Inspections Division
Date: 05/01/14

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Public Services Department
Michael J. Bobinsky, Director

RECEIVED

SEP 22 2009

City of Portland
Planning Division

August 20, 2009

Mr. Robert C, Nelson
47 Alice Court
Portland Maine 04103

RE: The Capacity to Handle the Anticipated Wastewater and Stormwater Flows, from the Two Condominium Homes, at 38 Morse Street.

Dear Mr. Nelson:

SANITARY INFORMATION

The existing ten-inch diameter vitrified clay sanitary sewer pipe, located in Morse Street has adequate capacity to transport, while The Portland Water District sewage treatment facilities, located off Marginal Way, has adequate capacity to treat the anticipated wastewater flows of the 360 GPD.

Anticipated Wastewater Flows from the Proposed Two Condominium Homes:

Two, (Two-Bedroom) Condominium Homes, @ 180 G.P.D/Home = 360 GPD

Anticipated Stormwater Flows from the Proposed Four Single-Family Homes

The Average Stormwater for a Two Year Design Storm

The Developed Property with 2 Single Family Homes/Driveways = .7419 CFS

All Intensity data references The Rain Atlas in the U.S. Department of Commerce Weather Bureau

STORMWATER INFORMATION

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and with the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, from all projects, in order to offset any increase in sanitary flows. The City of Portland is aware that a possible C.S.O. event may occurring at CSO 20, located off East Marginal Way, from the anticipated increase of storm water flows from the proposed Condominium project.

If The City can be of further assistance, please call 874-8829.

Sincerely,
CITY OF PORTLAND

Harold L Downs

Harold L Downs
Senior Engineering Technician

HLD

cc: Penny Littell, Director, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Jean Fraser, Planning & Development
David Margolis-Pineo, P.E., Deputy City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Jane Ward, Administrative Assistant, City of Portland

Inspections Division
Date: 05/01/14

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 18, 2009

RECEIVED

SEP 22 2009

City of Portland
Planning Division

Robert Nelson
47 Alice Court
Portland, ME 04103

Re: 38 Morse Street, Portland
Ability to serve with PWD water

Dear Mr. Nelson:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the 2-unit residential building located at 38 Morse Street in Portland. According to District records, there is an 8-inch ductile iron water main on the west side of the street as well as a hydrant located adjacent to the site.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the domestic water needs of your proposed project, as stated in your letter.

Hydrant Location:	Morse Street at Sherwood Street
Hydrant Number:	POD-HYD11841
Static Pressure:	85 PSI
Residual Pressure:	Not measured
Flow:	Not measured
Last Tested:	5/23/2007

With regard to your fire protection needs, please notify your plumber of these results so that they can design your system to best fit the noted conditions. Also, please contact your local fire department to determine if the fire service capacity is sufficient for their needs. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

In order for the proposed building to be served as shown on the site plan, dated April 1, 2008, a meter pit would be required on the site between 10 and 20 ft. from the street line. In order to serve the building without installing a meter pit, the meter would have to be located in an area of the building with shared access between the occupants. All water to the site would have to pass through that meter before the lines could split to serve both units. Since there will be one service in the name of one customer, there will be only one meter, and the customer will receive a single bill. If desired, a memo meter in the second unit could be installed by the property owner as a way to measure water use in that unit.

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG

Inspections Division
Date: 05/01/14

Another possible option would involve the installation of two individual services from the main, one serving each unit. Each unit could then have its own PWD account and meter.

We can discuss the service options in more detail at the service application stage. We will also work with you to properly size the water service and meter to meet the needs of this property. If a residential sprinkler system is required, it is your responsibility to size the service and meter to meet the demands of your system.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer

RECEIVED

Inspections Division
Date: 05/01/14

MERIDIAN MORTGAGE GROUP

September 17, 2009

Mr. Robert Nelson
47 Alice Court
Portland, Maine 04103

Re: 38 Morse Street
Portland, Maine 04103

Dear Rob,

I am pleased to confirm that you have been pre-approved for construction financing at the above referenced address.

Please do not hesitate to call me at 329-1051 with any questions.

