

From: Jean Fraser
To: Swett, Lauren
CC: Roncarati, Doug; Tarling, Jeff
Date: 2/24/2014 2:07 PM
Subject: RE: Rockland Ave Outfall

Lauren

This is not your issue, but the RTI info is not great and still being reviewed by DPS and therefore I would like to be sure that the neighbors and Portland Trails are on board, and have a final proposals plan (referenced in the approval letter) showing the surface/landscape (final location of Portland Trail and paved/graveled areas) that clearly shows the minimal nature of the changes in the area not covered by the Landscape Plan.

I will be incorporating a condition of approval that reflects Jeff Tarling's comments - I have not yet agreed with wording with Jeff but it would be something like:

"That the applicant shall introduce additional planting in the vicinity of the maintenance access way, 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".

Once I get that plan I can wrap this up.

thanks
Jean

>>> Lauren Swett <lswett@woodardcurran.com> 2/21/2014 11:24 AM >>>

Hi Jean,

We are creating a figure to clearly show the proposed conditions at the site to help address your original questions about the site plan. We can show more clearly what the reinforced maintenance access way will look like on the plan. Per the detail on sheet C-301, there will be 3' strips of gravel wearing course, with loam and seed to surround those gravel areas. The intent is not for the maintenance access to be overly intrusive. There will be a gravel subgrade beneath the gravel strips and the loam and seed so that trucks can drive over the area to access the stormwater treatment unit.

The 1993 survey figures that you reference are included as Appendix B in the complete permit application pdf that was provided. I've attached the two separate files for ease of people reviewing over email. The City has been working on providing an updated boundary sheet for the area, but with all the snow this winter, it's been difficult to complete.

For the plans you attached, sheet C-201 is the landscaping plan. The rendering pdf was a visual representation created for use at some of the public meetings, and is not intended to serve as an official landscaping plan.

Let me know if there are any other questions, and we'll be in touch with a figure of proposed conditions.

Thanks,

Lauren

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, February 21, 2014 11:03 AM
To: Jeff Tarling; William Clark
Cc: Camille Alden; Nathaniel Smith; William Scott; Lauren Swett
Subject: Clar needed RE: Rockland Ave Outfall

Bill and Jeff

If we have a sewer easement there, why can't there be some planting. Its **60 ft** across so there must be some room outside the other pipes.

However, I have the submitted paper copy of 1993 Plan that suggests the paper street status with no mention of an easement (for some reason this plan was not included electronically so I only have a paper copy and Jeff has not been able to view it). The paper street appears to be 60 ft wide so why can't there be some planting along the east edge? The application says that an updated version of this plan will be forthcoming but I have not received it.

Jeff- maybe you could call me and explain why we don't want to include some softening of the new maintenance access? If this was a private development I think we would request some screening.

I still would like a plan showing the final conditions (including at the end near the houses) showing the final location of the trail and the final new planting, as that is what any approval relates to.

I understand there is considerable public interest in this project- and I am sure anything here is an improvement re the actual outfall area. However, the maintenance access appears quite out of keeping with the area and I would like to see the trail reinstatement clearly.

thanks

Jean

PS There are two different Landscape Plans (see attached) - which is final and which has Jeff has approved?

>>> William Clark 2/20/2014 8:57 AM >>>

Hi Jeff,

Come by with a plan to look at. Camille has been doing the survey and would know more.

Thanks,

Bill

>>> Jean Fraser February 19, 2014 4:51 PM >>>

Jeff

I am out of the office tomorrow but if the City does not own the land that's even more reason why they should not be putting down a widened paved area with no landscape.

Please have Bill Clark confirm that the city don't own the land as if we don't own I will need to ask for copy of the easement that we presumably have.

I appreciate it's not a huge deal but the only doc I have (it's in e-plan) shows that the City owns it. I will follow up on Friday.

Thanks

Jean

>>> Jeff Tarling 2/19/2014 3:52 PM >>>

Hi Jean -

I did check this area and the city does not own the land.

And the underground pipes are close.

Jeff

>>> Jean Fraser 2/19/2014 3:15 PM >>>

I believe the City already owns this area- I am waiting for applicant or someone to confirm but the survey appears to show it as City land. So I would prefer something on the plan since its near public areas and abutting the trail (City should be treated as we treat other applicants).

>>> Jeff Tarling 2/19/2014 3:04 PM >>>

Hi Jean -

After a closer review of underground utilities, stormwater and sewer mains along with unexcepted street information, the landscape plan is acceptable as shown for the Rockland Avenue / Capsic Pond project. (we don't have the room or easement to plant additional landscape in the area we discussed)

I would encourage the city to acquire the unexcepted Rockland Avenue street right of way that serves as entrance to the park and the location of significant underground stormwater & sewer utilities into Capsic Pond Park. Once we have ownership we could provide a more robust landscape screening if needed.

We also have some flexibility to slightly "adjust" landscape elements once the project is completed. This served us well with the recent Capsic Stormwater project.

Thanks,

Jeff

>>> Jean Fraser 2/18/2014 4:10 PM >>>

Lauren

A few things have come up where further information would be helpful:
Section 3 of the application booklet, RTI- is there an updated "boundary page" (as mentioned); Since the access is going to be permanently upgraded, is some kind of easement or permission from abutters needed- the City's land is very close to the existing house and I would have thought there would be some restrictions on use of the land (DPS may have documentation so have copied Doug) The site plan is confusing as it shows existing, interim (temporary) and final all on one plan- so raises questions: Presumably the reinforced maintenance access is permanent, so where will the trail be after its

temporary location during construction? Why isn't there any landscaping shown where the wider paved area is being introduced (where does not exist now) in close proximity to homes and the trail? Although I am waiting for Jeff to confirm his comments on the proposals, I would like either another site plan or the landscape plan to show just the final condition, with the trail shown and labeled and what is happening (landscape wise) around the new maintenance access and treatment unit (I know its underground but there will be disturbance and round man made features showing above ground I believe.)

Thanks and apologies for the delay in getting back to you with these questions.

Jean

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