

# PORTLAND MAINE

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Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

January 26, 2005

Mrs. Jocelyne Deraspe  
280 Poland Spring Road  
Auburn, ME 04210

171A-A-004

Dear Mrs. Deraspe:

RE: Application for Single Family Residence, Country Lane, lot #4

Thank you for your application for a single-family house on Country Lane. Upon review of the site plan, the City's Planning Division has the following comments:

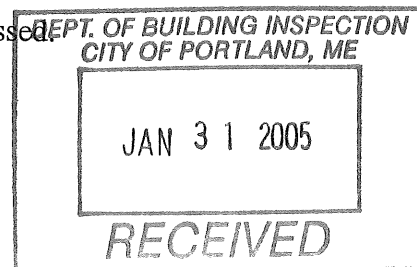
1. The site plan submitted is not approvable because it does not conform to the subdivision approval.
  - a. In particular, there are wetlands on the lot that are intended to remain preserved. Your site plan does not indicate the locations of these wetland areas. The plan also shows proposed topography/filling in these areas. In researching the Pheasant Hill Subdivision approval, the planning board report states that the lot buildouts were designed to minimize the amount of wetland filling, thus not requiring approval from the U.S. Army Corps of Engineers. Also, your proposal may require amending an existing permit with the Department of Environmental Protection.
  - b. The driveway/curb cut relocation is not approvable because the approved and built-out location was also done so that wetland disturbance would be minimized.
  - c. Additional permitting may be required by the Maine D.E.P. to cross the wetlands with the proposed utilities.

Enclosed are copies of the approved grading plan (sheet 5 Pheasant Hill Subdivision) and the planning board report regarding the environmental design and permitting.

This permit will be on hold until the issue of wetland disturbance is addressed.

Sincerely,

Jay Reynolds  
Development Review Coordinator



cc: Sarah Hopkins, Development Review Services Manager  
Marge Schmuckal, Zoning Administrator  
Michael Nugent, Inspection Services Manager

RECEIVED

APR 13 2005

