

Sea Coast at Baxter Woods Building-1 Final Level III Site Plan & Subdivision Application

583 Stevens Avenue – Lot 4
Portland, Maine



August 16, 2017

Prepared for:

Sea Coast at Baxter Woods Associates, LLC
20 Blueberry Lane
Falmouth, Maine 04105





August 18, 2017

J14.067B

Barbara Barhydt
Development Review Manager
Planning and Urban Development Department
389 Congress Street, 4th Floor
Portland, Maine 04101

**Sea Coast at Baxter Woods –Building-1
583 Stevens Avenue- Lot 4
Level III Site Plan and Subdivision Application Submission
(CBL 143-F012-001 & 136-E006-001)**

Dear Barbara:

On behalf of Sea Coast at Baxter Woods Associates, LLC we are pleased to submit a Level III Site Plan and Subdivision Application for the development of Building-1 of the 2016 approved Master Development Plan (MDP) for a Planned Senior Community located on the former grounds of the St. Josephs Convent. This first of a planned five apartment building campus proposes a 4 story-21 unit building for seniors. This application is being submitted pursuant to the Portland Land Use Code Articles IV Subdivision and Article V Site Plan review, respectively.

This application is being filed through the City E-File System and includes a Level III Site Plan Application, project report and site/architectural plans. We look forward to working with Planning Staff over the coming months to ensure all application requirements are satisfied and the project is placed on the earliest Planning Board workshop agenda. In the meantime should you require any additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Licht", written in a cursive style.

Frederic (Rick) Licht, PE, LSE
Principal

Encl: Site Plan LIII Application
Project Report
Site Plans Dated 08-16-17

Cc: (via email - PDF copy)
Matt Teare; Sea Coast at Baxter Woods Associates, LLC
Kevin Bunker; Sea Coast at Baxter Woods Associates, LLC
Ron Epstein; Jensen, Baird, Gardner & Henry
Pat Carroll; Carroll Associates, Landscape Architects
David Lloyd; Archetype
Steve Bushey; Stantec