

Comments 2/6/14

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2014-008 Application Date: 01/23/2014
CBL: 090 H002001 Application Type: Level II Site Plan
Applicant: REICH MARSHA A & STANLEY G REICH JTS /Stanley and Marsha Reich
Project Name: Slope Stabilization
Address: 29 OAKLAWN RD *Peaks Island*
Project Description: Stabilize the existing eroded shoreline along the waterfront property
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:

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

*shoreland
14-449(d)*

- Need to show as they are using Best Management Practices as outlined by State

Comments needed by 2/4/2014

any exposed ground shall be temporary stabilized within one week from the time it was last actively worked - permanent stabilization shall be within nine months of initial exposure

MEMORANDUM

To: FILE
From: Phillip DiPierro
Subject: Application ID: 2014-008
Date: 2/6/2014

Comments Submitted by: Marge Schmuckal/Zoning on 2/6/2014

This project is located on Peaks Island and within Shoreland overlay. The applicant must show us that they are using all Best Management Practices as outlined by the State. I saw nothing in the submittal relating to such activities.

Any exposed ground area shall be temporarily or permanently stabilized within ONE (1) week from the time it was last actively worked. And permanent stabilization shall be within nine (9) months of initial exposure.

Planning and Zoning shall receive the final approvals from the State and City entities (DEP, Army Corps, Harbor Master etc) as soon as they are available. No work should begin before receiving all required approvals.

A separate building permit is required for the proposed work.

Marge Schmuckal
Zoning Administrator
City of Portland

Applicant: Raichs

Date: 1/27/14

Address: 29 Oakland Peaks

C-B-L: 90-H-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - ^{check} IR-2

Interior or corner lot -

Proposed Use/Work - ^{"retreatment"} slope stabilization - Singh family

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - 2014-008

Shoreland Zoning/ Stream Protection -

Flood Plains -

William Walsh engineering
-> Erosion Control

**Marge Schmuckal - 29 Oaklawn Road, Peaks Island - Shoreline Stabilization Project -
Need Comments**

From: Philip DiPierro
To: Errico Thomas <Thomas.Errico@tylin.com>; Margolis-Pineo, David; Piron...
Date: 2/5/2014 12:21 PM
Subject: 29 Oaklawn Road, Peaks Island - Shoreline Stabilization Project - Need Comments
CC: Barhydt, Barbara

Hi guys, this project was distributed a week ago and I was wondering if you had a chance to review it yet. It would be great if I could get your review comments. It is under site plan #2014-008.

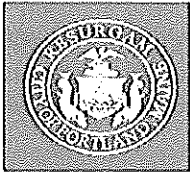
If your review is not applicable, please just send an e-mail stating you have no comments.

Thanks.

Phil

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258



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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

February 24, 2014

Stanley & Marsha Reich
5 Sunset Lane
Ridgefield, CT 06877

William R. Walsh, PE
Walsh Engineering Associates
918 Brighton Avenue
Portland, Maine 04102

Project Name: **Shoreline Stabilization Project**
Project ID: 2014-008
Address: 29 Oaklawn Road, Peaks Island
CBL: 090 H 002001
Applicant: Stanley & Marsha Reich
Planner: Philip DiPierro

Dear Mr. Reich and Mr. Walsh:

On February 13, 2014, the Planning Authority approved with conditions a Level II: Site Plan Application for the Shoreline Stabilization project along the waterfront at 29 Oaklawn Road, Peaks Island, including the installation of a rip-rap boulder revetment. The decision is based upon the plans and application as submitted by Stanley & Marsha Reich, and prepared by William R. Walsh, PE, of Walsh Engineering Associates and dated December 26, 2013, revision #2 dated January 20, 2014. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

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 condition(s) of approval:

1. Evidence of project approval from the Maine Department of Environmental Protection (DEP), the Army Corps of Engineers (ACOE), and the Harbor Master must be submitted prior to the issuance of the building permit.
2. A building permit issued by the Inspections Office will be required for the work to be completed on the Reich property.

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

3. A revised landscape plan shall be submitted, for review and approval, to address the review comments of the City Arborist, Jeff Tarling.

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 Philip DiPierro at (207) 874-8632.

Sincerely,



Alexander Jaegerman FAICP
Planning Division Director

Attachments:

1. Performance Guarantee Packet

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Planner/Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Brad Saucier, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

From: Jeff Tarling
To: Philip DiPierro
CC: David Margolis-Pineo
Date: 2/6/2014 3:48 PM
Subject: 29 Oaklawn Road Project

Hi Phil -

I checked out the proposed plan.

They could use additional Bayberry plants... five per side minimum. Perhaps a couple of groups of three up top. The plant cost is pretty minimum and would be good to establish greenery along the bank edge.

Thanks

Jeff Tarling