

12. Technical Capacity

The applicant has assembled a highly qualified team of professionals for the preparation of this project. All members of this team have significant experience with this type of project and many have worked together on other similar projects. The project is being designed by a multi-disciplinary team of design professionals. All members of the design team have proven experience working on projects located in the City of Portland.

Engineer:

Thomas S. Greer, PE
28 Vannah Avenue
Portland, Maine 04103

Surveyor:

Maine Survey Consultants
P.O. Box 485
Harrison, Maine 04040

Architect:

Whipple Callender Architects
P.O. Box 1276
Portland, Maine 04104

Attorney:

Barns, Greenfield & Thorton
James Barns
8 Fundy Road
Falmouth, Maine 04105

Thomas S. Greer, PE

Professional Experience

Walsh Engineering Associates Inc., Westbrook, Maine: Tom joins Walsh Engineering Associates, Inc. with multiple ongoing civil engineering projects. This project brings a wide array of engineering design considerations. His design expertise and knowledge of permitting procedures make the projects successful. These projects include:

- 40 Unit Senior Housing, Portland
- 10 Lot Clustered Subdivision, North Yarmouth
- Gravel Pit, Cornish
- 78 Unit Residential Project, Portland
- Mixed Commercial and Residential Project, Portland
- Church Expansion, Scarborough
- Commercial Transportation Facility, Buxton
- 24 Unit Multi Family, Kennebunk
- Hotel Renovation, Old Orchard Beach
- 10 Lot residential Subdivision, Bridgton,
- School Parking Lot Expansions, Naples
- 400 Unit Master Plan, Gray

Pinkham & Greer, Civil Engineers: Tom has over 40 years of experience in consulting engineering. This includes construction inspection, civil engineering design, and project management, as well as company management as a Principal of Pinkham & Greer; each experience building on the previous to form a well-rounded background in civil engineering and business management.

Mr. Greer's principal responsibilities within the company include management of civil engineering projects such as site designs and permit applications, and the financial management of the firm. Civil engineering projects include subdivision and land planning, stormwater management plans, site designs for commercial and institutional clients, and utility design for sewer and water projects.

The responsibility of corporate management adds to Mr. Greer's direct, hands-on experience when addressing each client's individual business concerns; developing solutions sensitive to the issues important to the client, such as financing, in addition to the technical engineering issues.

Mr. Greer has chaired the American Society of Civil Engineering subcommittee reviewing the stormwater management manual prepared by the Maine Department of Environmental Protection and was a member of the Technical Advisory Committee in developing the DEP Stormwater Management Program. He has also assisted the DEP with training programs for Non Point Source Stormwater through the Non Point Source Technical Advisory Committee.

Education

University of Maine – Orono, Maine B.S. Civil Engineering, 1976

Registration

Professional Engineer, Maine #4206
Professional Engineer, New Hampshire #5879
Professional Engineer, Connecticut # 16331

Professional Associations and Board Affiliations

American Society of Civil Engineers

Maine Survey Consultants, Inc.

P.O. Box 485, Harrison, Maine 04040

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Maine Survey Consultants, Inc. was established in 1988 by Delmore A. Maxfield, PLS. The company was formally called D.A. Maxfield, Jr. Land Surveying and has been providing professional land surveying services from offices in Harrison, Maine since 1980. Prior to that Mr. Maxfield was employed by Whitman & Howard, Inc., a civil engineering firm with offices located in Westbrook, Maine and Boston, Massachusetts.

The company currently consists of 4 employees performing all aspects of surveying; research, fieldwork, CAD. Our experience includes large and small boundary surveys, topographic surveys, GPS control surveys, development site surveys, street detail surveys, surveys for road and bridge design, and subdivision surveys.

The company currently incorporates the use of Leica Total Stations, Topcon Ranger data collectors, JAVAD & Topcon GPS equipment, and computers using AutoCad, Land Desktop, and Carlson survey software. We have full high speed internet capability and can transfer files electronically as needed. Our drafting department includes large format copying and scanning equipment as well.

Maine Survey Consultants, Inc.

Delmore A. Maxfield, Jr.
Professional Land Surveyor

Present Occupation:

1988-2018 Maine Survey Consultants, Inc. Harrison, Maine 04040
Owner: Providing professional land surveying services to the general public, developers, municipalities, and other professionals. Performing land boundary surveys, topographic, construction, GPS, and aerial photo control surveys.

