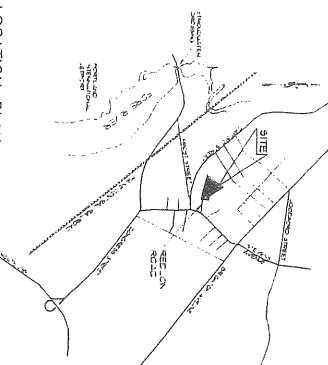
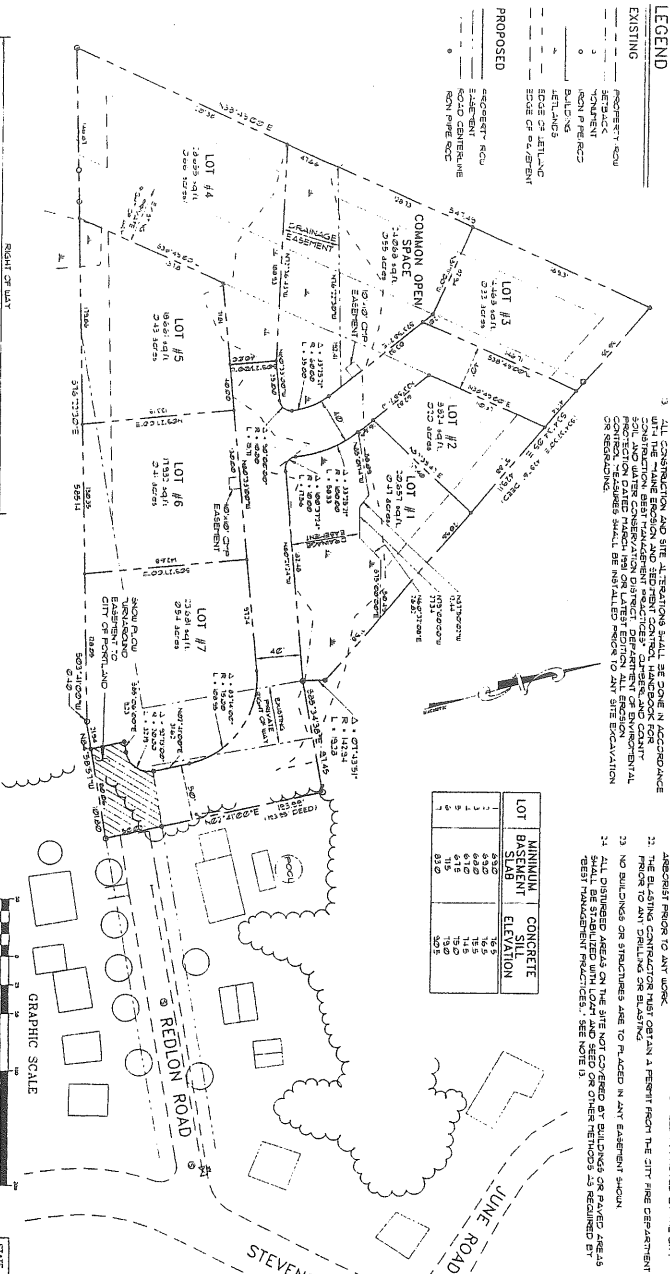


**LOCATION PLAN**



**LEGEND**

- EXISTING
  - 1 PROPERTY BOUNDARY
  - 2 EXISTING DRIVEWAYS
  - 3 EXISTING DRIVEWAYS
  - 4 EXISTING DRIVEWAYS
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- PROPOSED
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  - 19 EXISTING DRIVEWAYS
  - 20 EXISTING DRIVEWAYS



LOT	MINIMUM CONCRETE SLAB ELEVATION
1	6.0
2	6.0
3	6.0
4	6.0
5	6.0
6	6.0
7	6.0

**ZONE INFORMATION**

- R-3 RESIDENTIAL ZONE
  - PERMITTED USE: SINGLE-FAMILY RESIDENTIAL UNIT DEVELOPMENT (FPOD)
  - MINIMUM LOT AREA: 6500 SQ. FT.
  - MINIMUM STREET FRONTAGE: 50 FEET
  - MINIMUM NUMBER OF UNITS PER BUILDING: 2 UNITS
  - MINIMUM LENGTH OF BUILDING: 40' WITHIN PARCELS
  - MINIMUM WIDTH OF BUILDING: 25'
  - MINIMUM DISTANCE BETWEEN BUILDINGS: 10'
  - MINIMUM RECREATION OPEN SPACE AREA: 2000 SQ. FT. OR 20%.

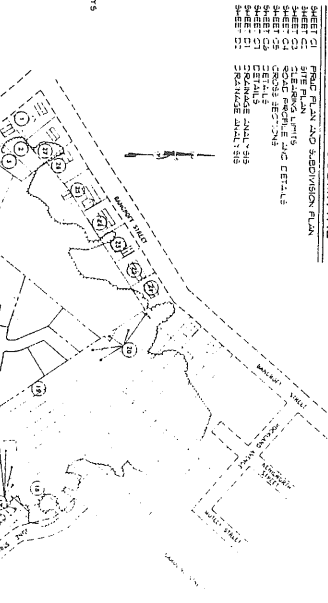
**GRAPHIC SCALE**



**GENERAL NOTES**

1. OWNER: SUBMITTER OF THIS PLAN AND ALL INFORMATION HEREON.
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**PLANS IN THIS SUBMITTAL**



**ABUTTORS**

NO.	ADDRESS	OWNER	DATE
1	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
2	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
3	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
4	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
5	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
6	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
7	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
8	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
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11	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14
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50	10100 N. JUNEAU AVE.	DAVID J. DALY	1987-01-14

STATE OF NAME, COUNTY AND REGISTERED OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT:

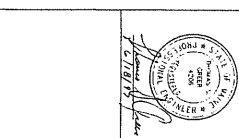
NAME: \_\_\_\_\_

REGISTERED NO. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_



**PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAN**

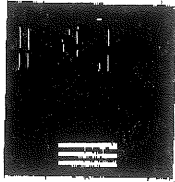
PROJECT: 91 SUMNER PLACE, PORTLAND, OR

DATE: 11/13/97

SCALE: AS SHOWN

PROJECT: 27115

SCALE: 1"=50'



DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

77 1/2 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
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- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

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### MEMORANDUM

**TO:** Ric Weinschenk, Weinschenk Builders  
Sarah Hopkins, Senior Planner  
Sam Hoffses, Code Enforcement  
Alex Jaegerman, Chief Planner

**FROM:** Jim Wendel, P.E., Development Review Coordinator

**DATE:** December 30, 1997

**RE:** Redlon PRUD

---

Joe Gray, Jr., Director of Planning and Urban Development, has indicated to me that he will not issue a building permit for a house in the project until a temporary or the permanent culvert is installed at culvert crossing #2. Given this location and from an erosion control point of view, the installation of a culvert would be prudent.

Should you have any questions, please call.

JN1352.02/disk3/redlon1



Assistant to  
City

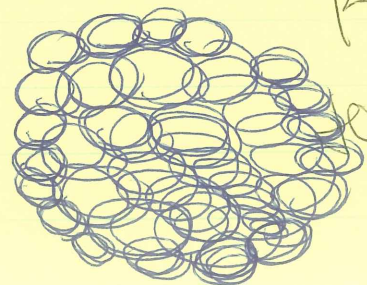
8347 Wagon Wheel Rd.  
Alexandria  
VA  
22309

Alex - Colonel Nelson  
Thompson  
Nephew of Lewis +  
Alice Thompson  
involved in  
Reedley PK.  
Issue

22 Reedley Rd.

he has a power of  
attorney for

Copy of final  
Plan for  
Reedley PK.



- 1. record yestake
- 2. for use of
- rights of way

Sarah

**CITY OF PORTLAND, MAINE  
DEPARTMENT OF PUBLIC WORKS  
OPERATIONS/ENGINEERING - INSPECTIONS  
M E M O R A N D U M**

**TO:** Bill Bray, P.E. Acting Director of Public Works  
**FROM:** Steven A. Piela, Associate Engineer *SAP*  
**DATE:** December 31, 1997  
**SUBJECT:** Redlon Park - 12/30/97 Site Walk Comments

---

On this date there was no work in progress. Since the last site walk on December 30, 1997 there has been some removal of trees and chipping.

I took a second construction progress video of the Redlon Park site.

During the site walk I found several areas where the silt fence is improperly installed.

1. The silt fence between the Eunice Frye Home and Redlon Park , Lot #7, is not toed in. The material in this area is resting on top of the ground. Silt and sedimentation from future construction in this area will not be contained within the site.

2. The silt fence on the right of the access road in Redlon Park has been breached in several places. The runoff is flowing over the silt fence into the channel.

In these locations the silt fence is not functioning and needs to be reinstalled.

The lower area of silt fence, towards Capisic St., is still functioning properly.

Todd Merkle and I contacted Paul Neihoff on December 31, 1997 at 1:35 P.M., concerning the silt fence. Paul said that he will have the silt fence reinstalled in the areas where the silt fence has been breached on January 2, 1998. Paul also said that the silt fence separating the Eunice Frye Home will be toed in before any construction starts on Lot #7.

SAP:sap

cc: Alex Jeagerman, Chief Planner  
Bruce A. Bell, Operations Manager  
Katherine A. Staples, P.E. City Engineer  
Anthony W. Lombardo, P.E. Project Engineer  
Todd F. Merkle, Field Inspections Coordinator  
Nancy Knauber, Associate Engineer  
Jim Wendell, Development Review Coordinator



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- CONSTRUCTION ADMINISTRATION

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## MEMORANDUM

TO: Ric Weinschenk, Weinschenk Builders  
Sara Hopkins, Senior Planner  
Sam Hoffses, Code Enforcement  
**Alex Jaegerman, Chief Planner**

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: December 23, 1997

RE: Redlon PRUD

*Sarah  
extra*

---

On December 22, 1997 a site visit was made to further review the condition of the site and progress of the work. Based on that visit I would like to make the following comments:

1. The crushed stone construction entrance should be installed as soon as possible and before the sub-contractor who will remove the logs from the clearing operation is on-site.
2. The silt fence installed around the wetlands within the site is in good condition; however since the silt fence is crossing the drainage course that bisects the site at culvert crossing number 2, some additional erosion control measures are needed. Another line of silt fence, approximately 30' in length, should be installed approximately 10' downstream of the crossing. In addition, a couple of crushed stone check dams should be placed near the downstream property line within the defined channel of the drainage course. These measures will provide additional opportunity to contain silt on-site should a significant rainfall event occur; a warm spell coupled with a rainstorm is not unusual during the winter. What will ultimately provide the best protection against the loss of contained soil is the installation of culvert #2 as soon as possible. I suggest this culvert installation be installed as soon is practical; Finally, Ric Weinschenk agreed to extend the silt fence ending at approximately Sta. 12+00 rt. 100' back towards the Derice residence.
3. The silt fence installed along the southerly property line still needs some work to be fully installed. The 6" flap along the bottom of the fence needs to be properly anchored with soil. The use of a geotextile "fabric nail" to hold down the flap is not sufficient; there are

still openings under the flap. Also, some of the fence has not been fully erected with the wooden stakes. Currently, no disturbance of ground has occurred in this area. However the installation should be completed before any disturbance of ground occurs up gradient of the fence, including blasting of ledge within those lots.

4. I have been informed by Ric that no activity on site is expected to occur from now to the end of the year other than removal of the logs. The next phase of the work is blasting. The blasting company is not scheduled to begin till the first of the year.

Should you have any questions, please call.

JN1352.02/disk3/redlon



*Sarah  
extra  
copy*

**CITY OF PORTLAND, MAINE  
DEPARTMENT OF PUBLIC WORKS  
OPERATIONS/ENGINEERING - INSPECTIONS  
M E M O R A N D U M**

**TO:** Alex Jaegerman, Chief Planner  
**FROM:** William J. Bray, P.E., Acting Director of Public Works *Bill*  
**DATE:** December 19, 1997  
**SUBJECT:** Redlon Park

---

Due to the political sensitivity of the Redlon Park development project, I am requesting verification that Planning, along with Jim Wendell (D.R.C.), will be inspecting the site.

Public Works, through Engineering, will be inspecting the utility connects and work within the public R.O.W. on Redlon Road.

Both of our departments need to pay particular attention to on-site and off-site drainage that ultimately might affect the abutting residents. This may help us avoid complaints in the future.

Alex, please be sure to keep us updated on any issue that may impact the abutting residents. I have had the Engineering staff take video pictures of the entire site (prior to development) and they will continue taking pictures as construction progresses. *> Note*

Your contact in Public Works will be Todd Merkle at 874-8833.

Thank you for your cooperation in this matter.

WJB:TFM:jw

cc: Robert B. Ganley, City Manager  
Nadeen M. Daniels, Assistant City Manager  
Joseph Gray, Planning  
Bruce A. Bell, Operations Manager  
Katherine A. Staples, P.E., City Engineer  
Anthony W. Lombardo, P.E., Project Engineer  
Todd F. Merkle, Field Inspections Coordinator  
Nancy Knauber, Associate Engineer  
Steve Piela, Associate Engineer





CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

To: Honorable Mayor Campbell and City Councilors  
Robert B. Ganley, City Manager

From: Joseph E. Gray, Jr., Director of Planning and Urban Development *JEG*

Date: December 12, 1997

Subject: Redlon Park Development

In today's paper there was a public notice announcing the availability of lots in the new Redlon Park development. The project, as proposed by Ric Weinschenk, was approved by the Planning Board this past summer.

As you may be aware, the Planning Board placed a number of conditions on their approval of the project. These conditions included submitting executed copies of easements, dedicating rights at the end of Redlon Road to the City, purchasing a spare sanitary waste pump, and revising the plan to meet the Public Works requirements. The applicant has met all of these requirements. There was also a requirement for the applicant to set up a five year performance guarantee to cover stormwater improvements. This guarantee will be put in place when the City releases the regular performance guarantee for site improvements.

