

From: Jean Fraser
To: Greg W. Halsey
Date: 1/8/2016 11:54 AM
Subject: with photo RE: Conditions of approval re 1342 Congress St- update re cond SP iv re fence
Attachments: Fence Taper.pdf

Hi

I forget to attach a photo of the kind of fence taper we were suggesting.....

Jean

*Jean Fraser, Planner
City of Portland
874 8728*

>>> Jean Fraser 1/8/2016 11:51 AM >>>
Hello Greg

We have been watching the demolition of the existing building with interest (I do hope you will arrange for the windows of abutting properties to be cleaned - they put up with alot of disturbance) and now that it is "gone" I assume that you and the applicant are gearing up for a start on site.

The compliance with the Planning Board's conditions, including the posting of a performance guarantee, all need to be done before a building permit will be issued, and ideally we would get the final plans before you submit the application for a building permit.

I attach the approval letter and note that the site plan conditions iii, iv, vi and vii need to be addressed as soon as possible as they affect the final plan set. I think you have all the info you need from us to address those conditions except re condition iv. Re that condition, I have set out the current status below and there may be a need for some further discussion.

Condition iv:

i. That the height of the boundary fence along the eastern boundary and associated buffer treatment be the subject of further discussion with the City Arborist, Planning Authority and nearest neighbor (P Bernard) and any agreed revisions be shown on a revised Site Plan/Landscape Plan for final approval prior to the issuance of a building permit; and

Status as of today:

I have liaised with P Bernard and the City's Arborist (Jeff Tarling) regarding the fence along that side of the project, especially behind the houses. A number of owners were concerned at the specified fence height of 6 feet, which was suggested by Jeff Tarling I believe. Jeff has reviewed this question (on site) and now recommends:

That the fence be 5 feet high (at least along the back of the houses)

That the end of the fence nearest to Congress Street should be tapered down to 4 feet- this could be done in one of two ways:

Where it says "begin 6' white cedar perimeter fence" on the site plan, angle/bend the fence to follow property line westwards towards the new drive and taper it at the same time- it could be angled back from the property corner after bending so some planting could go on the side facing Congress Street; or Where it says "begin 6' white cedar perimeter fence" on the site plan, bend it 90 degrees east for a short distance to follow the property line between Bernards and the dentist. While this is not on your property and would need to be agreed with the dentist (I would be happy to call him; Ms Bernard is OK with this idea), it probably would look the best.

I don't think the fence taper should start on the line along the back of the Brevards property as it will look bad from her perspective and not meet the existing chain link fence. But that "loose end" is awkward and needs to be finished somewhat differently. This is a minor detail but I would like it clear now so that Ms Bernard does not think you or I have misled her. Jeff and I are open to other ideas about the end of this fence. I am not sure what encloses the landscaping there- it would need a curb at least- but a curb there would get messed up by plowing, so that also raises a question over the detailed design at the end of the fence/end of the planting.

Whatever you decide to do re the end of the fence/protection of landscaping, please send a sketch and plan for us to review and approve as a final resolution.

Please let me know if you have any questions about this or any of the other conditions and standard conditions. Phil DiPierro will be handling the Performance Guarantee, but the cost estimates he needs (to back up the amount of the guarantee) are usually based on the final approved plans- that is why its important to get the final approved plans sorted out asap.

thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*