

## Philip DiPierro - your help on a streetlight question

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**From:** D Leland <dmleland46@hotmail.com>  
**To:** PhilipDiPierro Portland-Planning <pd@portlandmaine.gov>  
**Date:** 1/7/2009 4:16 PM  
**Subject:** your help on a streetlight question

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Hello Phil,

You helped me last spring on some issues. I have a question about street lights that affect our neighborhood association and thought you might be able to offer suggestions.

The city does not maintain the Willow Lane lights. We need to find a vendor to make some adjustments and that usually requires a lift. I'm the point person for getting bids this time. Caron & Waltz did work for us last time. Can you suggest a company, or pass this on to someone who might be able to help?

Thanks very much!

--Dawn in Portland, Maine

AD Electric  
Eastern Electric  
Burling

Dawn M. Leland

33 Willow Lane, Portland, ME 04102 • (H) 207-772-0374

11-19-07

Memo

TO: PHIL DIPIERRO

ATTACHMENTS

Application for berm mitigation at 33 Willow, Willow Homeowners Assn.;  
Photos showing existing condition along with planned changes;  
Copy of annotated site plan;  
Letter approving changes, signed;  
Illustrations of proposed plants.

Please let me know if you need anything else. I did forget to ask about a fee,  
so ??

Thanks!

A handwritten signature in black ink, appearing to read "Dawn Leland", written in a cursive style.

# Willow Home Owners Association



November 16, 2007


## MEMO

TO: Phil DiPierro, Development and Review Coordinator, City of Portland, Maine  
FROM: Dawn Leland and Jane Cotnoir

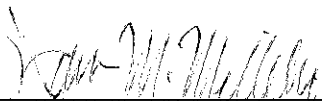
RE: PROPOSED CHANGES TO BACK PROPERTY, 33 Willow Lane, Portland

Please see attached illustrations of the existing condition of the back berm on this property and the proposed changes. Changes include removal of construction debris embedded in berm along with the top 8-12 inches of earth including scrub growth; and removal of unplanned and damaged trees in the berm and near it, some of which are damaged and threaten the house structure.

Any changes to property will consider needs for drainage, with no change to existing drain pipe on left side; and maintenance of low drainage "canal" on the back side of yard.

  
Dawn M Leland, and Jane C. Cotnoir, owners, 33 Willow Lane  
(Willow Assn.  
Board mbr.)

The following Willow homeowners association representatives approve these changes.