Additionally, Councilor Kane and Mayor Campbell requested that the City review the survey submitted by the applicant prior to signing off on the project. Two registered surveyors in the City's Engineering Department have reviewed the survey and the associated documentation. Our surveyors did find a mathematical error causing a misclosure, and also suggested adding a note to the plat restricting development within the private rights-of-way so as not to preclude others who may have rights in these ways from access. The applicant's surveyor has revised the plat accordingly. Approximately 30 iron rods will also be placed on the property based on the survey in order to provide reference points "on the face of the earth" to assist in delineating property lines and easements.

Our engineers have been meeting with the applicant at the site during a number of preconstruction conferences to work out the scheduling of construction. Additionally, the City Arborist has been working with the applicant to mark preservation areas prior to construction. Our inspectors will be monitoring construction frequently and I have written to the neighbors along Redlon Road, urging them to call us with any questions or concerns.

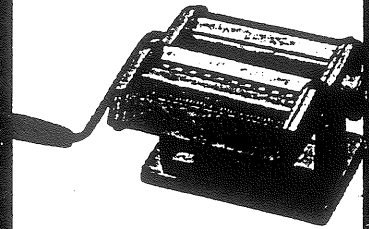


Sincerely,

Joseph E. Gray, Jr., Director  
Department of Planning and Urban Development

cc: Mayor Campbell  
Councilor Kane  
Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Senior Planner  
Kathi Staples, City Engineer  
William Scott, Surveyor, Engineering  
Tony Lombardo, Engineering  
Jeff Tarling, City Arborist  
James Wendell, Reviewing Engineer  
Lt. MacDougal, Fire Prevention  
Sam Hoffses, Chief Building Inspector  
Natalie Burns, Associate Corporation Counsel  
Ric Weinschenk, Weinschenk Builders

# Pasta Machine



Our  
Special Price  
**\$39.95**  
suggested retail  
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**50% off  
accessories  
with the  
purchase of a  
pasta machine**

*While  
supplies last*



# The Whip and Spoon

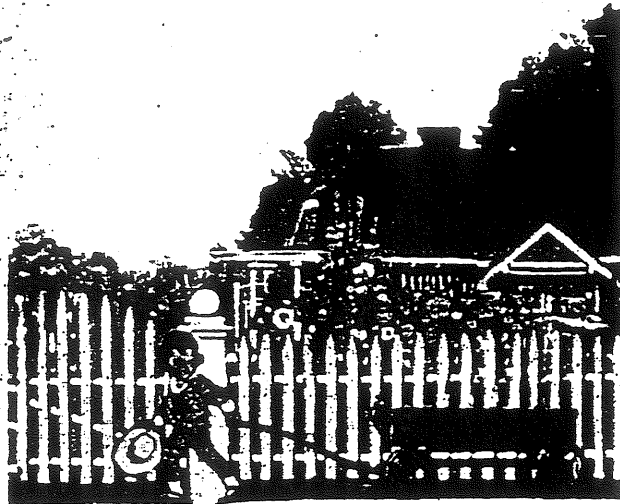
Mallside  
& The Old Port  
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- Falmouth
- Bangor
- Rockland
- Windham

Some restrictions apply. Not valid with 3rd party billing.

**SPEEDY  
AUTO GLASS**

## PUBLIC ANNOUNCEMENT



### REDLON PARK

A RIC WEINSCHENK DESIGNED NEIGHBORHOOD

#### THE MUCH ANTICIPATED

Redlon Park has finally become available to prospective homebuyers. The seven lot subdivision, known for its unusual natural beauty, distinctive enhancements and convenient location, is selling quickly to discriminating buyers.

Call JIM McFARLANE 761-9400 EXT. 164

Listed exclusively with

**Mark  
Stimson  
REALTORS**

**1 SOLD - 2 UNDER CONTRACT!**

GO! Thursdays in the Press Herald. Call 791-6000 or 1-800-894-0031 for delivery.



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## MEMORANDUM

TO: Ric Weinschenk, Weinschenk Builders  
Sara Hopkins, Senior Planner  
Sam Hoffses, Code Enforcement  
Alex Jaegerman, Chief Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: December 23, 1997

RE: Redlon PRUD

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On December 22, 1997 a site visit was made to further review the condition of the site and progress of the work. Based on that visit I would like to make the following comments:

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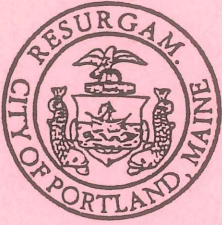
still openings under the flap. Also, some of the fence has not been fully erected with the wooden stakes. Currently, no disturbance of ground has occurred in this area. However the installation should be completed before any disturbance of ground occurs up gradient of the fence, including blasting of ledge within those lots.

4. I have been informed by Ric that no activity on site is expected to occur from now to the end of the year other than removal of the logs. The next phase of the work is blasting. The blasting company is not scheduled to begin till the first of the year.

Should you have any questions, please call.

JN1352.02/disk3/redlon

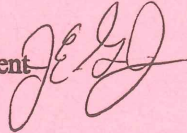




**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**To:** Honorable Mayor Campbell and City Councilors  
Robert B. Ganley, City Manager

**From:** Joseph E. Gray, Jr., Director of Planning and Urban Development 

**Date:** December 12, 1997

**Subject:** Redlon Park Development

In today's paper there was a public notice announcing the availability of lots in the new Redlon Park development. The project, as proposed by Ric Weinschenk, was approved by the Planning Board this past summer.

As you may be aware, the Planning Board placed a number of conditions on their approval of the project. These conditions included submitting executed copies of easements, dedicating rights at the end of Redlon Road to the City, purchasing a spare sanitary waste pump, and revising the plan to meet the Public Works requirements. The applicant has met all of these requirements. There was also a requirement for the applicant to set up a five year performance guarantee to cover stormwater improvements. This guarantee will be put in place when the City releases the regular performance guarantee for site improvements.

Additionally, Councilor Kane and Mayor Campbell requested that the City review the survey submitted by the applicant prior to signing off on the project. Two registered surveyors in the City's Engineering Department have reviewed the survey and the associated documentation. Our surveyors did find a mathematical error causing a misclosure, and also suggested adding a note to the plat restricting development within the private rights-of-way so as not to preclude others who may have rights in these ways from access. The applicant's surveyor has revised the plat accordingly. Approximately 30 iron rods will also be placed on the property based on the survey in order to provide reference points "on the face of the earth" to assist in delineating property lines and easements.

Our engineers have been meeting with the applicant at the site during a number of preconstruction conferences to work out the scheduling of construction. Additionally, the City Arborist has been working with the applicant to mark preservation areas prior to construction. Our inspectors will be monitoring construction frequently and I have written to the neighbors along Redlon Road, urging them to call us with any questions or concerns.

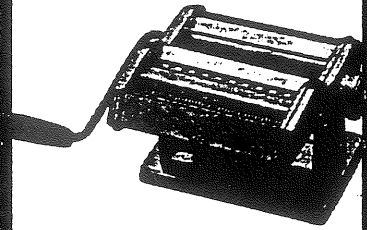


Sincerely,

Joseph E. Gray, Jr., Director  
Department of Planning and Urban Development

cc: Mayor Campbell  
Councilor Kane  
Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Senior Planner  
Kathi Staples, City Engineer  
William Scott, Surveyor, Engineering  
Tony Lombardo, Engineering  
Jeff Tarling, City Arborist  
James Wendell, Reviewing Engineer  
Lt. MacDougal, Fire Prevention  
Sam Hoffses, Chief Building Inspector  
Natalie Burns, Associate Corporation Counsel  
Ric Weinschenk, Weinschenk Builders

# Pasta Machine



**Our Special Price**  
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**50% off accessories**  
with the purchase of a pasta machine

*While supplies last*



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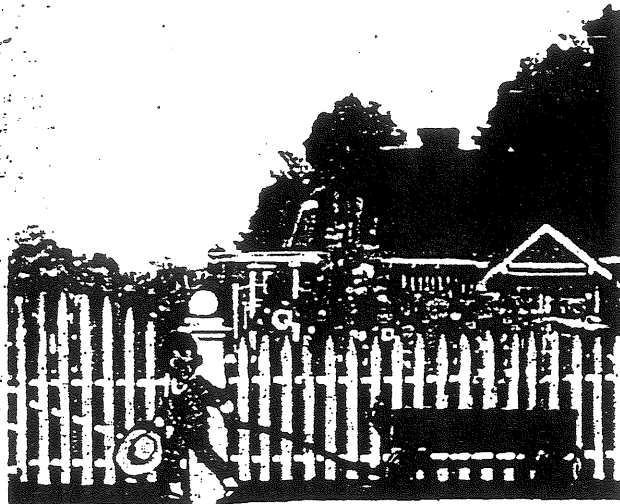
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- Windham

Some restrictions apply. Not valid with 3rd party billing.

## SPEEDY AUTO GLASS

# PUBLIC ANNOUNCEMENT



## REDLON PARK

A RIC WEINSCHENK DESIGNED NEIGHBORHOOD

### THE MUCH ANTICIPATED

Redlon Park has finally become available to prospective homebuyers. The seven lot subdivision, known for its unusual natural beauty, distinctive enhancements and convenient location, is selling quickly to discriminating buyers.

Call JIM MCFARLANE 761-9400 EXT. 164

Listed exclusively with

**Mark Stimson**  
REALTORS

**1 SOLD - 2 UNDER CONTRACT!**

GO! Thursdays in the Press Herald. Call 791-6000 or 1-800-894-0031 for delivery.

## Business Tuesday

For Press Herald Home Delivery  
Call 791-6000



28

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For

# INLAND FISHERIES & WILDLIFE

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April 15, 1997

Thomas S. Greer  
170 U.S. Rt. One  
Falmouth, ME 04105

Dear Mr. Greer:

In response to your request to look at the proposed Redlon Park Subdivision, I walked the site on 4/15/97 and would offer the following comments.

The area has a fairly diverse vegetative component comprised of white pine, pitch pine, maple, oak and apple trees, however, the relatively small size of the parcel and the highly developed areas surrounding the proposed development would severely limit the use of the area by mammals much larger than raccoons. I am sure that the area is used by an assortment of smaller mammals (such as squirrels, chipmunks, voles and shrews) and a wide number of bird species (such as crows, robins, chickadees and sparrows). I reviewed our file and did not find any significant habitat designation or endangered or threatened species associated with the site.

In looking at the site it appears that it receives a fair amount of human use, of varying kinds. While there are no significant wildlife habitats on the site the proposed project will definitely alter the site and limit the amount of habitat available to those species currently using the site.

If I can be of further help feel free to give me a call.

Respectfully,



Philip Bozenhard  
Regional Biologist

Attachment C

PORTLAND FIRE DEPARTMENT

MEMORANDUM

TO: Sarah Hopkins

FROM: Lt. Mc Dougall

SUBJECT: Redlon Rd. project blasting

DATE: May 5, 1997

When I find out who the blasting company is on this project I will make sure that they have the proper permits from this office. The permit requires some of the following:

- 1) The proper insurance amount.
- 2) Registration with the state fire marshall
- 3) Contact people in case of emergency or a problem

I inspect the project routinely unless I have a complaint. I investigate all complaints received and provide appropriate solutions.

*Mc*



**CITY OF PORTLAND - TRAFFIC SECTION  
MEMORANDUM**

**Date:** 05/02/97  
**To:** Sarah Hopkins, Senior Planner  
**From:** Thomas A. Errico, P.E., Traffic Engineer  
**Subject:** Redlon Woods Residential Development

Per your request, I have evaluated the traffic impacts the proposed Redlon Residential development will have on the street system in the vicinity of the project. The proposed project is expected to consist of seven single family detached homes. Based upon data provided by the Institute of Transportation Engineers, a single family home can be expected to generate 10 trips per dwelling unit on a daily basis, and 0.754 trips per dwelling unit during the AM peak hour and 1.005 trips per dwelling unit during the PM peak hour. Based upon this information, the proposed project can be expected to generate 70 trips (35 entering and 35 exiting) on a daily basis. During the AM peak hour, 6 trips (2 entering and 4 exiting) can be expected, while during the PM peak hour 7 trips (5 entering and 2 exiting) can be expected.

Based upon the above information, the proposed project is not expected to significantly impact the street system within the vicinity of the project.

cc: Bruce Bell, Operations Manager of Public Works  
Bill Bray, Deputy Director of Public Works



CITY OF PORTLAND, MAINE  
M E M O R A N D U M

**TO:** Chairman Hagge and Members of the Planning Board  
**FROM:** Natalie L. Burns, Associate Corporation Counsel  
**DATE:** May 28, 1997  
**RE:** Redlon Park

At the last workshop on this project, the Planning Board raised questions about two legal issues. The first of these was the sufficiency of the letter of financial capacity. The second was the appropriate means for protecting vegetation on the site.

Section 14-525(c)(10) of the Site Plan Ordinance requires:

Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so[.]

The applicant has provided a letter from Peoples Heritage Bank stating that it would be willing to finance the project, in addition to a list of the technical and support staff for the project. This is consistent with the requirements of the ordinance and with submissions from other developers.

Staff has provided the applicant with a proposed maintenance agreement for plantings on the site. The agreement is similar in terms to a drainage maintenance agreement and gives the City the right to perform certain work if the owners do not do so. The Board may also want to require additional language in the Association documents that prohibit changing buffering or conservation areas shown on the subdivision and site plans without the prior approval of the City (this would go in Sec. 7A of the By-Laws). The City cannot enforce the terms of the Association documents, but it would have enforcement authority under both the proposed maintenance agreements and the subdivision and site plans.

