

166-A-4

2003 - 0167

67 Randall St.

2 unit Condo.

Ray Dulac

on Spreadsheet

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy

2003-0167

Application I. D. Number

08/11/2003

Application Date

Two-Unit Condominium

Project Name/Description

Ray Dulac

Applicant

PO Box 128, Gorham, ME 04038

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 856-1817

Applicant Fax: (207) 856-2825

Applicant or Agent Daytime Telephone, Fax

65 - 65 Randall St, Portland, Maine

Address of Proposed Site

166 A004001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) _____

4,000 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R5

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots _____

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other _____

Fees Paid:

Site Plan

\$400.00

Subdivision

Engineer Review

Date

08/12/2003

DRC Approval Status:

Reviewer _____

☐ Approved

☐ Approved w/Conditions
See Attached

☐ Denied

Approval Date _____

Approval Expiration _____

Extension to _____

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

MAINLAND STRUCTURES
P.O. BOX 128
GORHAM, ME 04035
(207) 856-1817

August 11, 2003

Dear Sir or Madam:

Attached is a City of Portland site plan application pertaining to 65 Randall St. A residential dwelling was removed from the property in March of 2002. We are now proposing to replace it with a two-unit condominium. I have included a copy of the site/grading plan, if you have questions or comments please contact me.

Respectfully Yours,

Ray Dulac
Ray Dulac / project mgr.

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>65 Randall St.</u>		Zone:
Total Square Footage of Proposed Structure: <u>4,000 SF</u>	Square Footage of Lot: <u>15,000 SF</u>	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>166</u> <u>A</u> <u>4 and 5</u>	Property owner's mailing address: <u>Frank D. Grandin</u> <u>P.O. Box 128</u> <u>Gorham, ME 04038</u>	Telephone #: <u>(207) 856-1817</u>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Ray Dulac</u> cell # <u>233-7930</u> <u>P.O. Box 128</u> office <u>856-1817</u> <u>Gorham, ME</u> fax <u>856-2825</u> <u>04038</u>	Project name: <u>65 Randall St.</u>
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots <u> </u> (\$25.00 per lot) \$ <u> </u> <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot <u> </u>) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other <u> </u>		
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- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Mainland Structures 856-1817
P.O. Box 128
Gorham, ME
04038

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
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Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

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 Code Official'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.

Signature of applicant:

Ray Dube

Date: 11 Aug 03

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2003-0167

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☐ OK to Issue Building Permit

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Mainland Structures

856-1817

P.O. Box 128

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Signature of applicant:

Ray Durlan

Date: 11 Aug 03

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 29, 2003

Mr. Ray Dulac
PO Box 128
Gorham, ME 04038

Dear Mr. Dulac:

RE: Application for Minor Site Plan, 65 Randall Street Condominium
(CBL#166A004) (ID#2003-0167)

On April 29, 2003, the Portland Planning Authority granted minor site plan approval for the construction of a two-unit condominium at #65 Randall Street, with the following condition:

1. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A water capacity letter shall be obtained from the Portland Water District. Copies of both capacity letters shall be submitted to the planning division prior to issuance of building permit.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. A street opening permit is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
✓ Jay Reynolds, Development Review Coordinator
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

September 22, 2003
01549

Sarah Hopkins, Manager
Development Review Services
City of Portland
389 Congress Street
Portland, ME 04101

Ray Dulac, Minor Site Plan Review Comments, 65 Randall Street Condominium
CBL 166A004 / ID 2003-0167

Dear Sarah:

This letter is in response to the review comments regarding the above referenced project as contained in your letter to Mr. Ray Dulac dated September 4, 2003. The following numbered responses correspond to the numbered comments within that letter:

1. **Planning Comments**

- a. The required landscaping has been added to the plan.
- b. The grading of the riprap swale has been revised to assure that no drainage will be directed to the Belanger property. Additionally, a note has been added to the plan specifying the riprap in the swale.
- c. The required parking has been shown on the plans. One space per unit will be located in the garage area and one will be outside.
- d. A survey has been done for this property. The standard boundary and topographical surveys are shown on the condominium plat, which has been attached for your review.
- e. As the waiver for curbing has been granted, we are only proposing the curbing at the driveway for this project.
- f. As required, we have added the sidewalk along the frontage of the parcel. We are, however, requesting the sidewalk not be installed and will forward a request for review of the sidewalk to the Planning Board for review.

2. Public Works

- a. The curbing within the public right-of-way has been revised to be granite rather than the originally specified bituminous.
- b. We propose to install all utilities across the street upon approval of this project.

