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February 8, 2018

Cynde Putney
325 Island Avenue
Peaks Island, ME 04108

Re: Select wetlands mapping for Covey Johnson properties (008-J-006, 008-J-002), Vermont Ave and Ballfield Road, Peaks Island (Portland).

Dear Ms. Putney:

On January 29, 2017, Albert Frick Associates, Inc. (AFA) completed a wetland delineation at the above-mentioned properties. The purpose of the field work was to identify and map the edge of the freshwater wetlands for shoreland zoning purposes for a portion of the two select properties. The delineated wetland on the properties is mapped as shoreland-zoned wetland in accordance with the City of Portland Zoning Map. If the wetland is a shoreland zoned wetland, the edge of such wetland is defined in accordance with Section 14-47 of the City of Portland Ordinance as follows:

Wetlands associated with shoreland zones: a freshwater or coastal wetland. Wetlands: Those areas which have two (2) or more of the following:

1. A water table at or near the surface during the growing season;
2. Very poorly drained soils, including Sebago mucky peat, or;
3. Obligate Wetland Vegetation (OBL).

Both wetland areas at the two select properties contained at least two (very poorly drained soils and Obligate wetland vegetation) of the aforementioned criteria per Section 14-47. The shoreland wetland edge was flagged in blue using an alphanumeric system and is shown on the attached site plan. For setback purposes, the measurement starts at the edge of the shoreland zoned wetland (blue flags). If you have any questions or further matters for discussion, please feel free to contact me by phone (839-5563) or by email at chris@albertfrick.com.