Natalie L. Burns  
Associate Corporation Counsel

NLB:lab

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development

# PORTLAND PUBLIC SCHOOLS BUILDING SERVICES


## MEMORANDUM

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DATE: May 14, 1997

TO: Sarah Hopkins, Planner

FROM: Richard Jones, Facilities Manager 

SUBJECT: Redlon Road Subdivision

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Using the regional demographic multipliers for standard housing this subdivision could potentially generate .666 students per bedroom. Assuming five bedrooms per house and the students are all elementary age (worse case), the increase in student enrollment would be 23. The elementary school effected would be Hall. Hall School currently has classroom space to accommodate this increase in enrollment.

c: M. Remar



AH.G



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Richard Knowland, Senior Planner  
Chair Hagge and Members of the Portland Planning Board

FROM: Steve Bushey, Development Review Coordinator *SB*  
*(57)*

DATE: June 6, 1997

RE: Redlon Park Engineering Review

The Development Review Coordinator review has been completed for the proposed Redlon Park subdivision. The review has included several submissions of revised drawings by the applicant's engineering consultant, Pinkham & Greer Consulting Engineers, Inc. Based on this review the following comments are provided:

1. The Applicant's Engineer has completed a Stormwater Management Report which provides an analysis of predevelopment and post development runoff conditions. The applicant proposes to use low areas on the up gradient side of the Lot #1 and Lot #2 driveways for stormwater management purposes. Runoff from a significant portion of the lots will drain to these areas and discharge via culverts under the driveways. The proposed culvert sizes will attenuate peak stormwater flow discharge such that peak runoff exiting the site to the west will not exceed predevelopment levels. The methodology and computations are acceptable and the overall on-site system to handle stormwater runoff appears satisfactory. The applicant's engineer has also completed an analysis of off-site drainage, specifically at the northeast corner of the Bancroft Street/Capiscic Street intersection. An existing 18" stormdrain inlet and 30' wide drainage easement exists at this location. The analysis contains predevelopment and post development computations and concludes that the proposed Redlon development will not increase ponding levels at the 18" culvert inlet on Capiscic Street. This is mainly a result of the detention areas which will be provided on site. The methodology and input data appear reasonable. On this basis, the proposed on-site stormwater management is acceptable.
2. The applicant has provided sufficient data for layout of building finish floor elevations to allow for proper foundation drainage. A basement slab elevation schedule is provided on Sheet C2 - site plan of the project drawings.
3. The applicant's latest revised drawings, include runoff flow direction arrows identifying flow paths and acceptable flow directions based on discussions between the applicant and the Planning Department. Overall, the drawings appear to provide an acceptable level of detail insuring that runoff within the development limits will be directed to the on-site stormwater management system and not allowed to leave the site uncontrolled.



Attachment H

Linda and Bob Campitelli  
7 Redlon Road  
Portland, Maine 01302

Joseph E. Gray  
City Hall, 4th floor  
389 Congress St.  
Portland, Maine 04101

Dear Mr. Gray,

We are aware of Ric Weinschenk's plan to develop the land at the end of Redlon Road. We adamantly oppose this proposal and encourage you to reject the continuation of his plans.

Based on conversations with Portland residents and the Army Corps of Engineers, prior knowledge and common sense, we have concluded that this property needs to be preserved in its present state and not developed by Ric Weinschenk. Your decision will not only impact existing neighborhoods, but will have a far-reaching impact on the environment as well.

This land is unique in several respects. Trees, vegetation and significant ledge cover the area. Most importantly, the area contains wetlands that run east-west through the property. Mr. Weinschenk hired an engineer to conduct a wetland delineation. However, we have determined that additional analysis by environmental experts needs to take place in order to determine the existence of wildlife habitats, endangered species, rare vegetation, impact on surrounding ecosystems and the likelihood of erosion. These evaluations need to be made in spring, summer, and fall and follow city, state and federal guidelines for each specific category. Additionally, water table levels and the probability of improper drainage measures need to be determined. This issue leads directly to another reason for our opposition.

During the past month, we have had the opportunity to view Mr. Weinschenk's completed developments and talk with several residents on Brook Rd. which is adjacent to Cottage Park. During and after the completion of Cottage Park, residents experienced dynamiting of ledge and cutting of trees that once created a natural privacy line. Most importantly, the subsequent drainage problems and results were great. Furthermore, it is the opinion of these residents that Mr. Weinschenk was unresponsive to the dilemma which resulted in a legal battle that culminated in the City of Portland taking the responsibility of paying to correct the problem.

Therefore, you must trust your knowing of what is. There is a need to differentiate between necessity and profit-making by a few through destruction of wetlands, woods and ledge. We do not need houses in this area for there are many for sale. We can foresee even more drainage problems than those at Cottage Park. You can correctly choose to stop this plan to develop and avert

difficulties through right action.

We are not opposed to progress as long as it is done with mindful management of growth, in environmentally acceptable spaces, with respect to neighbors, and by a compatible developer. We hope you consider what we have said and turn down Ric Weinschenk's Redlon Park proposal. We can advance in future development by recognizing that sometimes valuable lands need to be preserved. For once gone, it is gone forever.

Sincerely,  
Linda and Bob Campitelli

4/17/97

Alexander Jaegerman  
Chief Planner  
Dept. of Planning/Urban Development  
389 Congress Street, 4th Floor  
Portland, ME 04101

Dear Sir,

I am writing to you in response to the card you sent to the residents and property owners in the vicinity of Redlon Road.

The construction of the type of homes by Cottage Park, Inc. does not conform to this neighborhood. The avant-garde appearance of these futuristic homes would be detrimental to the classic, albeit, older homes which have been here for years.

Not only that but, the ground is unstable, in that, it is marshy, wet with a high water table. Blasting the ledge to make it more suitable causes water later on to existing homes and to property. Let me explain...

When THE LEDGES were being constructed years ago on Stevens Avenue, it diverted the underground stream to flow down hill to Rockland Avenue and Bancroft St. My cellar alone had been dry before the ground was disturbed. I needed the Hydra Clay people to do work installing underground pipes to divert the water to the sewer. Colonies of black ants were uprooted and sent our way. Residences from 68 Bancroft Street downward have been plagued with water problems far worse than before. A trench was dug to divert the water to go around the house at 68 Bancroft into the street. Every winter this creates a terrible ice problem in that area. THIS HAS NEVER BEEN ADDRESSED PROPERLY. (culvert/sewer) The city spends time with heavy equipment scraping the 3 to 4 inches of ice off the street there.

So, I am voicing my tax-payers right to dissent over this perplexing issue. I am not alone in disapproving this new construction Needless, to say, things are not inspected regularly or properly as they once were. Cutbacks, be hanged, I love my city and don't appreciate a harried approach to the future.

I returned here after the Navy to live and raise a family in a caring and thoughtful community. COME ON NOW! SMELL THE ROSES! Be wiser in your thinking of us, THE TAXPAYING NEIGHBOR. We wish to live here in some kind of harmony.

Francis E. Oates  
48 Rockland Ave.  
Portland, ME 04102

Sincerely,  
*Francis E. Oates*

~~PLEASE~~ MR GRAY: PLEASE  
STOP MR. RIC WEINSCHENK.  
OK HERE'S WHY I LIKE TO LISTEN TO THE  
TREES' STORY. IT TELLS US THE STORY  
OF SUMMER THEN FALL THEN WINTER THEN  
SPRING REASON #2  
PLAY THERE BUT IF HE CUTS THE TREES  
DOWN WE CAN NOT  
PLAY THERE REASON #3 I LOVE TREES REASON #4 IT IS NICE  
TO HAVE WOODS HERE AND  
THERE NATHAN BUCK HERE AND

11 Bancroft St  
Portland, ME

04102

Planning And Urban Development  
Attn. Joseph Gray Jr.  
Director of Planning & Urban Development  
389 Congress St. City Hall, 4<sup>th</sup> floor  
Portland, Maine 04101

Dear Mr. Gray,

I own the property at 9-11 Motley St. Portland, Me.

I received the notice of the workshop on April 22, 1997 in regards to the plan by Cottage Park, Inc.  
For a 7 lot planned residential lot.

I was unable to attend due to the fact that I now live out of state but wanted to take you up on the offer to submit written comments.

Without my seeing any of the initial proposal my comments for the time being will have to be general in nature.

My initial reaction is what I would characterize as the fairly typical homeowner reaction. I would move to protect the neighborhood that I already have experienced. By that I mean I'd rather not see the nice quiet character of Motley St. being a short dead end street disrupted by a new road being linked to another so that it becomes a pass through street.

Since traffic issues are often of concern when road flow patterns are changed one traffic flow issue that comes to my mind is the fact that Motley's close proximity to Stevens sometimes makes for a difficult time pulling out to head West and East. Since the traffic approaching Stevens on Brighton heading intown has been channeled over to the right hand lane it can make Motley St. challenging at times to get out onto Brighton because traffic is backing up down the hill from Stevens. Sight lines also become a problem. Presently there aren't many homes or people on Motley so it never becomes a major issue. I think this situation would change if it became a pass through street to more homes.

The only other comment I would make at this time is that I am against every small piece of property in the city that can be developed being developed. I do recognize that each person who owns something on the face of this earth should have the same right to sell it as anyone else and I have no idea who owns this parcel. I would guess though that this parcel having been in its present state for probably 50 years or more is a little different then your average piece of land. By that I mean it has become by way of default and it's natural landlocked place a part of the fabric of the surrounding neighborhood and consequently has a different meaning to those around it. Unlike some parcels which will obviously be developed at some time due to their size and locations this one was never the obvious candidate.

Careful thought should be given to the neighborhood that surrounds this green space before a developer is allowed to change the feel of this small oasis for people and animals within the city. There are too few of these spaces left.

Please write me at 19 Dunster Rd. Jamaica Plain, MA 02130 if you can so that I can stay abreast of this as best as possible. Thank you for your consideration.

Sincerely,

  
Douglas N. Crane



James T. King  
115 Capisic St.  
Portland, Me.04102

Joseph E. Gray Jr.  
Director of Planning and Urban Development  
389 Congress St.  
Portland, Me. 04101

May 13, 1997

Dear Mr. Gray,

I am writing to you in opposition of the proposed 7-lot Planned Residential Unit Development at the end of Redlon Road in Portland. I am a 13 year resident of Capisic Street in Portland and I am very concerned about the impact that this development will have on our neighborhood.

I have attended both neighborhood meetings and Planning Board workshops on this matter and I realize that the neighborhood residents need more than a unanimous "I don't want it" to stop this project. The standards that the city will use to ultimately decide weather or not to approve this project do not go far enough to protect the impacted neighbors in the Redlon Rd. area. Traffic, noise, blasting, and the technical and financial capabilities of the developer are all good standards and should be looked at very closely.

The standard that I see as the most potentially damaging is the added run-off of water in this area. Mr Weinschenk and his engineer Mr. Greer have done extensive work in selling this project to the Planning Board. The engineer representing the city from Deluca-Hoffman stated at the workshop session on May 13th that the project "seemed to make sense", but had concerns about run-off that flows to a drainage easement at the corner of Bancroft and Capisic Streets. That particular concern is why this project should not be approved.

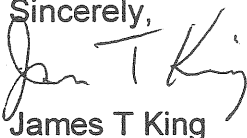
In my 13 years on Capisic St. the water situation has never been taken care of, despite numerous complaints. I have seen my neighbor stay up for 24 hours straight manning a pump to keep water from rising out of the easement into his basement. I have seen Bancroft street scraped on a regular basis because it is covered with ice. My daughter skates on this drainage easement every winter. At the workshop on May 13th, Mr. Lombardo from the public works office voiced his concern by saying "peak flows are fine but it will release more volume". This area cannot handle what is here now, what will happen when these 7 homes, driveways and roads are built.

The major concern then will be liability. The corporation council at the workshop said the liability issue after the homes are sold will be between affected home owners and the association at the Redlon Road PRUD. Mr. Weinschenk will skate away as he has done before from projects on Brook Road in Portland and Elizabeth Farms in Cape Elizabeth with no responsibility.

The Planning Board must take the potential damages seriously; well beyond the scope of the "standards" set by the city. Look at existing water problems in the Bancroft St. area. Look at problems at other developments by Mr. Weinschenk. Talk to the neighbors at Brook Road who never had water in their yards and basements until Mr. Weinschenk came along. The City of Portland doesn't need to be left with the headache of telling it's residents that the City is not responsible for their water problems and neither is Ric Weinschenk because he "followed the standards".

Please stop this project before it's too late. Don't feed your tax paying citizens to the wolves in favor of a developer who will be gone in 2 years with no liability for the problems he caused.

Sincerely,

A handwritten signature in black ink that reads "James T King". The signature is written in a cursive style with a large, sweeping initial "J".

James T King

cc. Tom Kane - City Councilor

Robert Provencher  
154 Stevens Ave.  
Portland, ME 04102

Joseph E. Gray, Jr.  
Dir. of Planning & Urban Development  
City Hall, 4th Fl.  
389 Congress St.  
Portland, ME 04101

May 12, 1997

Dear Mr. Gray,

I am writing to voice my concerns about the proposed 7-lot PRUD at the end of Redlon Rd.

I live around the corner on Stevens and June St. which borders the land parcel. My family and I are opposed to this initiative going forward.

In the nine years I have lived at this address I've had many occasions to walk through this property. I find it difficult to believe that this site has been buildable over the years as the surrounding neighborhoods have been developed.

I believe that there have been and continue to be good reasons NOT to develop this site. Among these reasons are:

- Ledge blasting and damage to area foundations and structures
- Serious drainage problems (we are at the bottom of the ledge hill)
- Destruction of wetlands, vernal pools and wildlife habitats
- Traffic (we have two children under three years old and there are a number of babies and small children in the neighborhood)
- Traffic regarding water and sewerage use

And what about the builder himself?

As sales manager of Black Mt. Wood Co in So. Windham, I am very familiar with Mr. Rick Weinschenk's business ethics and with his workmanship. I've been with the company for over 14 years. Early in 1991 Black Mt. wrote off \$6569.80 in unpaid invoices owed us by Kfoury-Weinschenk. It is my understanding that Mr. Weinschenk's company filed bankruptcy in the course of Building "Elizabeth Farms" in Cape Elizabeth. I assure you the we are not the only party injured by Mr. Wienschenk..... yet he continues to operate.....and we remain unpaid.

A salesperson from our company had a conversation with Mr. Wienschenk within the past two weeks about purchasing wood in which Mr. Weinschenk conveyed that any business he gave us would be based on "price and price alone". His motivations are clear.