  
James Milliken, Willow Association president

  
Colleen Tucker, Willow Association board member

Jonnie F. Taggart

Karen Maxell Pacillo

SEE PHOTOS

Berm

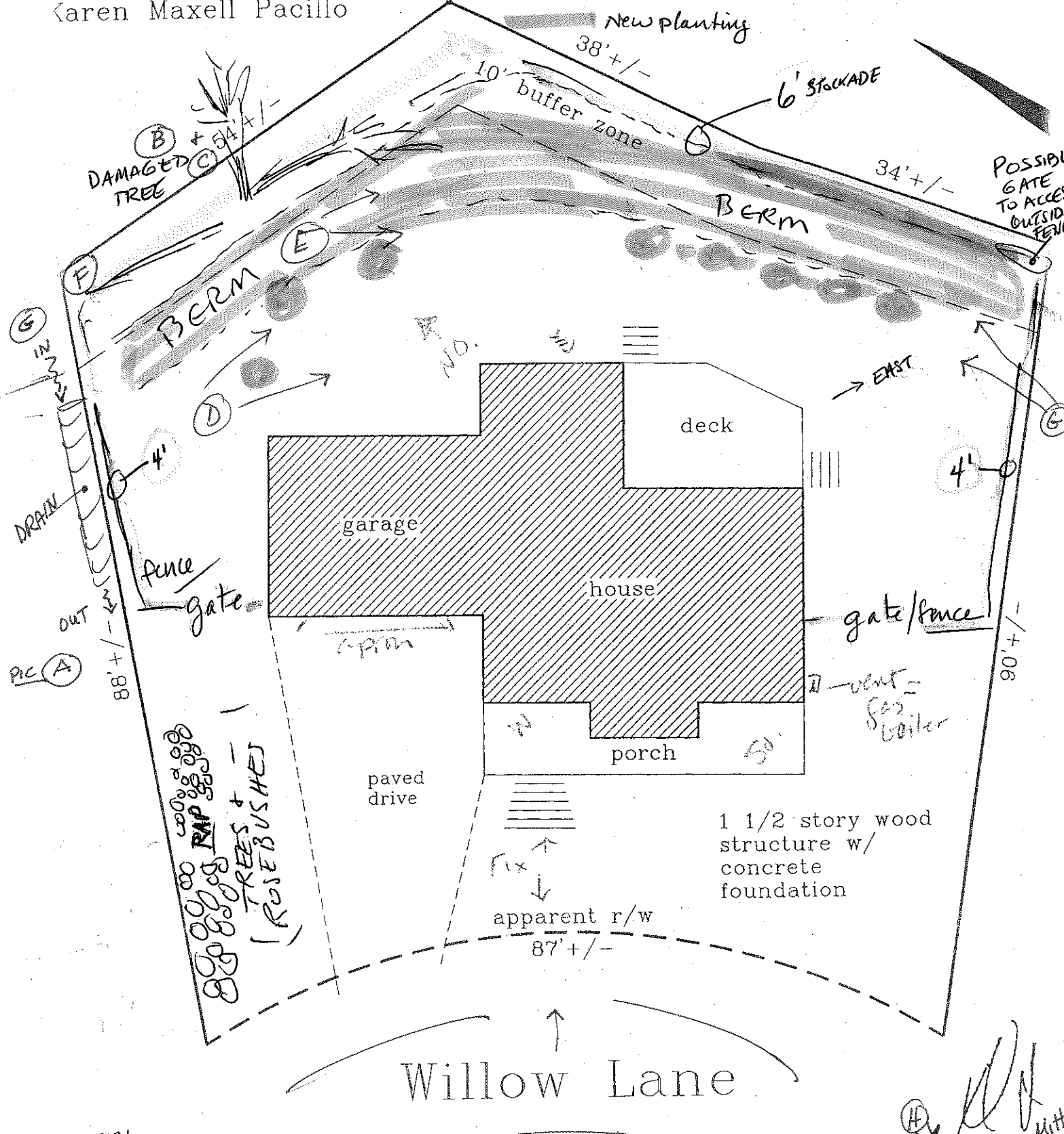
Proposed fence

New planting

Scale: 1" = 10'

Client File #: 100-1000000

CIR



LASSELL ST.

Willow Lane

CERTIFY TO: Hopkinson, Abbondanza & Backer;  
the Lender and its title insurer.

found did not conflict with the deed description.  
setbacks do not violate town zoning requirements.

d on the Federal Emergency Management Agency Community  
61-0013 B

APPARENT EASEMENTS  
WAY ARE SHOWN. OTHER  
RECORDED OR NOT, THIS  
SKETCH WILL NOT REVEAL  
DEED CONFLICTS, IF ANY

Livingston - I  
Professional Land  
88 Guinea

*[Handwritten signature]*  
Milton ST.

33 Willow Lane, Portland - Back berm with appx. 6-8 ft. to back property line.

**Current condition of back berm**

Berm is overgrown with hawthorn and Japanese knotweed, which has also invaded lawn, below back deck, and below front porch; it sprouts continuously.

Application request is to remove growth and top 10-12 inches on berm; most trees there are split, damaged, have roots above ground, or branches overhanging house. The exception is one small pine possibly from original planting, which could be preserved and moved.

[Letters below appear on diagram herewith]

**A** From street, back left: Drain below left emerges for Lassell and Mitton/Congress St. water runoff, which rarely occurs.



**B** Moving toward back: Tree shown is split in thirds w/one trunk on ground--to be removed.



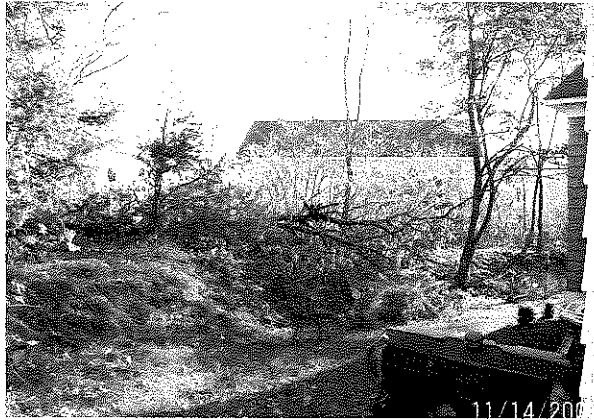
(Chair to show perspective)

**C** Below: Closeup of downed tree noted in B.



**D** Continuing back, right, this shows width of yard, with berm left, back of house right.

(Lower right, old basketball structure left by previous owners)



