



Albert Frick Associates, Inc
Environmental Consultants
95A County Road Gorham, Maine 04038
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Albert Frick, SS, SE
James Logan, SS, SE
Matthew Logan, SE
Brady Frick, SE
Bryan Jordan, SE
William O'Connor, SE
Noel Dunn, Office Manager

June 27, 2014

Mr. Philip DiPierro
Development Review Coordinator
City of Portland Planning and Urban Development Dept.
389 Congress Street
Portland, ME 04101

Re: Barton Single family site plan, 83 Wellwood Road, Portland

Dear Mr. DiPierro:

Pursuant to your letter of June 5, 2014, we are providing a revised site plan and detail sheet for the above-referenced project.

The field inlet requested by Dave Margolis-Pineo has been relocated closer to the property boundary, which will require less piping and consequent maintenance. The stone infiltration trench proposed along the southeasterly property boundary will receive any increased run-off from the project, and direct it towards the field inlet and the city storm drain.

A copy of a boundary survey is also provided. All property corners are pinned and marked in the field, save for one internal corner near the old 15' strip of land that was the old access off Torrey Street. This corner is nowhere near the site of the proposed dwelling, and there is a capped iron pin found 25.08' from the unmarked corner. An updated plan with applicant's name and revised notes for 15' strip off Torrey Street, and 5' strip off Wellwood is being prepared by Owen-Haskell, and will be forthcoming as soon as possible.

The topographic information shown was obtained by David Hughes of Livingston-Hughes Survey Co., using the sewer manhole rim at the end of Wellwood, as cited in your letter.

Plans indicate a minimal; (788 sq. ft. +/-) wetland impact for creation of lawn apron around foundation, as well as location of protective erosion control measures and limits of proposed clearing.

Soil type per USDA Soil Survey for Cumberland County is Hollis Fine Sandy Loam, and a note to this effect has been added to the plan.

A copy of the Standard Flood Hazard Determination form is enclosed verifying that the property is not in a special flood hazard area. A note to this effect, along with the FEMA map panel number has been added to the plan.

Abutting landowners names have been added to the plan, per survey.

Finally, a copy of the Field Determination Form obtained for the property is enclosed, which verified permitting requirements and that the lot is eligible for the 4,300 sq. ft. exemption allowed by the *Natural Resources Protection Act* (NRPA). Since no regulation/law changes have occurred which would affect this outcome, and proposed impacts are 788 sq. ft.+/-, this should not require additional review by MDEP staff (in the interest of time-since I know personally that field personnel are back-up out of the Portland Office).

I trust you will find this and the enclosed information sufficient to process Mr. Barton's request for building permit. Please do not hesitate to call should you have further questions or matters for discussion regarding the site.

Sincerely,

A handwritten signature in cursive script that reads "James Logan". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

James Logan
Certified Soil Scientist #213
Licensed Site Evaluator #237
Wetland Scientist

cc. Deron Barton, client



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Soil Scientists & Site Evaluators

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May 18, 2009

Ms. Liz Brown
ReMax by the Bay
970 Baxter Blvd.
Portland, ME 04103

Re: N/F Libby property, 93 Torrey Street, Portland

Dear Liz:

This is a follow-up to confirm the results of a field visit earlier today by Maine Department of Environmental Protection (MDEP) field services staffer John MacLaine, to review an area of forested wetlands that has some characteristics of vernal pool habitat.

The subject property is one that was previously reviewed by Mr. MacLaine in July of 2008. In that Field Determination Form, it is confirmed that the area in question is a forested wetland with a drainage through it. The form specifies that the drainage is not a river, stream, or brook by definition, and allows for up to 4,300 sq. ft. of wetland impacts under exemption with no notification to MDEP required. Since the form does not refer to vernal pools specifically, and the vernal pool protection rules existed in 2008 when the form was produced by MDEP, then no actual vernal pool exists on-site.

I trust that this will serve to confirm and clarify the results of our visit and the content of the Field Determination Form. Please feel free to call should you have further questions or matters for discussion regarding the site.