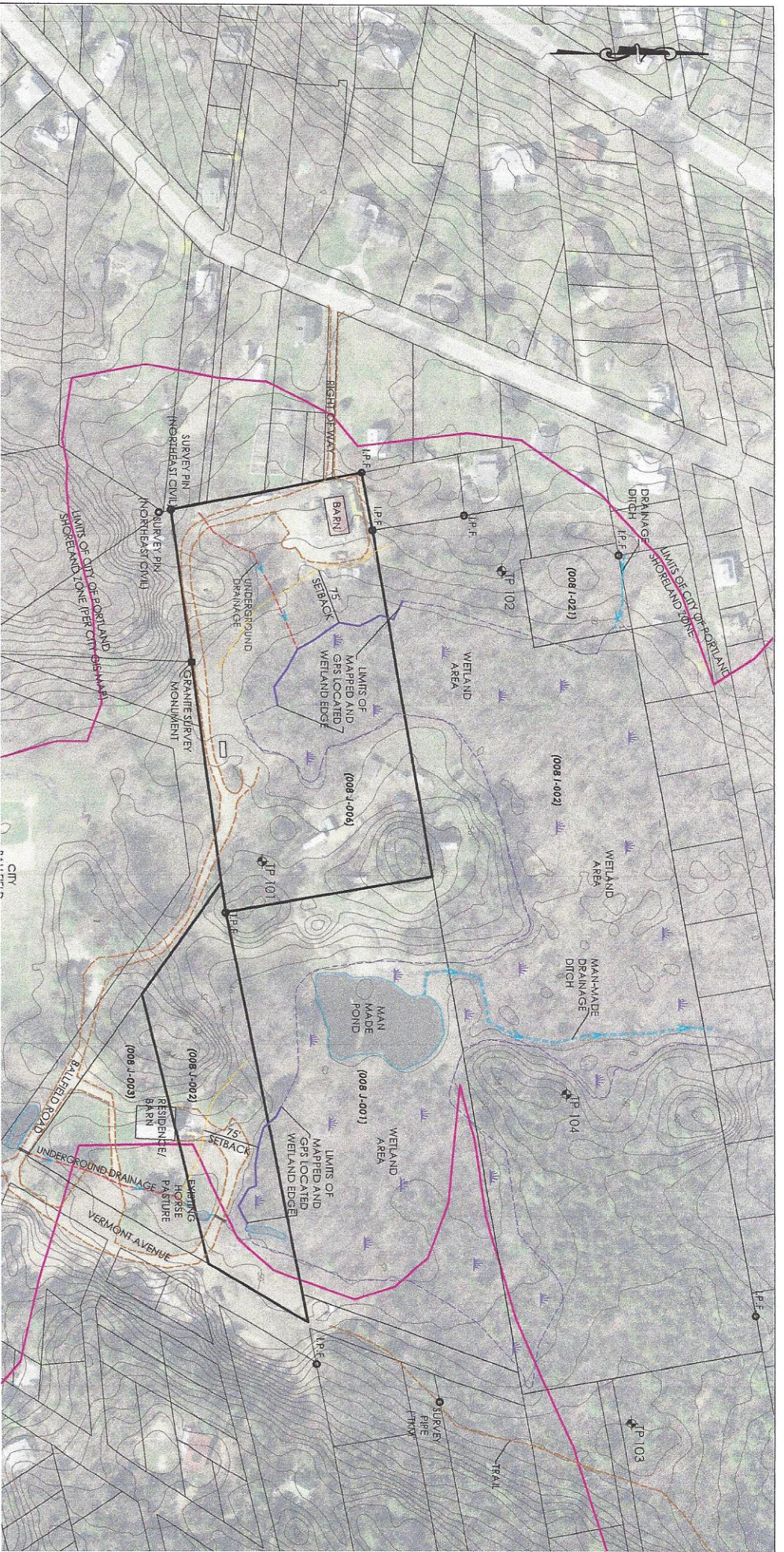
Respectfully,

A handwritten signature in blue ink that reads "Chris Coppi". The signature is written in a cursive, flowing style.

Chris Coppi CWS, LSE
Wetland Scientist
Licensed Site Evaluator, #403

Enc. Site Plan

cc: Covey Johnson, Marshall Tinkle



LEGEND:

- 2 TOPOGRAPHIC CONTOUR (PER MAINE OFFICE OF GIS)
- LIMITS OF SHORELAND ZONE (PER CITY OF PORTLAND ZONING MAP)
- MAN-MADE DRAINAGE DITCH
- UNDERGROUND DRAINAGE
- TEST PIT LOCATION
- TRAVELED WAY (EXISTING GRAVELED ROAD)
- APPROXIMATE WETLAND AREA (NOT GRS LOCATED)
- EDGE OF WETLAND (GRS LOCATED)
- (FOR SHORELAND ZONE PURPOSES: VERY POORLY-DRAINED SOILS)
- 75 SETBACK FROM EDGE OF SHORELAND ZONE WETLAND
- SURVEY MARKER FOUND AND LOCATED BY GRS

GRAPHIC SCALE



**SEE ACCOMPANYING LETTER DATED
2-8-2018 BY CHRIS COPPI**

NOTE:
THIS PLAN IS A COMPOSITE OF CITY OF PORTLAND TAX MAP INFORMATION, CITY OF PORTLAND ZONING INFORMATION PER MAP ENTITLED ZONING FOR THE ISLANDS OF PORTLAND, MAINE ADOPTED BY THE PORTLAND CITY COUNCIL DATED DECEMBER 1, 2006 AND LAST REVISED AUGUST 14, 2013, AND MAINE OFFICE OF GIS AERIAL PHOTOGRAPHY AND 2 TOPOGRAPHIC CONTOURS.

PROPERTY INFORMATION
ZONING: IR-1 ZONE WITH SHORELAND ZONE OVERLAY

DATE	REVISIONS:	COMPOSITE PLAN PREPARED FOR	Albert Erick Associates, Inc. Environmental Consultants Gorham, Maine
8/31/17	UPDATED PLAN AFTER SITE VISIT	1. COVINGTON JOHNSON & CYNDE PUTNEY	
2/7/8	MAPPING OF SHORELAND ZONE WETLAND EDGE IN SELECT LOCATIONS (AS SHOWN)	37 BALLEFIELD ROAD & VERMONT AVENUE PEAKS ISLAND PORTLAND, MAINE	
		Done by: B.J.	Checked by: A.F.
		Date: 6/13/14	Date: 1" = 60'