**E** With back to downed tree, camera faces right, showing berm from the top, along back of house. Next photo shows drain inflow (not shown here off to left of image).



continued

33 Willow Lane, Portland - Back berm with appx. 6-8 ft. to back property line.

**F** Drainage inflow, behind berm, at left. Property marker shows at base of tree.



Intact tree growing at 45° angle

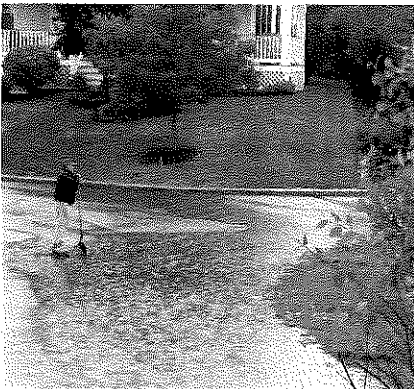
(EXISTING DRAIN) DAMAGED TREE

**G** View from neighbor's at right. Shown is overgrowth of at right, atop berm. Deck edge appears at right.



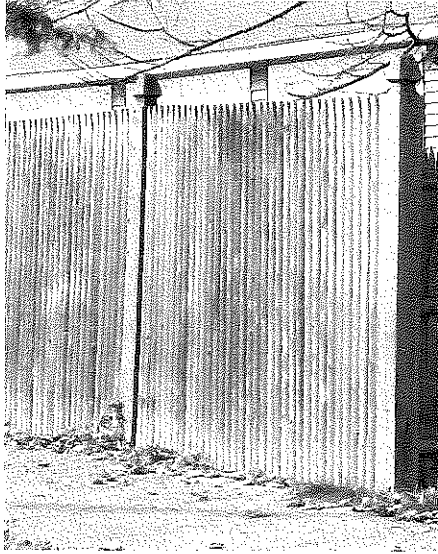
TEMP DOG ENCLOSURE

**H** fyi: Actual drainage flow from Mitton St. during storm. Little if any water comes from drain installed in berm along side #33 Willow (F above).



**Proposed fencing installation: natural, pressure-treated wood styles:**

**I** Across back only, stockade panels (sample:)



**J** Open picket for sides and front, extending from edges of house left and right, and including a gate on each side. (sample:)



**K** New planting to include pines or hemlock, maple, and/or photinia, groundcover, and other small landscape plants that are shade and water tolerant.

(attached photos are from gardening illustrations)

[MP Home](#) > [Treebook](#) > NORWAY PINE - Pinus resinosa  
NORWAY PINE Pinus resinosa

# Norway Pine

**Outstanding Features:**

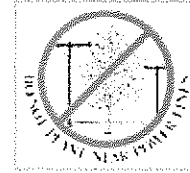
Extremely hardy. Tolerates poor soils.

**Description:**

Height: 40-60'

Width: 25-30'

Hardiness Zone: 3a



Norway or Red Pine is the state tree of Minnesota. It is extremely cold hardy. It tolerates poor growing conditions such as dry, acid, sandy or rocky soil. Form is pyramidal when young, with age developing an oval crown with a unique tufted appearance. Needles are medium green to yellowgreen, 56" long, and in groups of two. It is a commonly used Christmas tree in northern states.

**Requirements and Culture:**

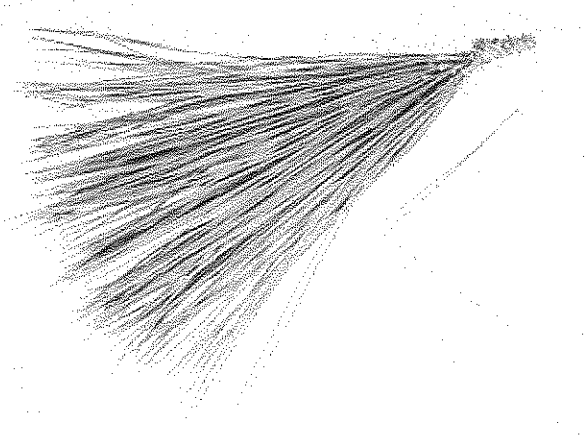
Does best in northern areas. Very cold hardy and tolerant of dry, acid, sandy soils. Full sun. Fairly drought tolerant.

**Limitations:**

Susceptible to salt damage. May suffer windburn in winter. Not tolerant of compacted or poorly drained soil. May become chlorotic in high pH soils.

