



## Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the [Land Use Code \(Chapter 14\)](#), [Design Manual](#) and [Technical Manual](#).

#### Planning Division

Fourth Floor, City Hall

389 Congress Street

(207) 874-8719

[planning@portlandmaine.gov](mailto:planning@portlandmaine.gov)

#### Office Hours

Monday thru Friday

8:00 a.m. – 4:30 p.m.

**I. Project Information (Please enter n/a on those fields that are not applicable)**

Project Name:	
Proposed Development Address:	
Project Description:	
Chart/Block/Lot:	
Preliminary Plan	
Final Plan	

**II. Contact Information (Please enter n/a on those fields that are not applicable)**

**APPLICANT**

Name:	
Business Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**OWNER**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**AGENT/REPRESENTATIVE**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**BILLING (to whom invoices will be forwarded to)**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**ENGINEER**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**SURVEYOR**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**ARCHITECT**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**ATTORNEY**

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

**DESIGNATED PERSON(S) FOR UPLOADING INTO e-PLAN**

Name:	
E-mail:	
Name:	
E-mail:	
Name:	
E-mail:	

### III. APPLICATION FEES

#### LEVEL III DEVELOPMENT (check applicable review)

Less than 50,000 sq. ft.	\$750.00
50,000 – 100,000 sq. ft.	\$1,000.00
100,000 – 200,000 sq. ft.	\$2,000.00
200,000 – 300,000 sq. ft.	\$3,000.00
Over 300,000 sq. ft.	\$5,000.00
Parking lots over 100 spaces	\$1,000.00
After-the-fact Review	\$1,000.00 + applicable application fee above

#### PLAN AMENDMENTS (check applicable review)

Planning Staff Review	\$250.00
Planning Board Review	\$500.00

#### OTHER REVIEWS (check applicable review)

Traffic Movement	\$1,500.00
Stormwater Quality	\$250.00
Subdivision	\$500.00 + applicable fee for lots/units below
# of Subdivision Lots/Units [    ] x \$25.00 each	\$ 525.00
Site Location	\$3,500.00 + applicable fee for lots/units below
# of Site Location Lots/Units [    ] x \$200.00 each	\$
Change of Use	
Flood Plain	
Shoreland	
Design Review	
Housing Replacement	
Historic Preservation	
<b>TOTAL APPLICATION FEE DUE:</b>	

### IV. FEES ASSESSED AND INVOICED SEPARATELY

- Notices to abutters (receipt of application, workshop and public hearing meetings) (\$.75 each)
- Legal Ad in the Newspaper (% of total ad)
- Planning Review (\$52.00 hour)
- Legal Review (\$75.00 hour)
- Third Party Review (all outside reviews or analysis, eg. Traffic/Peer Engineer, are the responsibility of the applicant and will be assessed and billed separately)

**V. PROJECT DATA (Please enter n/a on those fields that are not applicable)**

<b>TOTAL AREA OF SITE</b>	Lot 4	sq. ft.
<b>PROPOSED DISTURBED AREA OF THE SITE</b>		sq. ft.
<i>If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.</i>		
<b>IMPERVIOUS SURFACE AREA</b>		
Impervious Area (Total Existing)		sq. ft.
Impervious Area (Total Proposed)		sq. ft.
<b>Building Ground Floor Area and Total Floor</b>		
Building Footprint (Total Existing)		sq. ft.
Building Footprint (Total Proposed)		sq. ft.
Building Floor Area (Total Existing)		sq. ft.
Building Floor Area (Total Proposed)		sq. ft.
<b>ZONING</b>		
Existing		
Proposed, if applicable		
<b>LAND USE</b>		
Existing		
Proposed		
<b>RESIDENTIAL, IF APPLICABLE</b>		
# of Residential Units (Total Existing)		
# of Residential Units (Total Proposed)		
# of Lots (Total Proposed)		
# of Affordable Housing Units (Total Proposed)		
<b>PROPOSED BEDROOM MIX</b>		
# of Efficiency Units (Total Proposed)		
# of One-Bedroom Units (Total Proposed)		
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
<b>PARKING SPACES</b>		
# of Parking Spaces (Total Existing)		
# of Parking Spaces (Total Proposed)		
# of Handicapped Spaces (Total Proposed)		
<b>BICYCLE PARKING SPACES</b>		
# of Bicycle Spaces (Total Existing)		
# of Bicycle Spaces (Total Proposed)		
<b>ESTIMATED COST OF THE PROJECT</b>		

## VI. APPLICANT SIGNATURE

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

Signature of Applicant:	
Date:	