In closing, I would like to go on record as being opposed to this proposed development. The site is entirely inappropriate and to say that Mr. Weinschenk is of questionable character is an understatement. We do not wish to be the ultimate victims of the planning board's poor judgment.

Please do not let this proposal go forward. Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "Robert M. Provencher". The signature is written in a cursive style with a large, prominent "R" at the beginning.

Bob Provencher

cc: Linda Campitelli

Anne Archambault  
154 Stevens Ave.  
Portland, ME 04102

Joseph E. Gray, Jr.  
Dir. of Plng & Urban Dvlpmt  
City Hall, 4th Fl.  
389 Congress St.  
Portland, ME 04101

May 12, 1997

Dear Mr. Gray,

Please make note of yet another opposition to the proposed 7-lot PRUD the end of Redlon Rd. I will do whatever is necessary to ensure that:

- The wetland area is not disturbed
- The 40-90 year old houses, and all houses, in the neighborhood are not structurally damaged by the extensive blasting that would be necessary since the proposed site is all on ledge. The million dollar bond will be woefully inadequate to reimburse us all in the event that the expected damage is done should this proposal be accepted.
- That we do not increase our already significant drainage problems
- That we do not add to the traffic in a neighborhood full of small children
- That we do not destroy the vernal pools and wildlife habitat
- That we do not add stress to the water and sewerage level in this already densely populated area.

Please take our neighborhood's and city's concerns seriously.

Rick Weinschenk is a marvelous designer, a shoddy builder and a person with extremely low business ethics. I am familiar with two of his developments, Elizabeth Farms and Cottage Park, both of which have experienced serious problems that are still not resolved.

At Elizabeth Farms he hauled tree stumps in as land fill and built on top of them! What will happen when the wood rots....and it will rot...the houses will collapse and Mr. Weinschenk will be long gone.

Cottage Park and the surrounding areas have experienced significant drainage problems which are still not resolved to the satisfaction of all.

We have friends for whom Mr. Weinschenk built a home in Cottage Park. We asked them before they built if they "knew about him". They replied that they had heard the "Weinschenk horror stories" which made the more run of the mill shoddy builders look like "Mr. Rogers", but that they had reason to believe that he had changed. HA! They are not laughing now. Their punch list of problems that existed the day they moved in not only has not been resolved, but continues to grow! The property lines were misrepresented, the quality of the fixtures and components was lied about, and the workmanship was poorly thought out and poorly executed.

Though the homeowner gave Mr. Weinschenk specs on many things, they were completely ignored. For example, the family bought a Jennair "industrial look range". They gave the builder plenty of time and specific instructions for installation. Months later, upon move-in, they realized that they could not open the kitchen drawer perpendicular to the stove because the builder ignored the manufacturer's instructions.

If this is the level of concern he has for his customers, imagine how little he cares about the rest of us!

It is my understanding that Mr. Weinschenk's housing developments have been foreclosed upon three times in the state of Maine alone over the past ten years and that bankruptcy and foreclosure were the reason he moved on from the last two states, including Colorado.

He continues to receive credit from past creditors in hopes that they will be able to recuperate past loses.

It is also my understanding that the purchase price of the land was a mere \$70,000. The price was so low because it was considered unbuildable. Please be sure it stays unbuilt and in the hands of scrupulous custodians.

I beg your cooperation and appreciate your having taken the time to listen. Please do not let this project go through!

Sincerely,

  
Anne E. Archambault

cc: Linda Campitelli

- 1 Nancy & Bill WARNOCK - 36 June St 774-1900
- 2 Linda & Bob Campitelli - 7 Redlon Rd 773-0700
- 3 DAWN DE RICE - 21 REDLON RD 773-5083 (OFF 773-5651)
- 4 NANCY BOYCE <sup>28 HARMON RD P.</sup> (EUNICE FRYE HOME) 773-8653 (Home)
- 5 Doris V. Chapman <sup>(also Eunice Frye Home)</sup> 32 Anson Rd. 772-1694 (Home)
- 6 Mickey & Emmett M. O'Brien 124 Stevens Ave 774-3274
- 7 Jim & Helen King 115 Capisic St. 772-4013
- 8 TRACY A. & VINCENT L. DEVLIN 99 CAPISIC ST. 741-4587
- 9 Kathy & Louie Germani 76 Bancroft St 775-3498
- 10 Andrea & Colenn Fortier 34 Kenilworth St. 775-0731
- 11 Bob & Laura Carten 39 Kenilworth St 775-0479
- 12 Bill & Ruth Green 22 Rockland Ave 773-8619
- 13 STEVE & SHEILA LEADBETTER 83 CAPISIC ST 773-7003
- 14 Maureen Castello 102 Rockland Ave. 772-6690
- 15 Bob Provencher 154 Stevens Ave. 773-9697
- 16 NICK MAVODANES 127 WOLCOTT ST. 774-5136
- 17 Barbara Rick 7 Stoneledge Dr. 773-6197
- 18 Nancy Giard 4 Colonial Court 772-1146
- 19 GILBERTE DAVIS 118 Wolcott St. 773-2835
- 20 Chris & Ellen Pison 136 Stevens Ave 871-8049

- 21 Carleton Winslow 19 Capisic St. 773-8281
- 22 Debi V. Dowd 75 Machigonne St. 773-6250  
 Mark O Adels City Hall
- 23 Shawn Robinson 33 Bancroft St 761-0991
- 24 Mark & Julie Sengelmann 29 June St 761-2929
- 25 Richard + Nanette Norden 137 Bancroft St. 774-8055
- 26 DAN WAXMAN & WIFE 192 Stevens 774-8210
- 27 Cathy & Jerry Bruno 445 Brighton 773-8922  
 Dory-Anna Richards Waxman 192 Stevens 774-8210
- 28 Candace Myers 9 Kenilworth St 761-5840
- 29 GREG DISMORE 25 MOTLEY ST 774-7119
- 30 Evelyn B. Kumiszczak 55 Kenilworth St. 774-2848  
 Joseph F Kumiszczak " " " "
- 31 Shoria M Cates 48 Rockland Ave. 774-1655  
 Francis E. Cates 48 Rockland Ave 774-1655
- 32 Virginia L. Kern 154 Bancroft Street 772-1062
- 33 Roger & Donna Gendron 118 Bancroft St 774-6830
- 34 Carmen Bailey 143 Bancroft St. 761-3911
- 35 Sue La Sala 45 Kenilworth St. 774-5706  
 Hannah LaSala 45 Kenilworth St. 774-5706
- 36 Meghan Bailey 143 Bancroft St. 761-3911  
 Mayor JOHN McDonough 1327 Westbrook St. 774-3349
- 37 Richard E. Ayh 52 Kenilworth 773-7127
- 38 Antonio DiMillo Jr. 164 Bancroft St. 774-9195
- 39 William O'Neil 101 Bancroft St. 761-0483



**Dan Waxman  
192 Stevens Ave.  
Portland, ME 04102  
ph:774-8210 (hm)  
871-8021 (wk)**

**April 18, 1997**

**Mr. Joseph E. Gray Jr.  
Director of Planning and Urban Development  
City Hall 4th floor  
389 Congress St.  
Portland, ME 04101**

**Dear Mr. Gray:**

**Thank you for sending the postcard informing our community of plans of a 7-lot Planned Residential Unit Development near Redlon rd.**

**Here are my comments and concerns:**

- Is it individual homes or 7 lots of condominiums?**
- There's a stream on the property.**
- It's the last remaining piece of woods in the area.**
- This community has already had several new housing developments.**
- Burden on schools and other city services such as fire and police protection.**

**My wife and I , along with our three children have lived at 192 Stevens Ave. since 1987. We decided to move to Portland for many of the reasons that most people decide to move here: good schools, nice neighborhoods, and numerous civic and cultural activities that living in Portland offer.**

**We bought our house because we love it. It's a big old white farm house with a good size lot. It's close to schools, playgrounds, Capisic pond and the small amount of woods, and a steam near our house - all for our children to enjoy.**

**Since 1987, my children have been redistricted (to different schools) twice. If you have ever had your own community redistricted than you know it's a horrible process for any community to go through.**

**The Longfellow, Hall , and Nathan Clifford Schools are already overcrowded-again. Is this due to poor planning or lack of research, information and communication between the City Council, Planning Board and City Manager?**

**It's common sense that: before we add more new housing in Portland we simply have to be absolutely sure that the city's infrastructure can handle it.**

**Over the last 15 years Portland has added thousands of houses/housing units. Thus creating a huge burden on city services. Portland is currently unable to meet the needs of its schools, students, fire department, police department.**

**Why does your office and the planning board choose more often than not, to allow most open spaces/woods/vacant lots/ be use for more buildings? You know the value of open space, woods, and public parks have on the entire city - it's the difference between people wanting to live in Portland or move to its suburbs.**

**In my neighborhood alone I've seen several small patches of space get multi-unit housing:**

**-Brighton & Stevens Ave.( across from the old Rosemont School)**

**-Brighton & Stevens Ave.(directly behind old Rosemont School)**

**-Brighton Ave. (north/west bound side of Brighton 100' +/- from Stevens toward hospital)**

**-Frost St.**

**-Stevens Ave between brighton & Congress: The Ledges, Coachlight Drive, The units on the right at the end of Stevens (near congress-used to be wet/swamp).**

**That's 7 "Planned Residential Unit Developments" all right near my house.**

**It' s just not necessary to tear down the last remaining area of woods in our neighborhood, and place more burden on our neighbor hood schools and services. I feel our neighbor hood is already over built. More housing will ultimately lower the value of everyone's property.**

**Sincerely,**



**Dan Waxman**

**cc: The Portland Planning Board:**

**Cyrus Hagge, Chairman**

**John Carroll, Vice Chairman**

**Kevin McQuinn**

**Deb Krichels**

**Ken Cole**

**Erin Rodriguez**

**Alexander Jaegerman, Chief Planner**

**Tom Kane, Portland City Council**

**Paul Van Cott, M.D.E.P.**

Linda and Bob Campitelli  
7 Redlon Road  
Portland, Maine 01302

Joseph E. Gray  
City Hall, 4th floor  
389 Congress St.  
Portland, Maine 04101

Dear Mr. Gray,

We are aware of Ric Weinschenk's plan to develop the land at the end of Redlon Road. We adamantly oppose this proposal and encourage you to reject the continuation of his plans.

Based on conversations with Portland residents and the Army Corps of Engineers, prior knowledge and common sense, we have concluded that this property needs to be preserved in its present state and not developed by Ric Weinschenk. Your decision will not only impact existing neighborhoods, but will have a far-reaching impact on the environment as well.

This land is unique in several respects. Trees, vegetation and significant ledge cover the area. Most importantly, the area contains wetlands that run east-west through the property. Mr. Weinschenk hired an engineer to conduct a wetland delineation. However, we have determined that additional analysis by environmental experts needs to take place in order to determine the existence of wildlife habitats, endangered species, rare vegetation, impact on surrounding ecosystems and the likelihood of erosion. These evaluations need to be made in spring, summer, and fall and follow city, state and federal guidelines for each specific category. Additionally, water table levels and the probability of improper drainage measures need to be determined. This issue leads directly to another reason for our opposition.

During the past month, we have had the opportunity to view Mr. Weinschenk's completed developments and talk with several residents on Brook Rd. which is adjacent to Cottage Park. During and after the completion of Cottage Park, residents experienced dynamiting of ledge and cutting of trees that once created a natural privacy line. Most importantly, the subsequent drainage problems and results were great. Furthermore, it is the opinion of these residents that Mr. Weinschenk was unresponsive to the dilemma which resulted in a legal battle that culminated in the City of Portland taking the responsibility of paying to correct the problem.

Therefore, you must trust your knowing of what is. There is a need to differentiate between necessity and profit-making by a few through destruction of wetlands, woods and ledge. We do not need houses in this area for there are many for sale. We can foresee even more drainage problems than those at Cottage Park. You can correctly choose to stop this plan to develop and avert

difficulties through right action.

We are not opposed to progress as long as it is done with mindful management of growth, in environmentally acceptable spaces, with respect to neighbors, and by a compatible developer. We hope you consider what we have said and turn down Ric Weinschenk's Redlon Park proposal. We can advance in future development by recognizing that sometimes valuable lands need to be preserved. For once gone, it is gone forever.

Sincerely,  
Linda and Bob Campitelli



17 Apr 97

To: Joseph Gray Jr,

I received the notice from the city of Portland regarding the possibility of building a 7 lot residential unit on Motley/Caroline streets. I strongly object to this proposal. The peace and calmness that are obtained from the woods behind my house + my neighbors is invaluable. This was the primary reason I purchased my home in this location - to have that "bit of country" in Portland.

The land behind my home at 18 Motley is swampy and is a natural breeding ground for turtles, lizards/salamanders etc. This wetland is an area that needs to be preserved - Not developed.

Please don't take this bit of woods and wild life away. We all need it.  
Thanks! Janet A. Stukas

Alice and Louis Thompson  
22 Redlon Rd.  
Portland, Me. 04102

Dear Mr. Gray,

We are residents on Redlon Road and oppose Mr. Weinschenk's proposed Redlon Park development.

We have enjoyed the beauty of this land, equally from the vegetation, trees, ledge and animals who call it home.

Many of the old homes and existing properties in this area are built on or next to ledge. The ledge, in this wooded space, has previously been considered to be too extensive for development. Blasting of this ledge will most assuredly cause vibrational rippling which in turn will cause water and drainage problems for surrounding properties. There is also the likelihood of foundation cracking and shifting which causes irreparable damage. Ledge will crack and the water will follow.

The woods contain many established trees and animals. In addition to the ledge being blasted, the cutting down of these trees will also add to the water and drainage problems.

If these two reasons weren't enough to convince you to stop this project, there are the Wetlands. No matter what steps may be taken to protect and contain them, the Wetlands will be destroyed. Also, these Wetlands will only add to the water and drainage problems from the forementioned disruptions. Let's be preventative and stop this development!