**Photo Credit:** 1 & 2 MLA.

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[MP Home](#) > [Treebook](#) > EASTERN WHITE PINE - Pinus strobus  
EASTERN WHITE PINE Pinus strobus

# White Pine

### Outstanding Features:

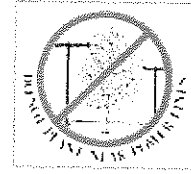
Beautiful finetextured evergreen foliage. Cold hardiness.

### Description:

Height: 40-70'

Width: 20-40'

Hardiness Zone: 3a



Eastern White Pine is an excellent ornamental conifer and is also an important timber species. When well established, it has a rapid growth rate when young with long distances between the annual lateral branches. Its form is somewhat pyramidal when young and becomes broad with age. The 35" long needles found in bundles of five are thin and soft. Needle color varies from plant to plant and ranges from yellow green to blue green. Eastern White Pine is native in the lake states and eastward. Used for Christmas trees.

### Requirements and Culture:

Requires a well drained soil. Transplants readily. May require pruning of the candles when young to develop a fuller plant. Foliage can be damaged by strong dry winds. Eastern White Pine is very susceptible to damage from air pollutants. Very intolerant of salt.

### Limitations:

Susceptible to white pine blister rust. Not tolerant of poorly drained soils. May become chlorotic in high pH soils.

Photo Credit: 1 & 2 MLA.

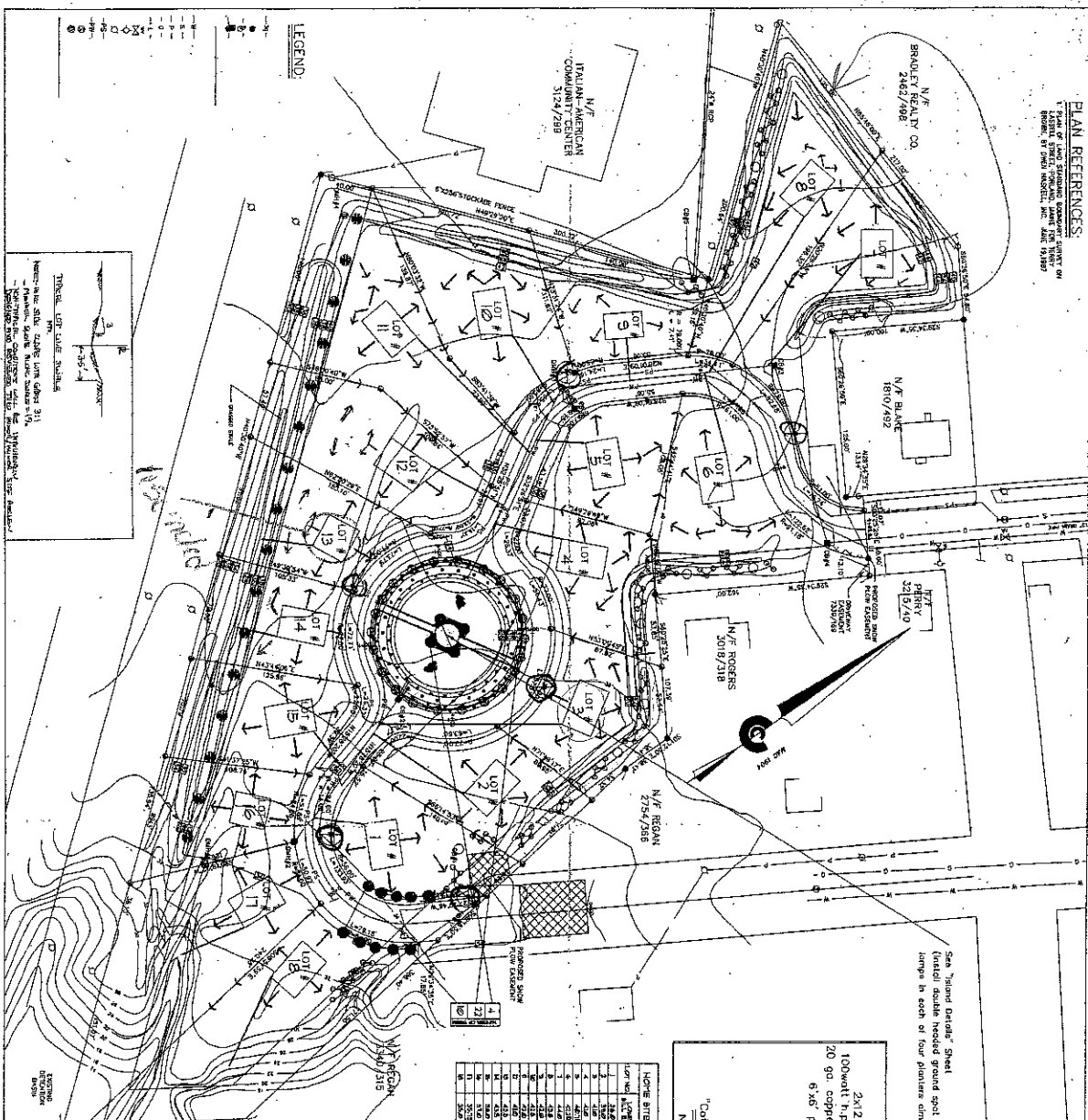
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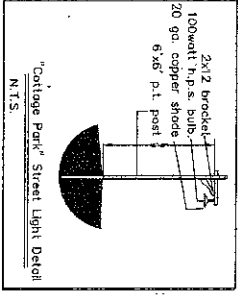
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**PLAN REFERENCES**  
 Title of Land Showing upon which this plan is based  
 LAMBERT STREET, PORTLAND, MAINE FOR THE YEAR  
 1928. BY JOHN HENNING, JR., M.E. AND 1929