# Submitting final level III site plan

<b>PRELIMINARY PLAN (Optional) - Level III Site Plan</b>			
Applicant Checklist	Planner Checklist	# of Copies	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST</b>
		1	Completed Application form
		1	Application fees
		1	Written description of project
		1	Evidence of right, title and interest
		1	Evidence of state and/or federal approvals, if applicable
		1	Written assessment of proposed project's compliance with applicable zoning requirements
		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
		1	Written requests for waivers from site plan or technical standards, if applicable.
		1	Evidence of financial and technical capacity
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b>
		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	<b>Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)</b>
			Proposed grading and contours;
			Existing structures with distances from property line;
			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
			Preliminary infrastructure improvements;
			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
			Exterior building elevations.



<b>FINAL PLAN - Level III Site Plan</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)</b>
<b>X</b>		1	* Completed Application form
<b>X</b>		1	* Application fees
<b>X</b>		1	* Written description of project
<b>X</b>		1	* Evidence of right, title and interest
<b>X</b>		1	* Evidence of state and/or federal permits
<b>X</b>		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
<b>X</b>		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
<b>X</b>		1	* Evidence of financial and technical capacity
<b>X</b>		1	Construction Management Plan
<b>X</b>		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
<b>X</b>		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
<b>X</b>		1	Stormwater management plan and stormwater calculations
<b>X</b>		1	Written summary of project's consistency with related city master plans
<b>X</b>		1	Evidence of utility capacity to serve
<b>X</b>		1	Written summary of solid waste generation and proposed management of solid waste
<b>X</b>		1	A code summary referencing NFPA 1 and all Fire Department technical standards
<b>X</b>		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
<b>to be submitted</b>		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b> (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
<b>X</b>		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual <b>(Amended Subdiv. Plat includes boundary survey)</b>
<b>X</b>		1	<b>Final Site Plans including the following:</b>
<b>X</b>			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
<b>X</b>			Existing and proposed structures on parcels abutting site;
<b>X</b>			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
<b>X</b>			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
<b>X</b>			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
<b>X</b>			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
<b>X</b>			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications; <b>(Metro at Stevens Ave - Part of approved MDP)</b>
<b>X</b>			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
<b>X</b>			Location of all snow storage areas and/or a snow removal plan;
<b>X</b>			A traffic control plan as detailed in Section 1 of the Technical Manual;
<b>X</b>			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
<b>N/A</b>			Location and proposed alteration to any watercourse;
<b>N/A</b>			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
<b>X</b>			Proposed buffers and preservation measures for wetlands;
<b>X</b>			Existing soil conditions and location of test pits and test borings; <b>(Geotech Report)</b>
<b>X</b>			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
<b>X</b>			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
<b>X</b>			Grading plan;
<b>N/A</b>			Ground water protection measures;
<b>X</b>			Existing and proposed sewer mains and connections;

- Continued on next page -

<b>X</b>		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
<b>X</b>		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
<b>X</b>		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
<b>X</b>		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
<b>X</b>		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
<b>N/A</b>		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
<b>X</b>		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance; <b>(300' to Evergreen Cem.)</b>
<b>See Report</b>		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
<b>X</b>		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
<b>Location Only</b>		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
<b>X</b>		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.



PORTLAND FIRE DEPARTMENT  
SITE REVIEW  
FIRE DEPARTMENT CHECKLIST



**\*\*See application report and site plans**

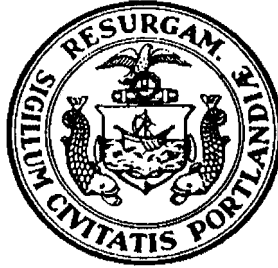
A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
- 2.
3. Name address, telephone number of architect
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
7. Elevation of all structures
8. Proposed fire protection of all structures
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Bradley Roland, P.E.  
Water Resources Division

Date: 8/16/17

**1. Please, Submit Utility, Site, and Locus Plans. Site**

Address: 583 Stevens Avenue - Lot 4, Portland, Maine

Proposed Use:	<u>Mixed-Use Residential</u>	Chart Block Lot Number: <u>143-F012-001</u>
Previous Use:	<u>Mixed-Use Residential</u>	
Existing Sanitary Flows:	<u>0</u> GPD	Site Category Commercial ( <i>see part 4 below</i> ) Industrial ( <i>complete part 5 below</i> ) Governmental Residential Other ( <i>specify</i> )
Existing Process Flows:	<u>0</u> GPD	
Description and location of City sewer that is to receive the proposed building sewer lateral.		
<u>Existing campus service to Walton Street over lots 4 and 1, see also approved MotherHouse Plans</u>		