Sincerely,

*Alice C. Thompson*  
*Louis D. Thompson - A very concerned*  
*resident.*

**Richard A. Norden**  
137 BANCROFT STREET  
PORTLAND, MAINE 04102  
Home Phone 207-774-8055

April 13, 1997

Planning and Urban Development  
City Hall 4th floor  
389 Congress Street  
Portland, ME. 04101

Dear Mr. Gray,

I attended the April 8th Portland Planning Board meeting about a 7 LOT PLANNED DEVELOPMENT by Mr. Weinschenk at the end of Redlon Road.

I live at 137 Bancroft Street facing Dr. Herrick's home at 130 Bancroft Street that abuts the Plan. I have looked after their house and lots from time to time and have observed alot in 27 years here.

1. Wetland and flooding. Please take a closer look at that! It does flood now. Check with the neighbors at the lower end of Bancroft Street. Example: (Tony Dimillo, Jr.) Also ask why so many people are trying to sell their homes. Its unfair to push more drainage on them, think back to the October rain.

2. On the second set of their plans they stated that the section that is behind the Bancroft Street homes is forrested, not true. I have watched Dr. Herrick develope that over years to a nice field that Mrs. Herrick mows in the summer around the wetland. From my front door I can see traffic on Stevens Ave, so its not very wooded or forrested as they say.

3. Mr. Weinschenk and his Rep could not give you any idea of the approximate price of the homes, they avoided that.

4. No one addressed the impact of vandalism. We have a good neighbor crime watch where everyone trys but, we have had problems on record. Now before any Color, Race or Names get involved we should think about it and discuss it.

5. This plan does not fit well in only a small piece of land with some trees, water drainage and wild life there.

6. The people of Redlon Road at the front door may have been told whats going on, but the people at the back door, have to look at this for years to come. Your meeting notice was the first I have heard of .

7. You the P.P.B. are not sure of what zone or what rules to follow; Prud or Subdivision? Please don't cut our neighborhood short, it's beginng to look a lot like Boston.

Thankyou,



Richard A. Norden  
Portland Taxpayer

P.S.

Mr. Gray,

I picked up this notice on the chambers rail. I only want to point out that I know I am not the only one that is concerned about the value of properties Developers want to squeeze all they can, also there was no information there about this project: Redlon Road.

I happened to follow Mr. Weinschenk and his Engineer out of the chambers. I have to tell you I get very upset to see a man snicker an laugh over something this important.

Roger J Gendron  
118 Bancroft Street  
Portland, ME 04102-2029

April 20, 1997

Joseph E. Gray, Jr.  
Director of Planning and Urban  
Development  
City Hall, 4th Floor  
389 Congress Street  
Portland, ME 04101

Dear Mr. Gray:

It has come to my attention that the Portland Planning Board has been considering a plan by Cottage Park, Inc. to construct a 7-lot Planned Residential Unit Development under the name Redlon Park. I am writing this letter because I am both a homeowner on land abutting the proposed development and a concerned taxpayer when I hear of proposals that appear to be of a questionable nature. I have resided at 118 Bancroft Street for 20 years and I am currently employed as the Business Manager at the Portsmouth Naval Shipyard. During my years as a business professional for the Federal Government I have reviewed several proposals outlining projects worthy of an expenditure of capital. In each case, completed staff work and re-evaluation points are necessary to ensure acceptable financial risk is behind the final decision to proceed. I would expect your evaluation of this project is equally well staffed and will proceed with due consideration to potential risk.

I have examined some documentation regarding the proposal as it stands at this point and spoken to other homeowners whose property abut the proposed site. I have both general and specific concerns. Of a general nature:

a. It is not clear who is liable for adverse impact on abutters either due to construction or as a consequence of the final construction? Is it the City, the developer, or the Homeowners Association that would be formed as the properties are sold?

b. Has the City reviewed the developer's history in similar projects? Does he have a proven record in favorably resolving problems with land development? Has the City and the financial institution funding the project made such an investigation?

c. When will the final decision be made on proceeding with this project? Are there go/no-go check points based on more information? Financial viability appears to hinge on successful development in the face of a site that poses ranging environmental extremes ("substantial ledge outcroppings and an intermittent stream and associated wetlands running through the center of the site") and to quote Sarah Hopkins, a Senior



City Planner, "development will be a challenge but will provide an opportunity for creative design and engineering". On the surface it sounds like a project worth continued reassessment before being given the green light. While creative design and engineering should be encouraged, it normally carries a commensurate amount of risk.

d. Drainage, both surface and subsurface water, has been a problem for houses abutting on Bancroft street since they were built. I continue to have subsurface water problems and would not want the situation exacerbated. Has a study been performed on subsurface water in addition to surface water associated with the wetlands and the unnamed stream? Do we know how the stream and wetland areas will change as a result of this development? If adverse consequences result to abutters, how will it be dealt with? Who will be liable?

Of a more specific nature:

a. In the construction schedule, there is no mention of ledge removal. Also, it stated the largest section (of water) will drain to the west towards Bancroft Street which already has a water drainage problem.

b. In the "Declaration of Covenants and Restrictions" there are other areas of concern or need for clarification:

1. There is mention of a Design Review Board which is not an independent group but the Grantor (developer) and then handed off the Redlon Park Homeowners Association.

2. It appears that at some point in time the Homeowners Association assumes liability for common areas and facilities to include surface water systems. Abutters seeking recourse for adverse consequences of this land development will likely have difficulty dealing with someone not responsible for the situation.

3. Further subdivision appears to be at the developers discretion. "The lots as shown on the plan may not be subdivided except with the consent of the Grantor (developer) and with the approval of the City of Portland if required." Under what conditions would subdivision not require the City of Portland's approval?

c. In the "Rock Removal Guidelines":

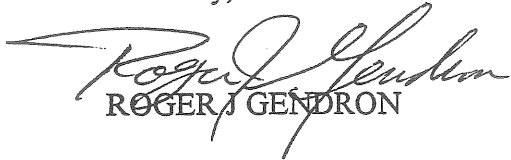
1. It mentions a test blast but it is not clear what impact if any the results of this test will have on the project. What impact will the test blast have on further development? Will the project be re-evaluated based on the results?

2. There is mention of pre-blast surveys being put up for notice 48 hours in advance. However, there is no mention of estimated duration of blasting, hours of blasting, liability associated with damage caused by blasting (cracked foundations/diverted surface/subsurface water/ etc.).

I trust you will consider these and other issues associated with this proposal before making your final decision to proceed. While it will require leaving my work early, I will

make every attempt to attend your meeting on Tuesday 22 April 1997. In the future, you might want to seriously consider at least one evening session to hear personally from city residents on such issues.

Sincerely,



ROGER J GENDRON

Cc:

Tom Kane

71 Rosemont Ave

Portland, ME 04103

Bob Campitelli

7 Redlon Rd

Portland, ME 04102

Cynthia C Stewart

Vice President

People Heritage Bank

One Portland Square

PO Box 9540

Portland, ME 04112-9540

Joseph E. Gray, Jr.  
Director of Planning and Urban Development  
389 Congress Street  
Portland, ME.  
04101

April 21, 1997

Dear Sir,

I am writing in regards to the plans to build seven houses at the end of Redlon Road. I would like to bring up several concerns.


Naturally, I am disappointed to lose the woods in my back yard. It made my home in the city much more appealing. I have met with the developer who has told me that he does not plan to clear the outermost 25 feet of any of the property. However, I don't suppose that is a guarantee. I imagine it would be within his or the new home owners rights to change their mind. The city needs trees to help purify the air and I can attest to the fact that traffic has increased dramatically in that area in the seventeen years I have been there.

There is quite a population of a variety of animals that live in that woods. I am concerned for their welfare and loss of habitat, but I am also concerned due to the increase in cases of rabies. I am afraid the displaced animals will end up under my porch.

The area is very wet and I do not want to have my back yard end up with any more water draining into it. Another neighbor has told me that the blasting that will have to be done to get rid of the ledge will cause more water problems for the area.

Thank you in advance for considering these factors in you planning approval process.

Sincerely,

  
Sheila A. Leadbetter  
83 Capisic Street  
Portland, Maine 04102

Nancy & William Warnock  
36 June Street  
Portland, Maine 04102

April 28, 1997

Mr. Joseph E. Gray, Jr.  
Director of Planning and Urban Development  
City Hall, 4th Floor  
389 Congress Street  
Portland, Maine 04101

RE: Redlon Road PRUD Proposal

Dear Mr. Gray,

We write to you to express our serious concerns about the above proposal. We are strongly against said proposal!!

The designated area presently supports a natural habitat for wildlife, wetlands and drainage, coniferous and deciduous woodlands, and a natural flora including the rare "lady slipper." A number of people have described the area as a "mini<sup>o</sup>t<sub>A</sub>ture fell" as found in England or Scotland.

Our property, and the properties of our neighbors on June Street, Redlon Road, Capisic, and Bancroft Streets are topographically part of a larger scene and will be negatively affected by this proposal. We all have served, and continue to do so, as stewards to protect this unique piece of land within the City of Portland!!

To our knowledge, not one of the respective properties has ever been posted. Hence, present pathways exist, due to the largess of the property owners. Families from all the surrounding areas enjoy the walk through the woods.

Rabbits and pheasants once inhabited these woods and open spaces. The spring "peepers" once lived here and contributed their beautiful early evening song. They are all gone since the building of The Ledges condominium complex on Stevens Avenue (the opposite side of June Street from the Prud proposal).



**Mr. Gray, you and your colleagues are cordially invited to take a walk through these woods to see why we urgently request that you DO NOT recommend this proposal.**

**Very truly yours,**

*Nancy M. Warnock*

**Nancy M. Warnock**

*William A. Warnock*

**William A. Warnock**

**cc: Chairman Hagge, Portland Planning Board**

Linda Campitelli  
7 Redlon Rd.  
Portland, Me. 04102  
April 17, 1997

Mr. Joseph Gray  
Mr. A. Jaegerman  
Planning Board Officers  
Planning Board-4th floor  
Portland, Maine 04101

Dear Mr. Gray and Mr. Jaegerman,

Enclosed is an article from the April 13, 1997 issue of the Portland Press Herald . I made an immediate association to the Wetlands at the end of Redlon Road, both from the description of the land and of the wildlife it contains.

It reemphasizes my opinion that a wetland study should include a delineation, wildlife habitat study and a vegetation analysis. It is my understanding that this study should be conducted during the growing season, preferably in the spring and summer. Mr. Weinschenk's hired engineer informed me that he conducted his delineation in February. As you are well aware, February is in the middle of winter when the ground is frozen, animals are in winter hideaways, and vegetation is dormant . In my opinion, which I'm certain is shared, this delineation was untimely and, therefore, the results should be considered inconclusive and unreliable.

Living close to this sight, I have many opportunities to spend time familiarizing myself with it. Both in my yard and in the woods, I have seen many living creatures including skunks, woodchucks , pheasants, snakes, frogs, insects, rabbits and a wide variety of birds. My neighbors have recently told me of the ducks who visit their backyard every spring and fall. Could these be migratory birds?

Somehow, this small environmentally rich piece of land must be integrated into the eco-system that includes Capisic Pond , Stroudwater, and the ocean. When you stroll in and around this place, a little humility is experienced upon realizing our place in this system. This land may be small, but vulnerable to destructive development.

The truth needs no explanation, just reflection. Please, lets make a study of this land and preserve it. Where are the green spaces in Portland? We need to see clarity in this situation in order to notice the opportunity for growth in the right direction. Ric Weinschenk has taken more than his share of Portland, so just say, "no" to Redlon Park Development. In so doing, you'll be deciding the future of invaluable species, including our own.

Sincerely,  
Linda Campitelli

Grant

14 June St  
April 13, 1977

City of Portland  
Dept. of Planning  
389 Congress St 4<sup>th</sup> floor  
Portland, Maine 0401

Dear Sir,

Receive your notice about the vicinity of the "Redden Road Project" and for what I know now, I am against such a move even if my land borders on Carolyn St. I know Carolyn St is an accepted St but nothing has been done to improve it since I have lived on June St and that more over fifty years. I am 88 years old now and will be 89 in Sept. The city has too many things now to take care of properly.

Sincerely,

(Mrs) Ruth L. Norris

Dear Rich Knowland my grandparents have lived on 24 motley street  
for nine years. I go in those woods with friends and play games.  
When I heard the beautiful trees would be cut down I decided  
to write this letter. Some people say there arnt any  
animals that live in those woods. There wrong. When I go  
in there its swarming with animals of all kinds. I'm only  
eleven years old but I want my three month old  
sister to enjoy hiking in those woods when she gets  
older. Please dont cut down those trees.

Sincerely Kristi Parker

Kristi Parker



May 19, 1997

Judith A. Greenwood  
68 Bancroft Street  
Portland, Maine 04102

Mr. Joseph E. Gray  
Director of Planning and Urban Development  
389 Congress St.  
Portland, Maine 04101

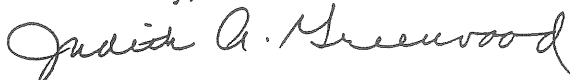
Dear Mr. Gray,

After a review of the Redlon Park proposal, I feel compelled to share my concerns. As a single professional woman, I recently relocated to the city of Portland. As one who has lived in and around Portland for over forty years, I have witnessed both positive and negative expansion and development in the city. I support the concerns and objections of abutting property owners in the loss of valuable open space. Additionally, the extensive blasting in the area poses a threat to ~~possibly~~ existing homes, many of which are older and probably already have some structural foundation changes. To what extent can aggravation of an existing structural change on an older home be litigated? The blasting also precludes a best case scenario; impact to existing ledge and water flow along these natural glacial tills is at best an informed guess. Rippling effects cannot be guaranteed; thus causing concern to those in the stormwater drainage area.