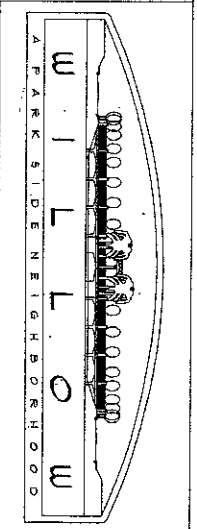
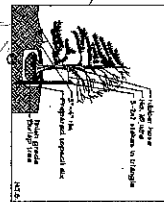


See "Land Details" Sheet  
 (metal) double headed ground spot with two 75 watt  
 lamps in each of four planters (one of other)



**STONE BITTE EDUCATION GARDEN LINE CORRELATE**

LOT NO.	ACRES	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
2	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
3	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
4	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
5	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
6	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
7	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
8	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
9	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
10	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
11	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
12	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
13	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
14	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100
15	1.24	1.24	100	100	100	100	100	100	100	100	100	100	100



**LEGEND**

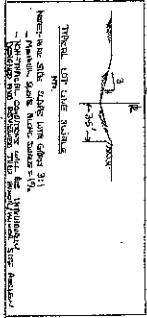
- 1. CONCRETE WALL WHITE Picket FENCE WITH 2'-0" 1 1/2" CAL. BABYLON BEECHING WILLOW
- 2. 1 GAL. ROSA ROSA
- 3. 1 1/2 GAL. ROSA ROSA
- 4. 1 1/2 GAL. IN TWO ROWS STAGGERED AS SHOWN
- 5. 1 1/2 GAL. IN TWO ROWS STAGGERED AS SHOWN
- 6. PREPARMENT CRAB 1 1/2 1 1/2 CAL.
- 7. 3'-4" WHITE PINES
- 8. 5'-6" HEBLOCK
- 9. 2 1/2 GAL. IN TWO ROWS STAGGERED AS SHOWN
- 10. 2 1/2 1 1/2 CAL. BABYLON BEECHING WILLOW
- 11. STREET LANE
- 12. ARROW INDICATING GENERAL DIRECTION OF SURFACE WATER
- 13. SHADE TO INDICATE BUILDING ACTUAL SHAPE TO BE DEMOLISHED AND SUBSTITUTED FOR BUILDING PERMIT
- 14. ARROW INDICATING GENERAL DIRECTION OF SURFACE WATER ALONG PROPERTY CORNER LINE

**NOTE:** ALL SINGLE FAMILY HOME PLANS AND THEIR ASSOCIATED GRADING AND DEMOLITION/RECONSTRUCTION PLANS SHALL BE REVIEWED ADJUDICATIVELY THROUGH PERMIT BY THE PLANNING OFFICE. ACTUAL GRADING OF INDIVIDUAL LOTS SHALL CORRELATE WITH SILL ELEVATIONS AND FLOOD DIRECTIONS AS SHOWN ON THIS PLAN AND SHALL BE IN ACCORDANCE WITH THE STORMWATER/DRAINAGE PLAN.