X

*Clearly, indicate the proposed connections, on the submitted plans.*

**2. Please, Submit Contact Information.**

City Planner's Name: Jean Fraser Phone: 207-874-8728

Owner/Developer Name: Matthew Teare, Director of Development at Sea Coast at Baxter Woods Associates, LLC

Owner/Developer Address: 20 Blueberry Lane Falmouth, Maine 04105

Phone: 207-837-2418 E-mail: mteare@highlandgreenlifestyle.com

Engineering Consultant Name: Frederic (Rick) Licht (Licht Environmental Design, LLC)

Engineering Consultant Address: 35 Fran Circle Gray, Maine 04039

Phone: 207-749-4924 Fax: \_\_\_\_\_ E-mail: rlicht@seurespeed.net

*Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.*

**3. Please, Submit Domestic Wastewater Design Flow Calculations.**

Estimated Domestic Wastewater Flow Generated: 2520 (Total Project 26,000+/-) GPD

Peaking Factor/ Peak Times: 6 (TR-16)

Specify the source of design guidelines: (*i.e.* "Handbook of ~~Sub~~surface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (*specify*) Chapter 241 State of Maine Subsurface Wastewater Disposal Rules - metered flow records from similar facilities)

*Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.*





# A Guide to Holding Neighborhood Meetings Portland, Maine

Planning and Urban Development Department  
Planning Division and Planning Board

In order to improve communication between applicants and neighbors, the City of Portland requires applicants who are proposing certain types of development review projects, to hold a neighborhood meeting.

## Developments requiring a neighborhood meeting

- Proposed map amendments, contract zones and zoning text amendments that would result in major development;
- Subdivisions of five or more units or lots;
- Master Development Plans; and
- Level III site plan proposals as defined in Section 14-523.

(The Land Use Code, including Article II (Planning Board) and Article V (Site Plan – which contains the neighborhood meeting requirements), are available on the City's web site at [www.portlandmaine.gov/citycode/chapter014.pdf](http://www.portlandmaine.gov/citycode/chapter014.pdf))

## Timing of meeting

- **Subdivisions of 5 or more units or lots, zone changes, contract zones, zoning text amendments and Level III site plans:**
  - Preliminary Site Plan - The meeting should be held within 30 calendar days of filing the application.
  - Final Site Plan – If only a final plan is submitted, the meeting should be held within 21 calendar days of filing the application and no less than 7 calendar days before the public hearing.
- **Master Plan Development:**
  - The meeting should be held within 30 calendar days of filing the application.
  - The meeting should be held on a date no less than 7 calendar days before a public workshop or public hearing.
  - The meeting shall not be combined with any required neighborhood meeting for the Level III applications.

## Location of meeting

- The meeting should be held in the evening, during the week, at a convenient location within the Portland neighborhood surrounding the proposed site. Community meeting spaces at libraries, schools or other places of assembly are recommended. Neighborhood schools are usually available for evening meetings.
- Meetings should not be held on the same day as scheduled Planning Board or City Council meetings. The City Council generally meets on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month and the Planning Board generally meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month; however additional meetings may be scheduled. An updated schedule may be found on the City's website: [www.portlandmaine.gov](http://www.portlandmaine.gov)

## Invitation List

- Property owners within 500 feet of the proposed development (1000 feet for proposed industrial subdivisions and industrial zone changes)
- Interested citizens and neighborhood groups.

**The Planning Division provides the mailing labels. We require at least 48 hours notice to generate the mailing labels and a charge of \$1.00 per sheet will be payable upon receipt of the labels. An electronic version (excel or word format) of the labels can also be e-mailed upon request.**

**A digital copy of the notice must be provided to the Planning Office ([jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov) and [ldobson@portlandmaine.gov](mailto:ldobson@portlandmaine.gov)) and the assigned planner, which will then be forwarded to those on the interested citizen list who receive e-mail notices.**

## When to Send Invitations

- Invitations must be sent **no less than 10 days (to include weekends)** prior to the neighborhood meeting.
- Notices may be sent by regular mail and do not need to be sent by certified mail.

## Notice Description

A recommended invitation format is included in this packet of material.

## Attendance Sheet and Meeting Minutes

- Sign-in sheet must be circulated for those in attendance.
- Applicant shall take accurate minutes of the meeting.
- The sign-in sheet and minutes shall be submitted to the Planning Division.

**A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Division.**

**A Certification form is included with this packet to be completed and signed by the applicant.**

Please call the Planning Division at 874-8721 or 874-8719 if you have any questions.