Sincerely,

Peter Mitschele

RECEIVED

SEP 22 2009

City of Portland
Planning Division

110 Mackworth St. Portland, ME 04103 • PH. 207-775-9155 • Fax 207-775-9156

Comments Submitted

Inspections Division
Date: 05/01/14

WITHDRAW

To: Marge Schmuckal; Dan Goyette; David Margolis-Pineo; Tom Errico; Keith Gautreau; Jeff Tarling cc Barbara Barhydt

2/24/10

From: Jean Fraser

Date: **February 24, 2010**

AMENDMENT APPLICATION (fee paid; using same UI code):

Application ID #: **2008-0064**

Project Name: **2 units added to grandfathered existing unit (not subdivision)**

Project Address: **38 Morse Street**

Fire HAS The Permit

PRELIMINARY COMMENTS: **March 3, 2010** 163A-A-16

FINAL COMMENTS: **March 10, 2010**

The applicant is amending the building forms only as they would like larger units with an improved external design (see letter summarizing changes).

The review is of these changes only, and any implications. This amendment was shown and discussed in principle at a previous Dev Rev; no major issues are anticipated.

DEPT. OF ... ION
CITY ...
FEB 24 2010

Inspections Division
Date: 05/01/14

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

February 19, 2010

Jean Fraser
Portland Planning Department
389 Congress Street
Portland, Maine 04101-3509

Re: 38 Morse Street Multiplex

Dear Jean,

We hereby submit an amended site plan approval request on behalf of Owner, Robert C. Nelson, for the above referenced property. Attached are seven (7) full-size sets of prints; one (1) set of 11 x 17 reductions; and one (1) CD with PDF files of the drawings for your review and comment.

The original approved site plan design was dated April 1, 2008 and prepared by Owen Haskell Inc and Stephen Tibbetts, P.E. The revised site plan has been modified by the same professionals, as enclosed. Grant Hays Associates has prepared the revised Architectural drawings for the multiplex buildings as attached.

The changes from the original project design parameters to the amended version are as follows:

1. Unit 3 is positioned further back on the site to minimize visual impact from Morse Street and the adjacent property.
2. The driveway has been modified at Unit 3 for better maneuverability at the garage.
3. Plantings have been added to the new covered porch entrances to the new units.
4. The existing vegetative buffering elements at the southern property line are noted to be retained.
5. The new units' footprints have increased in area.
6. The new units are now connected by a covered porch.
7. The breezeway connecting the existing unit to the new units has decreased in area.
8. The architectural design of the new units has been changed to more closely match the existing unit's style, and that of the surrounding neighborhood.

We have also attached a separate document itemizing in detail the technical changes to the project from the prior submission to the amended submission, for your convenience. Please do not hesitate to contact me directly with any question or comments. We appreciate your assistance.

Sincerely,

Michael F. Hays

FEB 24 2010

Michael F. Hays, Project Architect

P. O. BOX 6179, FALMOUTH, MAINE 04105 ♦ (207) 871-5900, FAX (207) 871-9308, mhays@earthlink.net

Inspections Division
Date: 05/01/14

GRANT HAYS ASSOCIATES

ARCHITECTURE ◆ INTERIOR DESIGN

February 19, 2010

Jean Fraser
Portland Planning Department
389 Congress Street
Portland, Maine 04101-3509

Re: 38 Morse Street Multiplex

Dear Jean,

On behalf of the Owner, Robert C. Nelson, and per request of the City of Portland Planning Department, we offer the following comparison chart of the prior and amended versions of the site and architectural design elements of the project.

Item	Prior	Amended
Impervious surface area	29%	38%
Unit 2 distance to Front Property Line	68'	65'
Unit 3 distance to Front Property Line	83'	103'
Building footprint area (new & existing)	2,784 sf	4,072 sf
Building height (new units)	28'-3"	31'-6"
Bedrooms/new unit	4	3

We trust this information will be useful in your review of the project's merits for amended site plan approval. Please do not hesitate to contact me directly with any questions or comments. We appreciate your assistance and look forward to the successful completion of this work.

Sincerely,

Michael F. Hays

Michael F. Hays, Project Architect

P. O. BOX 6179, FALMOUTH, MAINE 04105 ◆ (207) 871-5900, FAX (207) 871-9308, mhays@earthlink.net