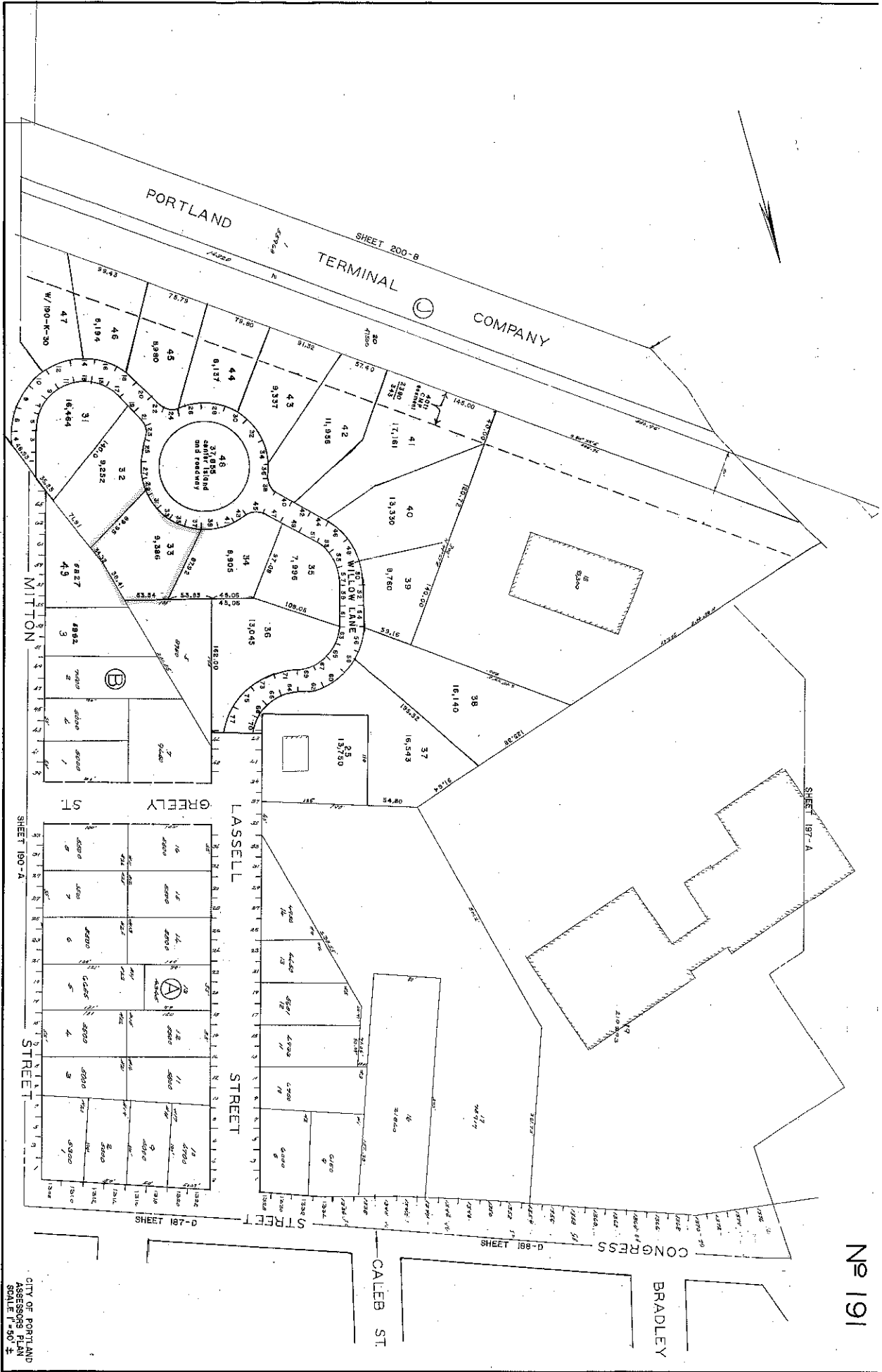
NO.	REVISIONS	DATE
1	ADD NOTES	10/7/78
2	ADD LOT 15	11/17/78
3	LANDSCAPING AND FENCE	11/17/78
4	REVISED SILL ELEVATIONS	12/29/78
5	REVISIONS	

**CITY OF PORTLAND AND PLANNING DEPARTMENT**  
 SUBJECT TO DEPARTMENTAL COMMENTS  
 DATE OF APPROVAL: 10/22/1978  
**Collins Design Company**