## Attachments

1. Neighborhood Meeting Invitation Format
2. Neighborhood Meeting Certification



**EXAMPLE: Neighborhood Meeting Invitation Format**

**Applicant/Consultant  
Letterhead**

(Date)

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a (development proposal) located at (location/number and street address).

Meeting Location: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Meeting Time: \_\_\_\_\_

(The City code requires that property owners within 500 feet (1000 feet for proposed industrial subdivisions and industrial zone changes) of the proposed development and residents on an “interested parties list”, be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.)

If you have any questions, please call (telephone number of applicant or consultant).

Sincerely,

(Applicant)

**Note:**

Under Section 14-32(C) and 14-524(a)d of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plans was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4<sup>th</sup> Floor, 389 Congress Street Portland, ME 04101 or by email: to [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

**EXAMPLE: Neighborhood Meeting Certification**

I, (applicant/consultant) hereby certify that a neighborhood meeting was held on (date) at (location) at (time).

I also certify that on (date at least ten (10) days prior to the neighborhood meeting), invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Division ([jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov) and [ldobson@portlandmaine.gov](mailto:ldobson@portlandmaine.gov)) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,

\_\_\_\_\_ (date)

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes



August 18, 2017

J14.067B

Captain Chris Pirone  
City of Portland Fire Department  
380 Congress Street  
Portland, Maine 04101

**Sea Coast at Baxter Woods  
538 Stevens Avenue, Portland – Building-1  
Fire Department LIII Site Plan Review**

Dear Captain Pirone:

On behalf of Sea Coast at Baxter Woods Associates, LLC we are submitting for Fire Department review, the proposed 538 Stevens Avenue Building-1 as required by the City LIII Site Plan Review process. The proposed building will contain 21 senior apartments and is part of the 2016 approved "605 Stevens Avenue Master Development Plan (MDP).

Attached are copies of the Site Plan Sheet C4.0 and Architectural Plans and Elevations for your review along with the following information as required by the Portland Fire Department, Site Review Fire Department Checklist. (Please note that Item #13 - Code Summary will be submitted separately by the architect, Archetype, PA.)

1. *Name, address and phone number of applicant:*  
Sea Coast at Baxter Woods Associates, LLC  
C/O Matthew Teare, Director of Development  
20 Blueberry Lane  
Falmouth, Maine 04105  
Tele: 207.837.2418  
[mteare@highlandgreenlifestyle.com](mailto:mteare@highlandgreenlifestyle.com)
2. *Name, address and phone number of architect:*  
Archetype, PA  
C/O David Lloyd, RA  
48 Union Wharf  
Portland, Maine 04101  
Tele: 207.772.6022  
[Lloyd@archetypepa.com](mailto:Lloyd@archetypepa.com)
3. *Proposed uses of structure:*  
21-unit, 4 story active senior apartment building.  
First floor – covered parking & utility areas  
Floors 2-4- residential units and common spaces.  
Building -1 is the first of a planned five (5) building approved Master Development Plan approved for the former McAuley High School and St. Joseph's Convent property.

4. *Square Footage of Structure:*  
Footprint – 11,743 s.f.  
Total Building Area – 45,013 s.f.
5. *Elevations of Structures:*  
The building will be 43 ft-3 inches +/- in height including the first floor covered parking to the 4<sup>th</sup> level roofline. Mechanical units will be placed on the roof of the structure.
6. *Proposed Fire Protection of Structure:*  
The building will be sprinkled.
7. *Hydrant Location:*  
A hydrant is proposed at the northeast corner of the site parking area.  
Additional hydrants are located on Walton and Stevens Avenue in the vicinity of the site.
8. *Water Main Size and Location:*  
The site and future buildings 2-5 campus will be serviced by a private 8-inch fire line main and 4-inch domestic service.
9. *Access to Structure (min. 2 sides)*  
Access to two (2) full sides (north and east) of the building will be provided for fire apparatus.  
Refer to the Site Plan.
10. *Code Summary shall be included referencing NFPA-1 and all fire department Technical Standards.*  
(A Code Summary shall be provided under separate cover by Archetype, PA.)

Please do not hesitate to contact me or David Lloyd of Archetype, PA should you require any additional information or plans for your Site Plan Fire Department review. We are available to meet at your convenience should you desire.

Sincerely,



Frederic (Rick) Licht, PE, LSE  
Principal

Encl: Site Plan C4.0 and Architectural Plans A1.1, A1.2, A2.1 and A2.2 dated 08-16-17