We are hopeful that we have addressed all outstanding issues so that this project may be permitted. If you should have any questions or comments while reviewing this project, please call. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Gregory J. Boulette
Project Engineer



Matthew W. Ek, PLS
Project Manager

GJB/MWK:gjb/jc
Enc.

cc: Ray Dulac

September 23, 2003
01549

Ms. Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Two Unit Condominium: 65-71 Randall Street

Dear Marge:


Enclosed please find nine (9) copies of the Site & Grading Plan consisting of a two unit condominium. The property is currently under the ownership of Frank Grondin, Philip Grondin, Jr. and Michael O'Brien. Frank Grondin Builders is proposing to develop the property into two condominium units. The land is situated on Randall Street one lot from Baxter Boulevard. Randall Street is a dead end street and does not connect to Baxter Boulevard. The sidewalk would only be serving one additional lot at the dead end of Randall Street. The 15,000 square foot parcel of land is located in the R-5 Zone and is considered for development as an existing grass area which has frontage off the developed portion of Randall Street.


As part of the development, the applicant will be constructing an entrance driveway with the associated required parking areas. House construction will include two new water and sewer services and underground electric services. No sidewalks are planned due to the fact that no sidewalks are constructed near the vicinity and it is not a through street. The Site Plan Review Committee is currently reviewing the plans and has informed us that they can not waive the requirement for sidewalk. We are applying to the Planning Board for the waiver of the sidewalk

We look forward to meeting with both the planning staff and Planning Board to discuss this project in more detail. Please feel free to contact our office if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.


Gregory J. Boulette
Project Engineer


Matthew W. Ek, PLS
Project Manager

GRB/MWE:jc
Enc.

cc: Ray Dulac, Frank Grondin Builders

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 4, 2003

Mr. Ray Dulac
PO Box 128
Gorham, ME 04038

Dear Mr. Dulac:

RE: Application for Minor Site Plan, 65 Randall Street Condominium
(CBL#166A004) (ID#2003-0167)

Thank you for your application for the 65 Randall Street Condominium. Upon review, the City has the following comments:

1. Planning Comments:

- a. Landscaping: Please provide the required landscaping on your site plan. A minimum of 2 Street Trees and 2 foundation plantings PER UNIT is required on all minor development.
- b. Proposed Grading: The proposed contours suggest that drainage will be directed towards the northerly corner of the lot.
 - i. Please modify the outlet/spillway to ensure drainage is not directed onto the Neighboring property (Belanger).
 - ii. Please provide information on the spillway (is it rip-rap, erosion fabric, etc.?)
- c. Parking: Please indicate where the parking spaces will be in the paved areas (2 spaces per unit required). Assuming there is 1 space in each basement, 1 space per unit must be shown.
- d. Survey: The site plan shows the boundary line with monuments, metes, and bounds. Has a survey been done of the property? If so, please provide the survey.
- e. Curb and Sidewalk: For minor development, curb and sidewalk is required. The Criteria for waiving the curb and sidewalk requirements is attached. The City offers the following comments:
 - i. Curb: The City intends on installing Granite curbing along Randall Street as part of a 2003 storm water separation project. Also, curb is not required for stormwater management for your project. Meeting two of the criteria, thus, your waiver is granted.
 - ii. Sidewalk: It appears the site does not meet the criteria for sidewalk waiver. Thus, your waiver is denied (appeal to the planning board is an option, a

AMES F. CLOUTIER (MAYOR) (A/L)
ETER B. O'DONNELL (1)
AREN A. GERAGHTY (2)
ATHAN H. SMITH (3)
HERYL A. LEBMAN (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

JAMES I. COHEN (5)
JOHN W. GRIFFIN (A/L)
JILL C. DUSON (A/L)
NICHOLAS M. MAVODONES (A/L)

AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14 SECTION 506(B): MODIFICATIONS

And

CHAPTER 25 SECTION 96: REQUIRED FOR NONRESIDENTIAL DEVELOPMENT;
EXCEPTIONS

RE: CURB AND SIDEWALK REQUIREMENTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

1. That Section 14-506(b) of the Portland City Code is hereby
to read as follows:

Sec.14 -506 (b) Modifications.

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may waive, in whole or in part, the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.
4. The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Program or has been funded through an earlier CIP or through other sources.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Curbing-

September 22, 2003
01549

Sarah Hopkins, Manager
Development Review Services
City of Portland
389 Congress Street
Portland, ME 04101

Ray Dulac, Minor Site Plan Review Comments, 65 Randall Street Condominium
CBL 166A004 / ID 2003-0167

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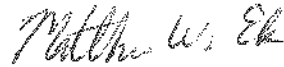
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GRB/MWE:jc
Enc.

cc: Ray Dulac, Frank Grondin Builders

October 15, 2003

Ray Dulac

Re: 65 Randall St.

Ray:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed two unit condominium to be built at 65 Randall St. in Portland. Checking District records, I find there is a 8" ductile iron water main on the south east side of the street in Randall St. as well as a water hydrant near the intersection of Illsley Street.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Randall St. 50' SW of Illsley St.
Hydrant # 1543
Static pressure = 97 PSI
Flow = 1299 GPM
Last Tested = 10/5/89

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

Department of Public Works

Michael J. Bobinsky
Director

CITY OF PORTLAND

13 November 2003

Mr. Ray Dulac,
Mainland Structures Corporation,
P. O. Box 128,
Gorham, Maine 04038

**RE: The Capacity to Handle an Anticipated Increase in Wastewater Flows,
From The Proposed Two-Unit Condominium,
65 Randall Street, Portland, Maine.**

Dear Mr. Dulac:

The existing Portland Water District twenty-four inch diameter reinforced concrete sanitary sewer pipe, a.k.a. "the Presumpscot Estuary Interceptor," located cross country, North of, and parallel to, Randall Street, has adequate capacity to transport, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 467 GPD, from your proposed development.