Sincerely,

James Logan
Certified Soil Scientist #213
Licensed Site Evaluator #237

JL/nd



MAINE DEP EMPD
MAY-18-2008 11:29

BUREAU OF LAND AND WATER QUALITY

2075336300 P.02

CONTACT ID 6960

FIELD DETERMINATION FORM

CONTACT

VANESSA LEVESQUE
26 WORDSWORTH STREET

PORTLAND ME 04103
2075188179

PROPERTY OWNER

LEVESQUE, VANESSA
26 WORDSWORTH STREET

PORTLAND ME 04103

STAFF

MACLAINE, JOHN

RESOURCE FW

DIRECTIONS

From Washington Ave in Portland, take Ocean Ave to Wellwood St. The property is located at the end of Wellwood St, but the address for the property is fronted at 93 Torrey Ln.

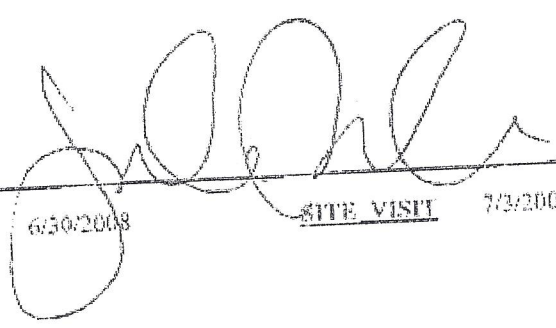
SITE TOWN PORTLAND

MEMO

On July 3, 2008, John MacLaine met with Vanessa Levesque to determine permitting requirements for building on a property that contains a drainage area and forested wetland. The drainage is not a River, Stream, or Brook as defined by the Natural Resources Protection Act (NRPA). The drainage and forested wetland qualify for the exemption allowing the alteration of up to 4,300 square feet of wetland without a permit from the Department. Alteration in excess of 4,300 square feet will require a NRPA Tier permit from the Department.

To apply for a NRPA Tier permit, a pre-application meeting with Licensing staff will be required. To schedule a pre-application meeting, a written request must be sent to the Portland Licensing Supervisor, Linda Kokemuller by mail to the Portland office or by email to linda.k.kokemuller@maine.gov. The letter should include the proposed project description and photos if possible.

Erosion control devices must be installed and maintained on the project site during any soil disturbance activity.

NAME: 

RECEIVED

6/30/2008

SITE VISIT

7/3/2008

COMPLETED

7/9/2008



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Sincerely,

James Logan
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JL/nd

DEPARTMENT OF HOMELAND SECURITY
 FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

See The Attached
 Instructions

O.M.B. No.1660-0040
Expires May 30, 2015

SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS

Barton Mortgage Corporation
130 Middle St
Portland, ME 04101

Attn: Erin McNally

2. COLLATERAL (Building/Mobile Home/Property)

PROPERTY ADDRESS AND PARCEL NUMBER (See Instructions section for more information)
 (Parcel Number optional until May 30, 2015 per FEMA Bulletin W-12078)

83 WELLWOOD RD
PORTLAND, ME 04103

Borrower: Barton, Deron W

3. LENDER ID NO.

4. LOAN IDENTIFIER
2013206

5. AMOUNT OF FLOOD INSURANCE REQUIRED

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name

PORTLAND, CITY OF

2. County(ies)

CUMBERLAND

3. State

ME

4. NFIP Community Number

230051

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number
 (Community name, if not the same as "A")

230051 0007C

2. NFIP Map Panel
 Effective/Revised Date

12/08/98

3. LOMA/LOMR
 Number

Date
 Number† _____

4. Flood Zone

X

5. No NFIP Map

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)

† LOMA/LOMR Number optional until May 30, 2015 per FEMA Bulletin W-12078

1. Federal flood insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP
2. Federal flood insurance is not available because community is not participating in the NFIP.
3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.

CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V") ? YES NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.

If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

E. COMMENTS (Optional)

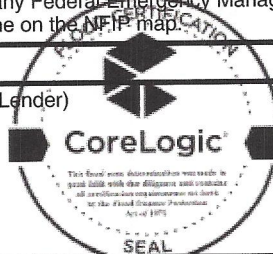
THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)

CoreLogic Flood Services
11902 Burnet Road
Austin, TX 78758
1-800-447-1772



DATE OF DETERMINATION

01/09/14 at 03:12 PM CST

FloodCert #: 1401171460

***** LIFE-OF-LOAN *****