

From: David Senus <dsenus@woodardcurran.com>
To: Jean Fraser <JF@portlandmaine.gov>
CC: Doug Roncarati <DAR@portlandmaine.gov>, Jeff Tarling <JST@portlandmaine...>
Date: 4/8/2014 6:05 PM
Subject: RE: Rockland Ave final conditions of approvals/Easements

Hi Jean:

Both property owners were in attendance at the January 21 public meeting. We confirmed by looking on the City's Parcel Maps and Assessor's database, and checking the meeting sign in. The abutter to the north is Adrienne Turyn and to the south it is Michael and Elizabeth Kramer. Michael Kramer was also at the December 20 meeting, and he and his wife were both at the October 22, 2012 meeting. We have a note on the plans that discusses the potential to add plantings at this location upon installation of the treatment unit based on input from Jeff. I'm not opposed to adding plantings here, I just want to be sure we keep in context to what we've presented to the public to date and we also don't want to plant trees or bushes that may conflict with access to or maintenance of the treatment system and outfall channel. Jeff will be very helpful in these decisions and I'm fine with that condition as written.

Thanks,
Dave

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Commitment & Integrity Drive Results

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Tuesday, April 08, 2014 4:09 PM
To: David Senus
Cc: Doug Roncarati; Jeff Tarling; Nathaniel Smith; Lauren Swett
Subject: RE: Rockland Ave final conditions of approvals/Easements

Dave

I still feel that this work offers the opportunity to introduce a little more planting to buffer the neighbors from a public walkway and I have no way of knowing whether the two neighbors affected were at the public meetings.

I'd like to have a condition that is like the one I had already agreed with Jeff Tarling that states: "That the applicant shall introduce additional planting in the vicinity of the maintenance access way near Machigonne Street, as determined by the City Arborist, after the treatment unit and maintenance access way are complete and the scope and need for such planting is clarified through consultation with neighbors and others as appropriate. Any property easements negotiated for the project or associated work should allow for future plantings (but not necessarily require them)".

If you feel strongly re this, maybe we could discuss tomorrow at Dev Rev with Jeff and maybe Barbara (although she has not been fully in the loop).

thanks
Jean

>>> David Senus <dsenus@woodardcurran.com<mailto:dsenus@woodardcurran.com>> 3/19/2014 1:03 PM >>>

Hi Jean.

I'll let Nate, Doug or Jeff respond to item #1. Please keep in mind that the public have been very involved in the project over the past few years, and often very outspoken about landscaping preferences in the park and near the outfall. I can't recall any requests from the public that landscaping be provided at the trailhead at Rockland/Machigonne. If we define the landscaping theme in this area at this time, it may not be the preferred choice of the park users, neighbors, or Friends of Capisic Pond Park who have helped to inform the design to date.

With regard to item #2, we have a revised plan that we'll get to you first of next week. Lauren is away at a national conference for much of this week.

FYI, we have traded voicemails describing our approach to the trail design with Jaime Parker at Portland trails and from our back and forth, it sounds like we are on the same page regarding the trail improvements that will be provided by the project.

Thanks,

Dave

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Commitment & Integrity Drive Results

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Wednesday, March 19, 2014 12:36 PM
To: David Senus
Cc: Doug Roncarati; Jeff Tarling; Nathaniel Smith; Lauren Swett
Subject: RE: Rockland Ave Easements

Dave,

I meant to ask you about this at Dev Rev. I am wondering about timetable and revised plans and when I should be aiming to get this site plan approval formalized. These are my questions:

1. If City is going to get "rights" to entire area (as Camille mentions), could some landscape be incorporated now (along with relocated trail and hard surfaces for main. access) rather than incorporating - based on Jeff Tarling comments- a condition requiring these once the rights are obtained in future?
2. I believe there was another plan and some info coming my way re Portland Trails and its trail, and the final surface treatment etc. (see Lauren's e-mail of Feb 28th)?

So the review is "on hold" right now.

Thanks
Jean

Thank you for the update & everyone's hard work on getting to this point.
-Dave

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From: Camille Alden [mailto:CALDEN@portlandmaine.gov]
Sent: Tuesday, March 18, 2014 2:24 PM
To: Doug Roncarati; Jean Fraser; David Senus
Cc: Lynda Scelza; Nathaniel Smith; William Scott
Subject: Rockland Ave Easements

David, Doug and Jean:

Please see the attached and revised boundary plan for Capisic Park at Rockland Avenue (color and gray copies). Only minor labeling changes have been made along with a slight change to note 2 - the boundary lines remain the same. (EX. of changes - tic marks added, text added to hatched area, additional distances added, slight change to name of plan, etc.)

Per conversations today, Nathaniel will be negotiating with the property owners to obtain the needed easement rights in the 60' X 100' unaccepted section of Rockland Ave. where it intersects with Machigonne Street. A preliminary deed and accompanying exhibits have been drawn up and submitted to Larry Walden of Corp. Counsel for review. I wanted to let you know that the process is moving forward.

Thank you all for your patience and a special thanks to Lynda Scelza for finalizing the boundary plan during my two week absence. Please contact me if you have any questions or need additional information.

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