Professional License:

1977 Professional Land Surveyor, State of Maine, Number 1177

Formal Education:

1972-1976 EMAPLS correspondence courses in land surveying

1971-1972 Northeastern University, Boston MA
Civil Engineering program

1970 Oxford Hills High School graduate South Paris, Maine

Past Employment:

1980-1988 D.A. Maxfield, Jr. – Land Surveying Owner, Harrison, Maine

1972-1980 Whitman & Howard, Inc. survey department Westbrook, Maine

Professional Membership:

1972-2018 Maine Society of Land Surveyors

1988-2012 American Congress on Surveying and Mapping

1990-2018 National Society of Professional Surveyors

Awards:

1987 MSLS annual meeting Map Contest Second Place

2001 MSLS annual meeting Map Contest Best of Show

2003 MSLS annual meeting Map Contest First Place Topographic

Other Memberships:

1983-2018 Harrison Volunteer Fire Department

EDUCATION: B.A., Architecture, Rhode Island School of Design, 1985
B.F.A., Architecture, Rhode Island School of Design, 1982

REGISTRATION:
Maine #1722, issued 1989
New Hampshire #3059, issued 2002
LEED AP BD+C 2009

COMMUNITY: Friends of Evergreen Cemetery Board Member, 1990 - 2004, 2007 - 2008
Evergreen Cemetery Master Plan Committee Board Member, 1992
Friends of Saint Lawrence Church, Board Member, 2003 - 2011
City of Portland, Housing Task Force, 2004

RECENT WORK:

2014 - 32 Turner Street

A comprehensive rehabilitation of an existing two-family residence located on Munjoy Hill. This balloon-framed structure was completely reworked and expanded where possible. Work entailed:

- Zoning analysis to maximize expansion possibilities for the families
- Code Analysis
- Architectural design services
- Product specifications
- Structural coordination
- New hi-efficiency heat system
- Permitting

2014 - 116 Walton Street

This project involved the rehabilitation of a large Italianate residence and carriage house. The separate structures are joined with a new kitchen addition, creating a basement and ground floor capable of accommodating sixteen female residents as well as staff. Work entailed:

- Site development plan, including stormwater features and treatment
- Architectural design services
- Product specifications
- New hi-efficiency heat system
- Permitting

2013 - 13 Lewis Street

This ongoing project rehabilitates an existing four unit structure in the West End of Portland. This historically contributing structure shows its age due to fire and subsequent removals. The complete rehabilitation of this structure meets the standards of the Historic District and updates the interiors to serve as a pair of one- and a pair of two-bedroom apartments. Previously the apartments were all one bedroom. Work entailed:

- Historic approvals
- Zoning analysis to add volume to the structure

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- Code analysis
- Architectural design services
- Structural services
- Product specifications
- Enhanced insulation package and hi-efficiency heating system
- Permitting

2013 - 145 Glenwood Avenue

This project involved the rehabilitation of a large building, formerly used as a VFW hall. The large residential-scaled building was capable of accommodating sixteen male residents as well as staff. We maintained beautiful large rooms with existing woodwork and renovated areas for the kitchen and bath functions. The basement was renovated as bedrooms, the ground floor a sunny gathering space with a new kitchen and decks, and the upper floor as bedrooms incorporating salvaged original doors and trim. Work entailed:

- Site development plan
- Zoning analysis
- Permitting
- Architectural design services
- Product specifications
- New hi-efficiency heat system

2009 - 20012- Oceanview Manor

We undertook a study to evaluate the creation of three new multi-unit buildings to replace the existing single story units at Oceanview Manor. We considered many site factors in our work:

- Sequencing of work
- Zoning compliance
- Apartment plans
- Building form
- Universal design

2008 - The Lodges Condominiums

The Lodges in Rangeley is conceived as groups of townhouse residences arranged in rows of four and six units. We worked closely with the owner team to create a unique image for their “ski country” development and design plans that reflect unit location at the end or middle of the building. Siting was critical for views, and the sloping site was accommodated in the design, creating a useful daylight basement. Units include an open-plan living/dining/kitchen layout, exterior decks, garages, undeveloped basement space, bathrooms and a loft. Work entailed:

- Zoning compliance
- Code research
- Architectural design
- Building form & detail
- Construction administration