This area is already wet and drains poorly. An example in point is the end of Bancroft Street from Rockland Avenue west towards Capisic Street. Water in this area already pools in backyards and drains slowly through inadequate ditches to culverts which are insufficient to handle the water and are also poorly maintained. The Public Works Dept. is deployed to this area several times a year, especially during the winter when a section of Bancroft Street becomes a frozen glacia around which residents must navigate. A similar situation could develop all along Bancroft Street, as well as aggravating the existing problem. I was particularly disturbed to read that the developer has responsibility during the construction and after to the extent that the engineering design was properly completed. The city is also exempted from direct responsibility, leaving only the residents of Redlon Park responsible for ensuing water problems. I also found the suggestion that current residents could retain their own engineers and attorneys, if they have doubts, irresponsible and insensitive. These people are, for the most part, moderate income working people, whose homes are their primary investment. The cost of retaining specialists is prohibitive to most. One relies on the city to protect, consider, and make informed decisions that take into consideration the majority of affected citizens.

In conclusion I ask that the concerns for the large numbers of home owners potentially affected be reconsidered. Are these six home sites so desperately needed that jeopardizing other existing homes is warranted? One only knows too well the meaning of the word, "once gone, gone forever," if you are a person who remembers the Union Station before the strip mall. Decisions should consider the use of land not only for today, but in a score to come.

Sincerely,

A handwritten signature in cursive script that reads "Judith A. Greenwood". The signature is written in black ink and is positioned above the printed name.

Judith A. Greenwood

Neighbors of Redlon Woods and Wetlands  
c/o Robert and Linda Campitelli  
7 Redlon Rd.  
Portland ,Me. 04102  
773-0782  
May 23,1997

Mr. Alexander Jaegerman  
Chief Executive Officer  
Planning Board Office  
City Hall-4th floor  
Portland, Me. 04101

Dear Mr. Jaegerman,

In order to acquire our own technical experts to evaluate the sight of the proposed Redlon Park Development, we request intervener status. Also, we would like a copy of the Planning Board procedure. Please mail the information to us at the above address. Thank-you!

Sincerely,  
Linda and Bob Campitelli

Dear Mr. Nagge, 4/21

My daughter  
Nannah & her friends  
are responding to  
the proposed  
Redden Road  
Cottage Park Project.  
They have a very  
valid point, esp. in  
light of the Sunday  
Press Herald's recent  
article on mudslides &

houses in the  
area? Bancroft  
already suffers  
every spring with  
runoff & the add.  
houses will further  
increase the moisture  
of the surrounding  
area. Come check it  
out yourself!  
Thanks for listening.  
She La Sala



streams, ponds in  
the potential housing  
site area. Have you  
investigated fully  
the impact diverting  
all the water off the  
Redden area will have  
on the surrounding  
already established

To the city of Portland  
who doesn't have many  
trees,

We live on  
Kenilworth Street where  
you might cut the small  
forest that is near  
our house. The forest  
is important to us  
and has been our play  
area for as long as  
we can remember. Many  
animals live in there  
and if you cut down  
their homes they will  
probably die.

again I  
is very



The forest  
will say  
important

So please, please  
don't cut down our  
forest,

Yours faithfully,  
Hannah LaSala,  
Stacey Robinson, and  
Harley Oliver, and  
Antonia de la Rosa



17 Apr 97

To: Joseph Gray, Jr.,

I received the notice from the city of PHD regarding the possibility of building a 7 lot residential unit on Motley / Caroline streets. I strongly object to this proposal. The peace and calmness that are obtained from the woods behind my house & my neighbors is invaluable. This was the primary reason I purchased my home in this location - to have that "bit of country" in Portland.

The land behind my home at 18 Motley is swampy and is a natural breeding ground for turtles, lizards/salamanders etc. This wetland is an area that needs to be preserved - Not developed.

Please don't take this bit of woods and wild life away. We all need it.  
Thanks! Janet A. Stukas



55 Kenilworth Street  
Portland, Maine 04102  
774-2848

April 25, 1997

Mr. Joseph Gray  
City of Portland  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Gray:

We would like to bring to your attention our concern about a prospective construction project under consideration in our neighborhood. A planned project that would be bordered by Motley, Caroline, Bancroft, Redlon and June Streets would cause considerable damage to our home's value and livability. This area of Portland is built up on ledge. This construction project would require extensive blasting and it has been publically noted that water flowage would be diverted towards our home. A significant amount of water currently flows from the area under consideration to Capisic Pond and on to Stroudwater. Currently the water flow is so severe that city crews are deployed to Bancroft Street during the winter months to scrape the ice off the roadway. Adding to the current water problem will certainly create a liability for the city.

We have lived in our home for over 50 years and have seen the changes in the water that flows from the wooded area under consideration. While the flow has always been significant, the situation became critical after condominiums were constructed adjacent to Roosevelt School and the Stevens Avenue Fire House. The water diverted by the blasting and changes in the water table have affected our home. We now get water in our basement when we previously did not. The paint on our home now peels off in copious amounts. We have had paint manufacturers and consultants look at our home, take moisture readings and tell us that our concrete foundation is acting like a wick bringing moisture to the outside walls. One side of our lot receives so much moisture now that the grass grows at three times the rate of the other side. Any additional water diverted to our property either above ground or through changes to the aquifer can not occur.

We welcome a visit by the city to our home and neighborhood to discuss our concerns. We plan to attend any and all city meetings that are relevant to this project. Please make sure that our name is on all correspondence from your office. Thank you for your consideration in this matter. We look forward to meeting with you to discuss this issue personally.

Sincerely,



Joseph & Evelyn Kumiszczka

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

Cyrus Y. Hagge, Chair  
John H. Carroll, Vice Chair  
Kenneth M. Cole III  
Jaimey Caron  
Kevin McQuinn  
Deborah Krichels  
Erin Rodriguez

July 24, 1997

Mr. Ric Weinschenk  
Cottage Park Inc.  
91 Summer Place  
Portland ME 04101

RE: Redlon Park Subdivision; Redlon Road

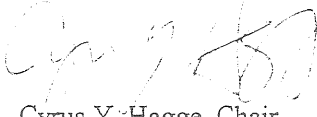
Dear Mr. Weinschenk:

On July 22, 1997 the Portland Planning Board voted 4-2 (Caron and Rodriguez opposed; Carroll absent) on the following motions regarding the 7 lot Redlon Park planned residential unit development:

- I. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
  - i. That executed copies of submitted easements, drainage maintenance agreement and landscape maintenance agreement be submitted for staff review and approval.
  - ii. That whatever rights the applicant may have at the end of Redlon Road shall be dedicated to the City as a continuation of the Redlon Road right-of-way, at least to the end of the Thompson property.
  - iii. The Homeowners Association shall acquire and maintain a spare pump for the sanitary waste system.
  - iv. There shall be a five year extended stormwater management performance guarantee in an amount equal to the dollar cost estimate of the drainage related improvements included in the regular performance guarantee. During the five year period commencing with the release of the regular performance guarantee for site improvements, a drainage monitoring program will be undertaken by the City to evaluate post construction drainage and stormwater conditions for a variety of storm events as they occur. The extended stormwater management performance guarantee resources may be used by the City to mitigate any unforeseen problems, deficiencies, or defects of the stormwater management program and infrastructure on the site, as may be determined to be necessary by the Planning and Public Works authorities and access to the site for these purposes shall be provided by the applicant or the Homeowner's Association to the City or its agents for the purposes so specified.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,



Cyrus Y. Hagge, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Acting Development Review Coordinator  
William Bray, Deputy Director of Public Works  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File  
Tom Greer, Pinkham and Greer, 170 US Route One, Falmouth ME 04105

**CITY OF PORTLAND, MAINE  
MEMORANDUM**

**TO:** Chair Hagge and Members of the Portland Planning Board

**FROM:** Sarah Hopkins, Senior Planner

**DATE:** May 13, 1997

**SUBJECT:** Redlon Park; Site Plan, Subdivision, P.R.U.D. Review; Cottage Park Inc. Applicant

**I. Introduction**

Cottage Park, Inc. has requested Subdivision and Site Plan review of a Planned Residential Unit Development to be located at the end of Redlon Road, off Stevens Avenue. The site is 4.43 acres and zoned R-3 Residential.

The applicant has proposed a 7-lot detached PRUD serviced by a private road with common areas owned and maintained by a homeowner's association. The homes will be designed and constructed by the applicant in the same style as the homes of Cottage Park.

The parcel to be developed is characterized by a mix of hardwood forest, substantial ledge outcroppings, wetlands, and marked changes in topography. As a large, undeveloped parcel in the center of a well developed neighborhood, it is a popular open space for many neighborhoods residents in the vicinity. Because of the pattern of use, the applicant has worked to preserve public access across the property.

Similar to the design of Cottage Park, the applicant will work to preserve large stands of trees throughout the development. A limit of clearing plan has been submitted by the applicant upon consultation with the City Arborist.

The applicant has submitted a grading plan which indicates the intended stormwater flow directions and sill elevations for the homes. This plan will be the basis for administratively reviewed single-family site plans. Single lots will be required to submit more detailed site grading plans.

Throughout the review of this project, the neighbors in the vicinity, in particular along Redlon Road, Bancroft Street, and June Road, have kept involved by meeting with the applicant and City staff on several occasions to discuss their concerns.

The four main concerns expressed include (but are not limited to):

1. The impact of the blasting of ledge on neighboring properties;
2. The impact of stormwater runoff on abutting properties;
3. The buffering of the development from neighboring properties along Redlon Road; and
4. The loss of this site as a valued neighborhood open space and wildlife sanctuary.

## II. Summary of Findings

Zoning: R-3  
Parcel Size: 4.43 acres  
Number of House Lots: 7  
House Lot Size: 17,000 - 39,000 sq. ft.  
Adjacent Land Use: Residential, Institutional

## III. Staff Review

A discussion of the standards for site plan and subdivision review follow. The Planning, Public Works, Parks and Fire Departments have been involved in the review of this project and their comments will be available prior to the public hearing.

## IV. Subdivision Review

### 1. Water and Air Pollution

As a seven-lot residential development, the Redlon Park development is not anticipated to result in undue water or air pollution.

### 2/3. Water

*All public* - A private water line will connect to the public-inch line in Redlon Road to provide service to the individual homes. Pipe sizes should be added to the plan prior to public hearing.

The applicant has requested a letter from the Portland Water District regarding capacity to serve the development.

### 4. Soil Erosion

Included with Attachment 6 is a sedimentation and erosion control plan for the proposed development. The plan includes the following measures:

- Installation of silt fence around the perimeter of the property and along the lower edges of the ponds;
- Construction of stone check dams at culvert outlets; and
- Application of seeding, rip rap and erosion control mesh at appropriate locations.

### 5. Traffic

According to the City's Traffic Engineer, the proposed development is not expected to significantly impact the street system within the vicinity of the project.

The project, according to the Institute of Transportation Engineers, will generate 70 vehicles trips per



day (35 in; 35 out). This assumption is based on 10 (5 in; 5 out) trips per dwelling unit each day for seven homes. Mr. Errico's memo is included as Attachment 11b.

### **Transportation Issues**

The applicant proposes to construct a private 22 ft. roadway at the end of Redlon Road. the road will end in a hammerhead turnaround and will provide access to the seven proposed lots.

Due to construction costs and marketing considerations, the applicant has opted against a public street for the development. Instead of the 24 ft. public roadway, a 22 ft. private road is proposed with City standard typical depth of materials, bituminous curb, and either a 3 ft. sidewalk on one side and a 2 ft. shoulder on the other side. With the high elevations off of Redlon Road and the layout and design of the road, the road will appear as more of a common driveway than roadway.

It is unclear from the plans and street profiles whether a sidewalk is proposed in this area. The applicant may wish to clarify this during the workshop.

The developer has researched the possibility of connecting the private roadway to an existing street but the streets to the north of the site are paper and cost to connect to paved streets would be extremely high. The topography of the site and the environmental considerations also make physical connections difficult.

During the last Planning Board workshop on this project, the applicant discussed the status of a number of paper street extensions of (Caroline Street, Motley Street and Redlon Road) which traverse the site but are undeveloped. The streets extend into the large undeveloped area bordered by Redlon, Capisic, Bancroft, Redlon, and June Streets. Pathways exist throughout this area, however not necessarily within the paper street rights-of-way. (An aerial photograph will be available at the workshop.)

The Planning Board has consistently stressed the importance of connecting proposed developments to existing neighborhood streets. While this site and the land beyond it to the north are crossed by a number of trails, these trails do not necessarily fall within the outlines of the roadways due to wet areas, drastic changes in topography and ledge outcroppings.

The applicant is proposing to preserve a 5 ft. public access easement along the entrance drive, located parallel and adjacent to a paper portion of Caroline Street. The applicant has also shown an additional pedestrian easement to Motley Street which runs parallel to Caroline Street. The applicant may wish to clarify the signage or construction proposal for this easement during the workshop. Included as Attachment 14a is a plan for the physical connection of the Caroline Street r.o.w. if the city decides in the future to create this connection.

Staff discussed with the applicant the possibility of building the private roadway directly on top of the paper Caroline Street in order to preserve the paper street layout and to preserve a buffer between the proposed roadway and the nearest neighbor on Redlon Road. The applicant argues that this portion of Caroline Street contains a large change in grade (20 ft.) and would be cost prohibitive to construct. Instead, he has moved the roadway 12 ft. to the west to preserve more of a buffer between the road and Mrs. DeRice.

The applicant's attorney at the last workshop had determined that these paper streets were not actually paper streets, that in fact, they are private easements with rights enjoyed only by owners of land within the originally platted underlying subdivision.

## 6. Sanitary Sewer/Soils

The applicant proposes to install sewer pumps in each of the homes of the development in order to connect to the existing sewer line in Redlon Road. The original plan showed a private gravity line feeding to the Redlon Road sewer but the applicant and Public Works Department agreed that such a hook-up would require the removal of too much ledge. As with similar developments using this type of pump system, an extra pump will be owned by the association and kept available for emergencies.

A wetland delineation study was performed at the site to determine the extent and characteristics of the wetlands within the development parcel. According to the study, the soils consist of "deep, compact glacial tills and fine grained, compact marine sediment that vary from poorly to moderately-well drained".

As mentioned earlier, there is also a substantial amount of ledge outcroppings throughout the site which will require blasting. Included as Attachment 8 are the Rock Removal Guidelines as submitted by the applicant which outline the notification of abutters, the blasting procedures, and the preblast survey.