NO.	DATE	BY	FOR
1			
2			
3			
4			
5			



- LEGEND:**
- 1. 1/2" DASHED LINE - FENCE
  - 2. 1/2" SOLID LINE - WALL
  - 3. 1/2" DASHED LINE - CURB
  - 4. 1/2" SOLID LINE - DRIVE
  - 5. 1/2" DASHED LINE - DRIVE
  - 6. 1/2" SOLID LINE - DRIVE
  - 7. 1/2" DASHED LINE - DRIVE
  - 8. 1/2" SOLID LINE - DRIVE
  - 9. 1/2" DASHED LINE - DRIVE
  - 10. 1/2" SOLID LINE - DRIVE
  - 11. 1/2" DASHED LINE - DRIVE
  - 12. 1/2" SOLID LINE - DRIVE
  - 13. 1/2" DASHED LINE - DRIVE
  - 14. 1/2" SOLID LINE - DRIVE
  - 15. 1/2" DASHED LINE - DRIVE
  - 16. 1/2" SOLID LINE - DRIVE
  - 17. 1/2" DASHED LINE - DRIVE
  - 18. 1/2" SOLID LINE - DRIVE
  - 19. 1/2" DASHED LINE - DRIVE
  - 20. 1/2" SOLID LINE - DRIVE



**From:** D Leland <dmleland46@hotmail.com>  
**To:** Philip DiPierro <pd@portlandmaine.gov>  
**Date:** 10/30/2007 8:09:05 AM  
**Subject:** a visit from you and Jeff Tarling ?

Hello Phil,

I'll be out most of today working, but please let us know when you can come by to review what can be done about that dratted berm and the damaged trees. I'll also be out after 12 on Thursday. Thanks so much!

–Dawn / Willow Lane / 772-0374

> Date: Mon, 22 Oct 2007 10:44:50 -0400> From: PD@portlandmaine.gov> To:  
dmleland46@hotmail.com> Subject: Re: thanks, and updating?>

> Hi Dawn, I spoke with Jeff Tarling, the city's arborist, last week. He is willing to stop by and take a look, hopefully sometime this week. I'll let you know when we have a time figured out. Thanks.

> Philip DiPierro> Development Review Coordinator> City of Portland Planning Division> 389 Congress Street> Portland, Maine 04101> Phone 207 874-8632> Fax 207 756-8258>>>

> D Leland 10/22/2007 9:37:45 AM>>>

> Hi Phil,

> Thank you again for coming by 33 Willow Lane last week to review the berm out back.> I await your news on when you'll return with the city arborist. I'm hoping to move on clearance, if possible, and fencing while the weather still holds. Just give us a call, 772-0374. The only time I won't be here is Tuesday afternoon.> Thanks again.> –Dawn in Portland, Maine>

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**CC:** <jcotnoir@icma.org>

The upcoming Planning Board meeting is on Nov. 27, 2007. The workshop items include 5 South Street office building, Morning Star Lane Subdivision, B-3 Parking Requirements, B-7 Design Standards, and bicycle amendments. The Eastman Industries office/warehouse building is the only public hearing item.

**A. Preliminary Reviews** ( Please share preliminary comments on new or revised plans distributed week before)

- ✓ 1. 2300 Congress St dumpster.....jf
- ✓ 2. Sec 14-403 Caribou St.....jf
- ✓ 3. Eleanor St.

**B. Final Reviews** - Major Site Plans ( Planning Board Review)

- ✓ 1. 5 South Street- need cmts from Zoning, Parks, Traffic...mc
- ✓ 2. Morning Star Lane Subdiv.....jf
- ✓ 3. 410 Riverside Street....bn

**C. Pressing Issues**

- ✓ 1. UNE site plan...sw
- ✓ 2. Bingas Wingas...sw

**D. Exemptions and Miscellaneous Requests**

- ✓ 1. Diamond Cove building lot...Penny need help on a deed review...rk
- ✓ 2. Student housing dumpster...rk
- ✓ 3. 33 Willow Lane-Site Plan Amendments.....pd
- ✓ 4. 251 Woodfords Str-After the Fact Site Improvements...pd
- 5. Portland Hall, Housing Replacement Question....aj,pl,ms, bb
- 6. Rug Depot traffic/pkg issues if part retail.....jf
- 7. Shipyard Brewery stairwell--- Bill could you weigh in on this....bb
- 8. E. Promenade Condo Assoc.... shed....bb
- ✓ 9. ME Muslim Community Center.... Anderson St....bb
- ✓ 10. RSVP - paving.....bb
- ✓ 11. Auto Mart.....bbb
- ✓ 12. Powsland St...rk

