

Portland, Maine



Yes. Life's good here.

Jeff Levine, AICP  
Director, Planning & Urban Development Department

October 6, 2015

Vincent Cap Mona  
Three Palms Design Build LLC  
16 Running Tide Road  
Cape Elizabeth, ME 04107

Albert Frick  
Albert Frick Associates  
95A County Road  
Gorham, ME 04038

Project Name: House Island Restoration of Buffer Project  
Project ID: 2015-153  
Address: House Island, North Side  
CBL: 110 A001001  
Applicant: Three Palms Design Build LLC, Vincent Cap Mona  
Planner: Barbara Barhydt, Development Review Services Manager

Dear Mr. Mona and Mr. Frick:

On October 6, 2015, the Planning Authority approved with conditions a Level I: Site Alteration Application for the restoration of a landscaped buffer within the 75 foot setback of the shoreland zone on the northern portion of House Island. The site plan is intended to correct a violation of Section 14-449 (c) (4)(a) that addresses the cutting or removal of vegetation within seventy-five feet of the highest annual tide or upland edge of a coastal wetland and documented by the correspondence from Ann Machado, Zoning Administrator, dated July 9, 2015 (Attachment 1). The decision is based upon the application submitted Three Palms Design Build LLC and the Buffer Restoration Plan, dated 7/7/15 and revised 9/3/15, which was prepared by Albert Frick of Albert Frick Associates, Inc . The approval is also based upon the September 24, 2015 site inspection by Jeff Tarling, City Arborist, and Phil DiPierro, Development Review Coordinator, for compliance with the required mitigation measures.

#### **Shoreland Zone and Site Plan Review**

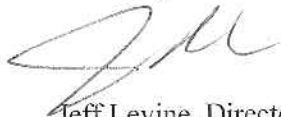
The Planning Authority found the plan is in conformance with the Site Plan Standards and the Shoreland Zoning requirements of the Land Use Code subject to the following condition(s) of approval:

1. Restoration of the buffer shall be maintained as shown on the approved plan and in the written submission of the applicant with the following conditions recommended by the City Arborist:
  - a. Twelve additional Bay berries are to be planted within the southeast side of the island.
  - b. Native or existing Bayberry should be encouraged within the Shoreland Zone as the preferred plant species.
  - c. Regular lawn mowing should be discouraged or limited in the shoreland zone and the open areas should be managed as meadows or fields with mown paths rather than lawn.

2. The site shall be maintained as approved and any proposed changes to the site, including any changes to the vegetation with in the Shoreland Zone requires site plan approval. 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.
3. Maine's Department of Environmental Protection's Guidelines for a Restoration Plan for Shoreland Clearing Violations (attached) advises that an 80% survival rate for replanted vegetation be guaranteed during the first three years following planting.

If there are any questions, please contact Barbara Barhydt at (207) 874-8699 or Philip DiPierro at (207) 874-8632.

Sincerely,



Jeff Levine, Director  
Department of Planning and Urban Development

CC: Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator, Planning  
Ann Machado, Zoning Administrator, Inspections Division  
Tammy Munson, Inspections Division Director  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
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  
Keith Gautreau, Fire Department  
Jennifer Thompson, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File