



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**7 Diamond Pass, Peaks Island - Permit #2017-01012**

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**Silas Canavan** <silas@walsh-eng.com>  
To: Ann Machado <amachado@portlandmaine.gov>

Thu, Jul 13, 2017 at 5:05 PM

Hi Ann,

Thanks for the quick review. Please see my comments below in red and associated info attached. Please give me a call once you have a chance to review.

Thanks,

Silas

**Silas Canavan, PE, CFM****Walsh Engineering Associates, Inc.**

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**From:** Ann Machado [mailto:[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)]  
**Sent:** Thursday, July 13, 2017 3:30 PM  
**To:** Silas Canavan <[silas@walsh-eng.com](mailto:silas@walsh-eng.com)>  
**Subject:** 7 Diamond Pass, Peaks Island - Permit #2017-01012

Silas -

I tried to call but you were in a meeting. I have completed my initial review and I need more information before I can sign off for zoning. Here is the list:

1. There appears to be a structure (maybe a boardwalk) that connects the right side porch to grade. This is located in the 20' setback and appears to not be included in the nonconforming calculations.

Yes there is a boardwalk connecting the porch to the patio outside of the guest house. The area of this boardwalk within the setback is 70 square feet. There is an existing boardwalk that was also not included in the

non-conforming calculations, which has a non-conforming area of 186 square feet. Since the proposed boardwalk has less non-conforming area than the existing boardwalk I would assume that the standard is met?

2. What is the exact square footage of the existing footprint of the house and the garage?

Existing House = 1,286 SF

Existing Garage = 334 SF

3. What is the exact square footage of the proposed footprint of the house and the guest house?

Proposed House (includes deck/stairs/boardwalk) = 2,189 SF

Proposed Guest House = 324 SF

4. What is the square footage of existing floor area on the second floor?

Per a previous conversation we had, we determined that we did not have to measure up the existing second floor because the total floor area of the proposed 2<sup>nd</sup> floor within the existing building footprint is less than 80% of the existing building footprint. Therefore, any expansion is inherently less than 80% of the existing first floor footprint.

5. What is the proposed square footage of the proposed floor area on the second floor within the existing footprint (not including the addition)?

860 SF (67% of existing first floor footprint)

6. Within the guest house, there can only be a bathroom sink and no kitchen equipment.

I don't believe there is any kitchen equipment proposed in the guest house. There is one sink, it just happens to be separated from the toilet/shower. Is this a problem?

7. The two parking spaces cannot be located in the front yard.

Will the attached sketch work for permitting? If so, I will see if we can make that work with the architect/landscape architect.

8. Within the Shoreland Zone from the highest annual tide to the 250 foot setback, the clearing of vegetation is restricted. See section 14-449(c) both within 75' and from 75' to 250'. I need a plan that shows the existing conditions of what is lawn, and where existing trees, shrubs and other vegetation is located. The diameter of each tree should be indicated at 4 1/2 feet above the ground. I also need a plan that shows any changes to the existing vegetation and if something has been removed, what is replacing it.

Sheet C1.0 shows the existing vegetation. Everything is lawn that is not otherwise indicated as something else. There is only one small tree being removed (3"± DBH, see photo). The rest of the vegetation removal is 21 shrubs/lilacs as shown on C1.0 (see attached). There will be 8 trees planted onsite and over 200 shrubs planted (see planting schedule on sheet L4.0.). Does this information suffice, or do you need more info?

Please let me know if you have any questions.

Thanks.

Ann


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**4 attachments**

 **C1.0 Existing Conditions.pdf**  
381K

 **Parking Sketch.pdf**  
533K

 **L4.0 Landscape Planting.pdf**  
1108K

 **Tree to be Removed.pdf**  
1823K