**E. Distribution of New Projects and Revised Plans**

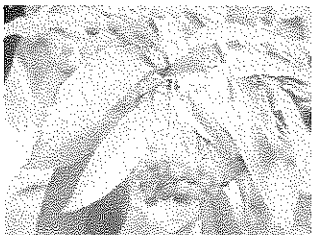
- 1. 130 Eastern Promenade....mc

8419 + 5

# Photinia

From Wikipedia, the free encyclopedia

*Photinia* is a genus of about 40-60 species of small trees and large shrubs in the Rosaceae family. As interpreted here, they are restricted to warm temperate Asia, from the Himalaya east to Japan and south to India and Thailand, but some botanists also include the closely related North American species *Heteromeles arbutifolia* in *Photinia* as *Photinia arbutifolia*. Some species, notably *P. davidiana*, are sometimes split off into a separate genus *Stranvaesia*, and others, into another separate genus *Pourthiaea*. The genus *Aronia* is included in *Photinia* in some classifications. Other close relatives include the firethorns (*Pyracantha*), cotoneasters (*Cotoneaster*) and hawthorns (*Crataegus*). The scientific name *Photinia* is widely used as the common name; another name sometimes used is "Christmas berry".



*Photinia davidiana*  
fruit

Photinias typically grow from 3-15 m tall, with a usually irregular crown of angular branches; the branches are often (not always) thorny.

The leaves are

alternate, entire or finely toothed, varying between species from 3-15 cm in length and 1.5-5 cm wide; the majority of species are evergreen but several are deciduous. The flowers are produced in early summer in dense terminal corymbs; each flower is 5-10 mm diameter, with five rounded white petals; they have a mild, hawthorn-like scent. The fruit is a small pome, 4-12 mm across, bright red and berry-like, produced large

## Photinia



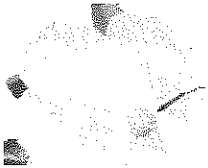
*Photinia davidiana* foliage

### Scientific classification

Kingdom: Plantae  
 Division: Magnoliophyta  
 Class: Magnoliopsida  
 Order: Rosales  
 Family: Rosaceae  
 Subfamily: Maloideae  
 Genus: *Photinia*  
 Lindl.

### Species

See text



# MAGNOLIA

## gardens nursery

(Home of Plants for Peace™) (Over 30 years of experience)

::Product Descriptions 2007 ::

### *Photinia x fraseri*

### Description

### Red Tip Photinia



*Photinia x fraseri* is an evergreen shrub that has moderate to fast upright growth habit and can get to a height of 10 to 15 feet and a width of 15 feet. This Photinia was discovered at Fraser's Nursery in Birmingham, Alabama and was formerly known as 'Birmingham'. This commonly used shrub has oval leaves that are a bright showy bronze- red in youth and mature to a dark leathery green. Red Tip Photinia is good as sheared hedge or a tall screen, prune often to prevent legginess.

**Hardiness:** USDA Zones 8-9

**Plant Use:** Shrub

**Exposure:** Full Sun to Partial Shade

**Water Requirements:** Medium



Full Sun



Partial Sun

**Liner Sizes:**

**Container Sizes:** #3 [Check Availability](#)

::Product Descriptions 2007 ::

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APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: DAWN LELAND / JANE COITNOIR  
33 WILLOW LN, PORTLAND ME 04102  
Applicant's Mailing Address  
PHIL DIPIERRO  
Consultant/Agent/Phone Number

Application Date: 11-19-07  
Project Name/Description: 33 WILLOW LN - BERM  
Address of Proposed Site: SAME

CBL: 191 B033001

Description of Proposed Development:  
Remove changed and scrub trees from berm behind house. Remove first 8-10" top of berm & detritus (construction debris, Japanese Knotwood). Push back berm a foot or so if possible. Add fencing, landscaping. Maintain drainage SEE attached

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>Yes</u>	
<u>yes - correct No change</u>	
<u>yes - none</u>	
<u>yes</u>	
<u>yes - none</u>	
<u>None</u>	
<u>yes</u>	
<u>yes</u>	

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Planning Division Use Only

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_  
 Conditions of Approval:  
 - BERM is not to be moved back or cut down.  
 - Proposed trees are to be planted on top of the berm, not at the base.  
 - Applicant must be sure fence is constructed on owners property.  
 - Applicant must make a good faith effort to not disturb neighbors of the project.  
 Planner's Signature: [Signature] Date: 11/26/07