Anticipated Wastewater Flows from the Proposed Condominium Project:

2 Proposed Three-Bedroom Unit Condominiums @ 270 GPD/Unit	=	540 GPD
Less Wastewater Flows from Previous Resident @ 73 GPD	=	73 GPD
Total Proposed Increase in Wastewater Flows for this Project	=	467 GPD

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, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8832.

Sincerely,

CITY OF PORTLAND

Frank J. Brancely, E.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jassgerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
Jay Reynolds, Planner, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, P.E., Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Todd Merkle, Field Inspections Coordinator, City of Portland
Desk file

City of Portland/FJB/Capacity Letter/Randall Street 65
City of Portland/Capacity Letter/Randall Street 65



CITY OF PORTLAND

13 November 2003

Mr. Ray Dulac,
Mainland Structures Corporation,
P. O. Box 128,
Gorham, Maine 04038

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Dear Mr. Dulac:

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If The City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
✓ Jay Reynolds, Planner, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
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Desk file

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 29, 2003

Mr. Ray Dulac
PO Box 128
Gorham, ME 04038

Dear Mr. Dulac:

RE: Application for Minor Site Plan, 65 Randall Street Condominium
(CBL#166A004) (ID#2003-0167)

On April 29, 2003, the Portland Planning Authority granted minor site plan approval for the construction of a two-unit condominium at #65 Randall Street, with the following condition:

1. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A water capacity letter shall be obtained from the Portland Water District. Copies of both capacity letters shall be submitted to the planning division prior to issuance of building permit.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. A street opening permit is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Jay Reynolds, Development Review Coordinator
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

September 22, 2003
01549

Sarah Hopkins, Manager
Development Review Services
City of Portland
389 Congress Street
Portland, ME 04101

Ray Dulac, Minor Site Plan Review Comments, 65 Randall Street Condominium
CBL 166A004 / ID 2003-0167

Dear Sarah:

This letter is in response to the review comments regarding the above referenced project as contained in your letter to Mr. Ray Dulac dated September 4, 2003. The following numbered responses correspond to the numbered comments within that letter:

1. Planning Comments

- a. The required landscaping has been added to the plan.
- b. The grading of the riprap swale has been revised to assure that no drainage will be directed to the Belanger property. Additionally, a note has been added to the plan specifying the riprap in the swale.
- c. The required parking has been shown on the plans. One space per unit will be located in the garage area and one will be outside.
- d. A survey has been done for this property. The standard boundary and topographical surveys are shown on the condominium plat, which has been attached for your review.
- e. As the waiver for curbing has been granted, we are only proposing the curbing at the driveway for this project.
- f. As required, we have added the sidewalk along the frontage of the parcel. We are, however, requesting the sidewalk not be installed and will forward a request for review of the sidewalk to the Planning Board for review.

2. Public Works

- a. The curbing within the public right-of-way has been revised to be granite rather than the originally specified bituminous.
- b. We propose to install all utilities across the street upon approval of this project.

We are hopeful that we have addressed all outstanding issues so that this project may be permitted. If you should have any questions or comments while reviewing this project, please call. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Gregory J. Boulette
Project Engineer



Matthew W. Ek, PLS
Project Manager

GJB/MWK:gjb/jc
Enc.

cc: Ray Dulac

September 23, 2003
01549

Ms. Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Two Unit Condominium: 65-71 Randall Street

Dear Marge:

Enclosed please find nine (9) copies of the Site & Grading Plan consisting of a two unit condominium. The property is currently under the ownership of Frank Grondin, Philip Grondin, Jr. and Michael O'Brien. Frank Grondin Builders is proposing to develop the property into two condominium units. The land is situated on Randall Street one lot from Baxter Boulevard. Randall Street is a dead end street and does not connect to Baxter Boulevard. The sidewalk would only be serving one additional lot at the dead end of Randall Street. The 15,000 square foot parcel of land is located in the R-5 Zone and is considered for development as an existing grass area which has frontage off the developed portion of Randall Street.

As part of the development, the applicant will be constructing an entrance driveway with the associated required parking areas. House construction will include two new water and sewer services and underground electric services. No sidewalks are planned due to the fact that no sidewalks are constructed near the vicinity and it is not a through street. The Site Plan Review Committee is currently reviewing the plans and has informed us that they can not waive the requirement for sidewalk. We are applying to the Planning Board for the waiver of the sidewalk.

We look forward to meeting with both the planning staff and Planning Board to discuss this project in more detail. Please feel free to contact our office if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Gregory J. Boulette
Project Engineer



Matthew W. Ek, PLS
Project Manager

GRB/MWE:jc
Enc.

cc: Ray Dulac, Frank Grondin Builders