
8 City View Rd, Peaks Island - Shoreland alteration project

1 message

Christina Stacey <cstacey@portlandmaine.gov>
To: rvillforth@gmail.com, crm@tractionaids.com

Fri, Aug 31, 2018 at 10:48 AM

Dear Mr. Villforth and Mr. Morin,

It has recently come to this office's attention that you have applied for a state Natural Resources Protection Act (NRPA) permit to remove vegetation, install rip-rap, and install access stairs at property located at 8 City View Rd on Peaks Island.

Please be aware that there are also city site plan review and permitting requirements for this project.

With the Planning Dept, site plan review will be required. I believe this would fall under a Level II Site Plan ([checklist here](#)) due to the placement of new structures including the stairs within the Shoreland Zone.

With the Permitting Dept, you will need a residential building permit ([checklist here](#)) which will include Shoreland Zone review, in addition to building codes review. The state delegates to municipalities the task of regulating activities in the Shoreland Zone, including structures and vegetation clearing standards.

Of particular concern on your project is the proposed clearing of vegetation. Clearing for the placement of the rip-rap is to be expected, but the proposal further requests the removal of all shrubs from the slope above the rip-rap, to be replaced with virginia rose shrubs. As part of your city review, you will need to provide an inventory of what is to be removed (species list and approximate number/area of each) as well as a justification for removal. Is it necessary for the stabilization project? Is it simply for aesthetics? Is it for removal of invasive species? If the latter, you need to explain how removal will be accomplished and provide a maintenance plan to address regeneration issues. We would ask to see a replanting plan with a variety of native species, and the planting area will also need to extend towards the house (into the lawn) to replace a similar area of vegetation that will be lost by placement of the rip-rap.

You should also be aware that the contractor hired to do this project may be required to be [certified in erosion control practices by DEP](#). This has been required for any project within the shoreland zone that disturbs more than 1 cubic yard of soil, since 2013.

Please let me know if you have any questions about this information.

Sincerely,
Chris

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