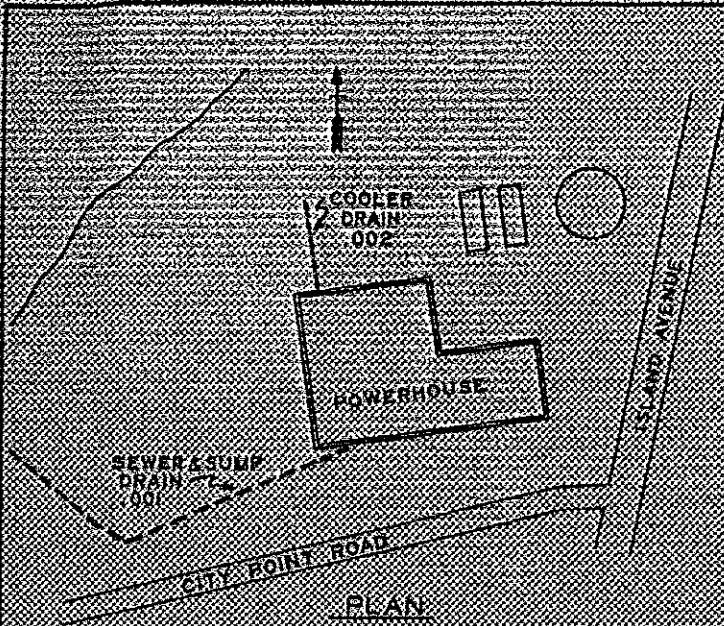
Thanks –



**CENTRAL MAINE  
POWER**

**Gerry J. Mirabile**  
**Lead Analyst - Compliance**  
**Compliance Department**  
83 Edison Drive, Augusta, ME 04336  
Office 207-626-9557  
Cell 207-242-1682  
Fax 207-626-4044  
[gerry.mirabile@cmpco.com](mailto:gerry.mirabile@cmpco.com)

In the interest of the environment,



PLAN

3-1-02

1895 REFUSE ACT  
 PERMIT PROGRAM  
 FOR  
 PEAKS ISLAND STATION  
 OF THE  
 CENTRAL MAINE POWER COMPANY  
 AT  
 CUMBERLAND COUNTY  
 PEAKS ISLAND - PORTLAND, MAINE  
 DATE: MARCH 30, 1973

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

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**Services**

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[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

**CBL** 087 S001001  
**Land Use Type** TRANSPORTATION  
Verify legal use with Inspections Division  
**Property Location** 324 ISLAND AVE  
**Owner Information** CENTRAL MAINE POWER CO LOCAL TAX  
 70 FARM VIEW DR  
 NEW GLOUCESTER ME 04260  
**Book and Page**  
**Legal Description** 87-S-1 TO 5  
 ISLAND AVE 324 CITY POINT RD  
 PEAKS ISLAND  
 61769 SF  
**Acres** 1.418

**Current Assessed Valuation:**

[browse city services a-z](#)

[browse facts and links a-z](#)

**TAX ACCT NO.** 13630 **OWNER OF RECORD AS OF APRIL 2012**  
 CENTRAL MAINE POWER CO  
 LOCAL TAX  
 70 FARM VIEW DR  
 NEW GLOUCESTER ME 04260  
**LAND VALUE** \$439,400.00  
**BUILDING VALUE** \$184,600.00  
**NET TAXABLE - REAL ESTATE** \$624,000.00  
**TAX AMOUNT** \$11,743.68



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

**Building Information:**

Best viewed at 600x600, with Internet Explorer

**Building 1**  
**Year Built** 1900  
**Style/Structure Type** MANUFACTURING  
**# Units** 1  
**Building Num/Name** 1 - CMP POWER STATION  
**Square Feet** 10912  
[View Sketch](#) [View Map](#) [View Picture](#)



**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 3286  
**Use** MULTI-USE STORAGE  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 7626  
**Use** MULTI-USE STORAGE  
**Height** 16  
**Walls** BRICK/STONE  
**Heating** UNIT HEAT  
**A/C** NONE

**Other Features:**

**Building 1**  
**Structure** ROOF - HIGH BAY  
**Size** 264X6

**Building 1**  
**Structure** OVERHEAD DOOR - WD/MT  
**Size** 8X8

**Outbuildings/Yard Improvements:**

**Building 1**

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