As the Board will hear at the public hearing, many neighbors, especially along Redlon Road, are extremely concerned about the blasting proposed by the applicant and the potential damage which may result to their properties. Potential damage most feared is the cracking of foundation walls and the creation of artisan wells which may bring water into basements which are currently dry. The neighbors have requested that the applicant provide a geological survey to study the potential impacts of the blasting.

The blasting of ledge is an operation which is regulated by the Fire Department. Representatives from the Fire Department and the contracted blasting company will provide additional information on the permitting and inspection process at the public hearing.

The applicant has received approval of the Tier 1 application for the disturbance of wetlands on the site. (Attachment 4) The applicant's site plan indicates the preservation of the balance of the wetlands through the construction of detention pools around existing wet areas and the preservation of the existing pattern of stormwater flow through the site.

## 7. Stormwater

Currently, the site drains in four directions. The main catchment area for stormwater leaving this site is toward Bancroft Street to the northwest. A small portion of runoff drains toward Stevens Avenue to the west and to the north. An intermittent stream and associated wetlands run through the center of the site. This wetland area was cleared and straightened a number of years ago and directs runoff to a property just west of the site. This property, fronting on Bancroft Street, is relatively flat and serves as a shallow ponding area for drainage in the neighborhood.

The development site is characterized by mixed wooded growth, extensive ledge, and a low wet area bisecting the parcel. In order to construct the homes and their driveways, the roadway area will be filled and the entrance and house sites will have to be blasted. Like Cottage Park, this development will make use of blasted stone for the construction of retaining walls in some of the lower areas between homes on the northern side of the development. The retaining walls have also been designed to contain ponding which may occur for the 25 year storm event and will be connected by culverts, allowing runoff to flow in a pattern similar to its current flow.

A wetland study is included as Attachment \_\_. The applicant has also applied for Natural Resources Protection Act (NRPA) permit for work being done in the stream/wetland area. As mentioned earlier, the applicant has received approvals from the DEP for that Tier 1 application.

Steve Bushey has reviewed the plans will be available to answer questions of the Board at the workshop.

As the Board will hear at the public hearing, many of the properties to the west of this parcel along Bancroft Street experience flooding in the springtime and ice dams in the winter due to the amount of stormwater traveling through this area naturally. The neighbors are concerned that the applicant's proposal will add more stormwater to an already delicate system.

#### 8. Solid Waste Disposal

The Homeowner's Association will be required to contract with a private hauler for the removal of solid waste.

#### 9. Scenic Beauty

As described earlier, this parcel contains unique combination of ledge, wetlands, and dramatic changes in topography, and is enjoyed and well-used by many neighbors as part of a larger undeveloped open space area.

The applicant requested an analysis of the site by the Inland Fisheries and Wildlife Department to determine whether the site was a significant wildlife habitat. The response (see Attachment 10) was that while this parcel has not been designated as a significant habitat with any endangered, rare, or threatened species, the proposed development will inevitably limit the amount of habitat available for use by the existing species on-site.

The applicant is currently researching whether this site may contain any archeological reserves.

#### 10. Comprehensive Plan

This land is zoned R-3 Residential. The R-3 zone does allow simple family homes and PRUDs of this type at a density of 6,500 sq. ft. per dwelling unit.

#### 11. Financial Capability

Included as Attachment 5 is a letter of financial capability from Peoples Heritage Bank.

12. Groundwater

Since no wells or septic systems are proposed, the applicant does not believe that the proposed development will adversely affect the quality or quantity of groundwater. The neighbors continue to be concerned, however, with the potential impacts of blasting on subsurface water flows.

13. Flood Hazard/Shoreland

The project is not located in the flood hazard or shoreland zones.

14. Wetlands

The DEP has approved the Tier 1 permit application of the disturbance of these wetlands. (See Attachment 4.)

**V. SITE PLAN REVIEW**

1/2 Traffic

Traffic comments have been consolidated in Subdivision Review, section #5.

3. Bulk, Location, Health, Safety, Air

The proposal is a low intensity development for this site with 7 dwellings proposed for 4.4 acres. (Zoning for this site would allow 19 lots.) Given the size of the lots, there should be no reduction in light, air, or safety for adjacent property owners.

4. Bulk, Location, Height of Proposed Buildings

The two and three story buildings proposed for the Redlon Park development will be of cottage-style design similar to those constructed at Cottage Park. The applicant anticipates that the value of the homes may range between \$175,000 - \$275,000 and that the bulk, location, or height of the buildings will not cause any substantial diminution in value or utility to neighboring structures.

5. Sewers, Stormdrains, Water

Please refer to Subdivision Review, Section #2, 6, 7 for a discussion of sewer, stormwater and water supply for the proposed development.

6. Landscaping and Existing Vegetation

Upon consultation with the City Arborist, the applicant has developed a limit of clearing plan which denotes the location of existing vegetation to be preserved on site. A note has also been placed on the plan which calls for the marking and inspection of all preservation areas prior to the start of any site work.

The preserved vegetation will be maintained around the perimeter of the parcel, within the wetland areas, and between proposed building envelopes.

Additional landscaping will also be provided in areas where the existing vegetation is thin and may not provide adequate protection to abutters. A staggered double row of plantings will be placed along the Thompson property line near the development entrance and at the high ridge of the site between lot 5 and the Eunice Frye Home.

The passive/active recreation area will be landscaped with 7 arborvitae, and 7 white pines. The applicant should indicate which tree plantings will be used to meet the 2 trees/lot requirement for subdivisions.

A decorative fence will be placed between the roadway and DeRice property to screen the neighbor from development. A detail of the fence is included as Attachment 14b.

7. Soils and Drainage

See Subdivision Review, section #4.

8. Exterior Lighting

The applicant had previously shown six 16 ft. high pole mounted "Cottage Park" lighting fixtures on the plans. The applicant should clarify on the next set of plans exactly where these lights will be placed.

9. Fire

The Fire Department has reviewed the proposed plans for emergency apparatus access and fire hydrant location and finds the plans to be acceptable. Both the City Fire Department and State Fire Marshall will permit and oversee the blasting operation once construction begins.

10. City Infrastructure

The proposal does not interfere with any existing or proposed utility infrastructure planned by the City. Please refer to Subdivision Review, section 1 for a discussion of the status of the paper streets in the vicinity and pedestrian connections proposed by the applicant.

11. Planned Residential Unit Development Review

a. Design Relationship to Site

The main design theme of the proposed development is the preservation of the natural features of the site including ledge, woods, and wetlands. The applicant proposes to build homes with the minimal amount of disturbance to the ledge and wetland areas.



b. Internal Design Character and Relationship to Surrounding Neighborhoods

The surrounding neighborhood includes a mixture of residential and institutional uses. The residential developments range from modest single family homes to larger, more affluent homes in the area.

c. Recreation and Open Space

1. External Buffers

The applicant proposes to preserve a buffer around the perimeter of the property to provide a buffer from adjacent properties. Where the existing vegetation is thin (above the Eunice Frye Home and next to the Thompson House), the applicant proposes to plant additional vegetation to buffer the neighbors from the homes and in the case of the Thompsons, from the glare of headlights leaving the site.

2. Internal Buffers

The applicant proposes to preserve existing vegetation on site. As shown on the limit of clearance plan, much of this vegetation will be preserved between the house lots. Otherwise, internal landscaping will be left to the homeowners as they design their lots.

3. Passive/Active Recreational Open Space

The passive and active open space of the development will be combined within the central common area at the end of the driveway. A gazebo, horseshoe pit, and seating area are proposed for the 3,184 sq. ft. active space, thereby meeting the open space requirements for zoning. It is up to the Planning Board to determine whether this area meets the passive/active PRUD standard of the Site Plan Ordinance.

4. Private Open Space

The lots range in size from 17,000 - 39,000 sq. ft. Footprints of the buildings will generally be kept below 1,000, leaving a major portion of each lot available for open space after a garage and driveway are installed.

12. Condominium Documents

Natalie Burns, Associate Corporation Counsel, has reviewed the condominium documents and finds them to be satisfactory.

13. Easements

As discussed earlier, a 5 ft. pedestrian easement is shown along the side of the entry drive and in back of lots 1 and 2. Language for these easement as well as clarification as to the signage or possible trail construction will be needed prior to public hearing.

**Attachment:**

1. Site Plan Standards
2. Subdivision Standards
3. Recent Response from Applicant (re: blasting, traffic, landscaping, etc.)
4. Tier 1 Permit Approval
5. Financial and Technical Capability
6. Stormwater Management/Erosion Control
7. Delineation of Wetlands
8. Rock Removal Guidelines
9. Property Valuation Information
10. Inland Fisheries and Wildlife
11.
  - a. Letter from Fire Department RE: Blasting
  - b. Letter from City Traffic Engineer
12. Covenants/Restrictions/Design Criteria
13. Letters from Neighbors
14. Plans
  - a. possible Caroline Street extension
  - b. fence detail
  - c. net land area calculation
  - d. subdivision plan
  - e. site plan
  - f. clearing limits
  - g. passive/active open space
  - h. details/cross sections
  - i. building design photographs

**CITY OF PORTLAND, MAINE  
MEMORANDUM**

**TO:** Chair Hagge and Members of the Portland Planning Board  
**FROM:** Richard Knowland, Senior Planner  
**DATE:** June 24, 1997  
**RE:** Redlon Park Development

The Board tabled consideration of the Redlon Park planned residential unit development at the June 10th public hearing. Since that time, the applicant has revised the plan. The revisions are outlined below:

- The roadway and right-of-way have been reconfigured to accommodate a potential connector to Motley Street.
- The change in the right-of-way has resulted in a reconfiguration of all the lots. House locations shown on the original plan have also been modified.
- Common open space has been relocated near lot 3 and includes a 40' by 60' basketball court. The total land area of the common space is shown as 24,068 sq. ft. although a significant portion is wetland.
- The revisions in the layout plan has resulted in grading and drainage changes. Revised drainage calculations have been submitted. Detention pond 1 was deleted but the storage capacity of pond 2 was increased accordingly. The drainage analysis states that "the peak flows leaving the site are reduced and the ponding along Bancroft Street is reduced for the 10 and 25 year storms".

The revised site plans and supporting material were submitted to the Planning Office on Wednesday afternoon, June 18th. Given the limited amount of time to review the revised application, we are recommending that the application be tabled at Tuesday's meeting. The application could be considered at the Board's next meeting and a public hearing held on the changes.

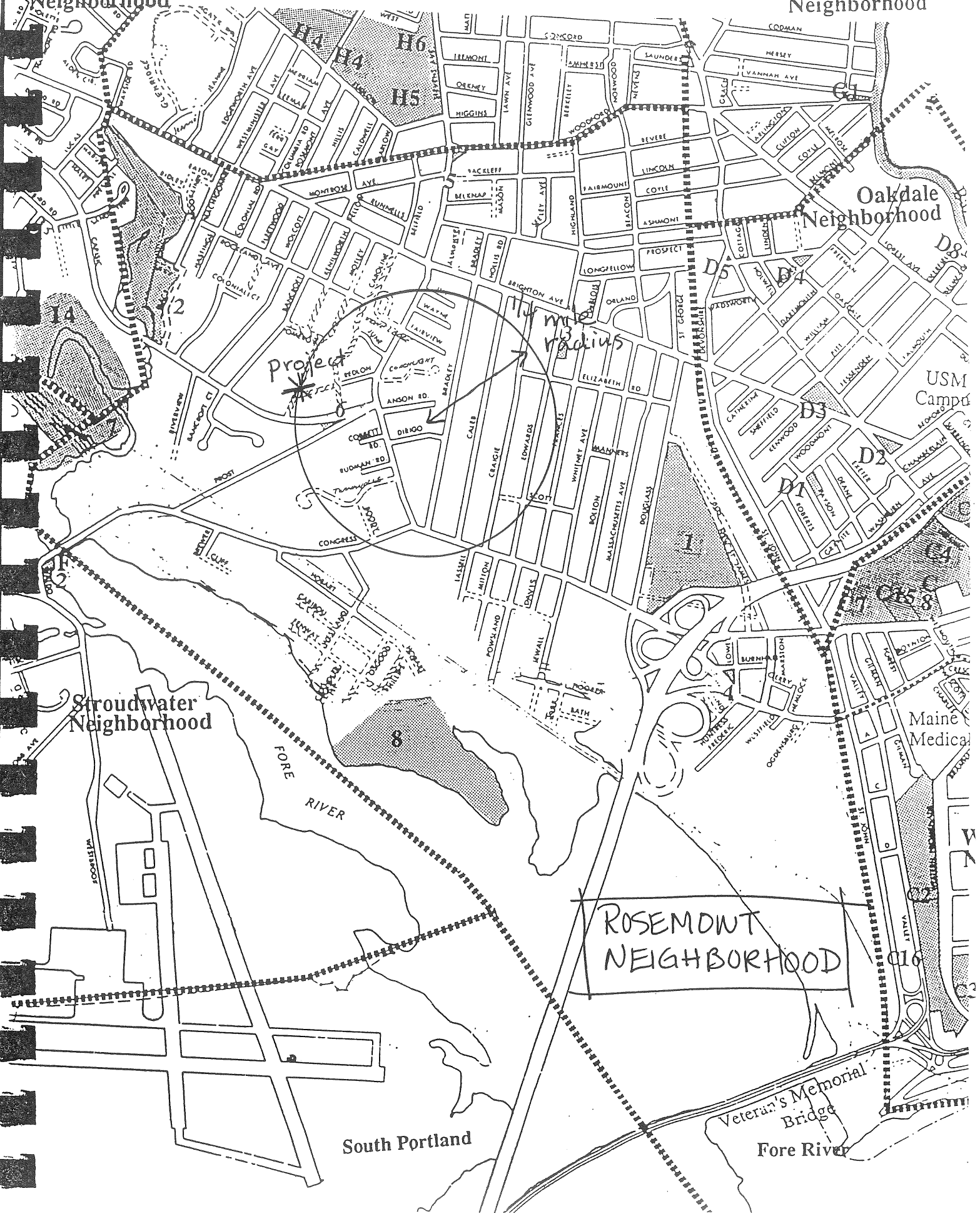
Attachments:

- A. Revised Site Plans, Dated 6-18-97
- B. Background Information on Revised Plans Dated 6-18-97
- C. Memo from Natalie Burns Dated 6-13-97
- D. Memo from Steve Bushey Dated 6-19-97
- E. Neighbors of Redlon Woods and Wetlands 6-10-97 Summary of Testimony

asons Corner Neighborhood

Deering Center Neighborhood

Ocean Avenue Neighborhood



Project

radius

Stroudwater Neighborhood

Oakdale Neighborhood

ROSEMONT NEIGHBORHOOD

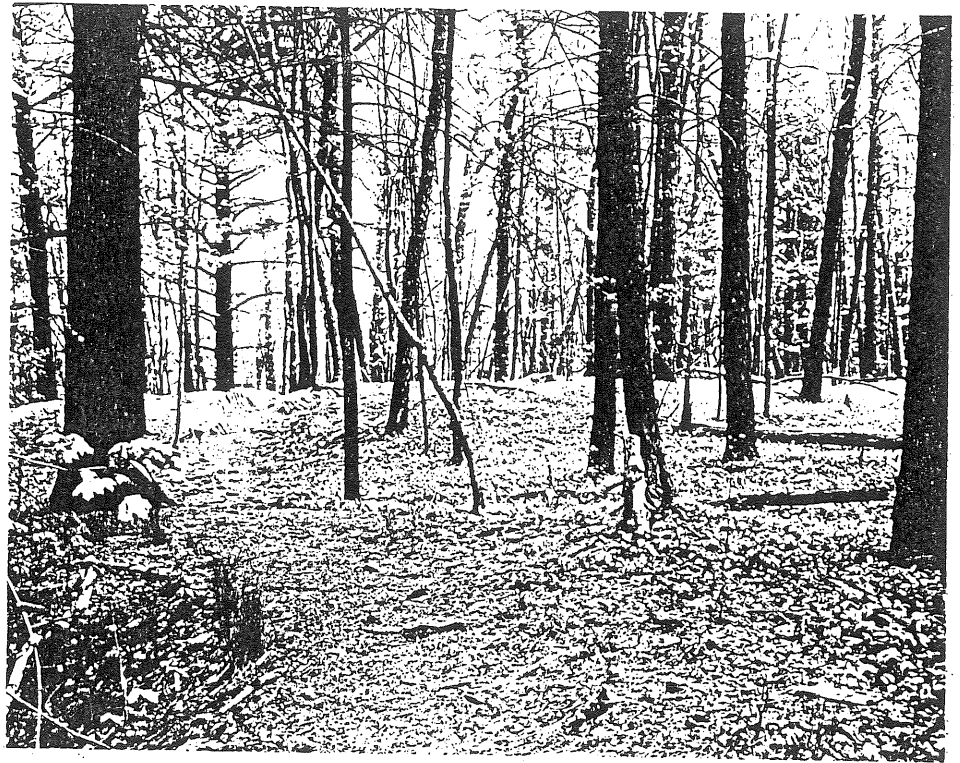
South Portland

Veteran's Memorial Bridge

Fore River

USM Camp

Maine Medical







MAINE HISTORIC PRESERVATION COMMISSION  
55 Capitol Street  
65 State House Station  
Augusta, Maine 04333

Telephone:  
207-287-2132

Earle G. Shettleworth, Jr.  
Director

June 6, 1997

Mr. Alan Prosser  
BAS, Inc./Alan Auto Volvo Service  
195 St. John Street  
Portland, Maine 04102

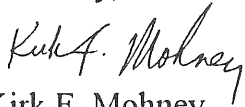
Dear Mr. Prosser:

Thank you for submitting the National Register Information Request and other materials pertaining to the Bradley's Corner School House. These have been carefully examined by our staff.

I am pleased to say that in our judgement, this property is eligible for nomination to the National Register of Historic Places.

All nominations, before being sent to Washington for final approval, must first be presented to our Commission for preliminary clearance at one of their quarterly meetings. We will plan to schedule the presentation of this nomination at our January, 1998 meeting.

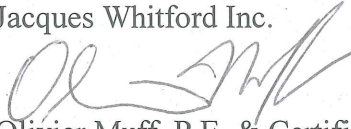
In the meantime, the property will be included in the Maine Historic Resources Inventory which will provide the same protection as if it were already listed in the National Register.

Sincerely,  
  
Kirk F. Mohney,  
Architectural Historian

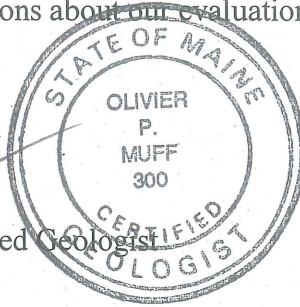
made. Assumptions, measurements, and data used for the investigation are stated herein; conditions other than those stated may alter the conclusions.

We trust the information we have provided will help you and the planning board arrive at a decision that will serve the needs of the City and its residents. Please call Ollie Muff or Lissa Robinson if you have questions about our evaluation.

Sincerely,  
Jacques Whitford Inc.



Olivier Muff, P.E. & Certified Geologist  
Geologic Engineer



Robert G. Gerber, P.E. & Certified Geologist  
Senior Consultant





CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

**TO:** Richard Knowland, Senior Planner  
**FROM:** Steve Bushey, Development Review Coordinator  
**DATE:** Redlon Park Subdivision  
**RE:** July 17, 1997

I have reviewed the July 16, 1997 submission materials including the following:

- Revised Plans C1-C7 and D1-D2 last revised 7/15/97.
- A July 15, 1997 letter from Pinkham & Greer consulting Engineers, Inc. to the City Planning Department.
- A July 15, 1997 letter from Gerber-Jacques Whitford to the city.

Based on my review the following comments are provided:

- The applicant has provided a series of letters and computations regarding the proposed stormwater management features on the site. Overall the applicant's stormwater management system has been designed to reduce the postdevelopment peak flows which leave the site along the western boundary line. The level of reduction from the existing (predevelopment) condition to the post development condition ranges from 23% for the 2 year storm to 48% for the 25 year storm. The applicant has also provided computations which show that the ponding level which occurs behind the homes on Bancroft Street will not be detrimentally impacted by the Redlon Park development. Overall the stormwater management measures proposed appear to adequately handle site generated stormwater runoff.
- The applicant has revised several areas of grading on the plans in response to DRC comments. These areas appear properly graded.
- The applicant has provided a larger turnaround easement for the city's snowplow. This should be reviewed by the Public Works Department.
- The erosion and sediment control measures planned during construction appear satisfactory.



Planning &amp; Urban Development

Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

July 8, 1997

Tom Greer  
170 US Route One  
Falmouth, ME 04105

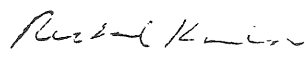
Dear Tom:

This letter is intended to provide updated staff comments on the revised plan for Redlon Park.

- See attached memo from Steve Bushey dated 7-8-97
- See "Revised Motions for Redlon Park". Some but not all of the conditions have been addressed.
- Please clarify whether Redlon Park Road will have a public easement for, a) pedestrians, b) bicyclists or c) motor vehicles. A functional street connection would have at a minimum, a public easement for pedestrians and bicycles. If you are providing such an easement it should be noted on the plan and an easement submitted for review and approval.
- Stone dust path. For it to be functional it should have an edge and or filter fabric so that grass doesn't grow through it. Perhaps the best long term solution would be a blacktop surface.
- Regrading activities should not take place within the no cut zone. The plan should be adjusted accordingly. Regrading in vegetated areas could harm existing vegetation.
- We are anticipating as a condition of approval, recommending a five year performance guarantee that could address post-construction drainage issues associated with the development. The amount would be based on the dollar cost estimate of the drainage related improvements for the regular performance guarantee.
- Ponding near the turnaround and lot 7.

Should you have any questions concerning this letter, please call me. I will forward other staff comments as they become available.

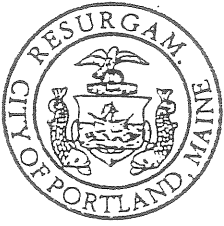
Sincerely,

Richard Knowland  
Senior Planner

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cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Steve Bushey, Development Review Coordinator  
Ric Weinschenk, Cottage Park, Inc., 91 Summer Place, Portland, ME 04101





**CITY OF PORTLAND**  
 Planning and Urban Development Department

MEMORANDUM

**TO:** Richard Knowland, Senior Planner

**FROM:** Steve Bushey, Development Review Coordinator *SB*  
*(57)*

**DATE:** July 7, 1997

**RE:** Redlon Road - 6/18/97 Submission

I have reviewed the latest Redlon Park submission made by Pinkham & Greer Consulting Engineers, Inc. on behalf of Cottage Park, Inc. Based on this review the following comments are provided:

1. Based on discussions between the Development Review Coordinator and Public Works Department representatives, the snow plow turnaround easement to the City of Portland should be extended a minimum of 30' further on Redlon Park Road. The Public Works Department has requested the applicant also review the potential to provide additional pavement on the right hand side of Redlon Park Road from STA 10+25 to STA 10+50 in order to allow snow to be plowed away from the road and to avoid a snow bank being created each time the snowplow turns around. This may be constrained by the need to maintain a buffer between Redlon Park Road and House Lot 13 (Dawn I. Derice).
2. The subdivision plan no longer identifies any type of pedestrian access rights across the site as was provided in earlier versions of the plan.
3. The site plan grading has been revised due to lot and road modifications. The following grading conflicts should be reviewed by the applicant.
  - There appears to be a flat area from the inlet of culvert #4 to a spot grate of 67.0 at the floor drain outlet for Lot #5.
  - The grading needs to be completed between lot #5 and lot #6. There appears to be several contours which are not matched (elev. 74, 76).
  - The grading between lot #6 and lot #7 appears to be incomplete for the contour 88 elevation.
  - These appear to be a flat area between lot #4 and lot #5, particularly on the lot #4 side of elevation 68.

- There appears to be a missing 74 contour behind the lot #5 house or at least the high point should be called out.

These are minor concerns since the plan is adequately noted that individual house lots and grading will be further reviewed prior to issuance of a building permit.

4. The clearing limit line on sheet C3 is shown in several locations to be inside of the actual grading limits. While not a major concern it should be recognized that the grading activity and installation of silt fence may involve work within the area of "no cut zone".
5. The Public Works Department has commented that the typical road section on sheet C4 should be revised to provide 1 1/2" of bituminous concrete MDOT "C" instead of 1".
6. The Redlon Road profile on sheet C4 does not appear to provide information for the slope of the proposed 6" diameter gravity sanitary sewer. In addition the manhole at STA 1+50 on the same profile appears to have a sump, which conflicts with the manhole details.
7. The catch basin detail on sheet C7 identifies a granite inlet stone to be used. A detail for the transition from bituminous curb to the granite inlet stone should be provided. This is typically a granite transition stone.
8. The stormwater management plan and report have been revised based on the modifications made to the site plan. The revised drainage analysis dated June 4, 1997 does not contain updated predevelopment and postdevelopment watershed plans therefore making it difficult to review the computations relative to subareas etc. The applicant's engineer should submit revised water shed maps.

The revised analysis includes computations for stormwater discharge at the existing 18" culvert located at the intersection of Bancroft Street and Capisic Street. This culvert is an area of concern from Bancroft Street residents due to regular occurrence of ponded water in their backyards.

The computational methodology and data input appear reasonable for the analysis and the analysis conclusion shows that post development discharges and ponding elevations behind Bancroft Street will not be adversely impacted by the Redlon project. These results, however, do not consider the effects of groundwater on the surface drainage flow regime. Unfortunately, the modeling software used by the applicant's engineer does not account for groundwater effects and any potential impacts from blasting activity on the site. It is my understanding that the city may request an opinion from an independent geologist.

I would request from the applicant the following additional data for the stormwater analysis.

- The 18" culvert invert at Bancroft Street should be accurately surveyed for elevation (presuming the elevation was originally assumed).
- Any foundation drains behind the homes on Bancroft Street should be identified and located if possible and it should be determined if the projected flooding levels impact these foundation drains.

Finally, it may be beneficial for the applicant to provide additional stormwater control on the Redlon Park site. In this way, a measure of safety could be provided for discharges and runoff volumes leaving the site. A potential method to accomplish this would be to reduce the culvert #2 size and detain more runoff on the site. The engineer should review the potential for this.

## REVISED MOTIONS FOR REDLON PARK

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #21-97 and information received at the public hearing, the Planning Board finds:

**1. That the plan is in conformance with the subdivision standards of the land use code.**

Potential conditions of approval:

i. Executed copies of submitted easements, drainage maintenance agreement and landscape maintenance agreement shall be submitted for staff review and approval.

ii. The turnaround easement at the end of Redlon Road shall be dedicated to the City as a continuation of the Redlon Road right-of-way.

**2. That the plan is in conformance with the site plan standards of the land use code.**

Potential conditions of approval:

i. The location of the electric transformer unit shall be approved by the planning staff prior to its installation. The transformer unit shall not be placed in any location that is visible from neighboring residences.

ii. The applicant shall submit a detail for the fence to be located between the project and the DeRice property for staff review and approval.

iii. The applicant shall submit revised plans that better define the swale along the rear portion of lots 6 & 7 and that show positive drainage at the corner of Redlon Road and Redlon Park Road. Said plans shall be reviewed and approved by Public Works.

iv. The Homeowners Association shall acquire and maintain a spare pump for the sanitary ~~wasted~~ system.

v. The area of no cut shall be delineated with a silt fence or other type of fence during the entire period of construction.



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Richard Knowland, Senior Planner

FROM: Steve Bushey, Development Review Coordinator *SB*  
*(SAP)*

DATE: July 11, 1997

RE: Redlon Road

As a follow up to my last review memorandum I would like to provide the following additional comment.

1. The applicant should investigate the potential to provide additional means of on-site stormwater management by possibly constructing a berm along the western property. As we discussed at the July 3rd staff meeting, additional storage of stormwater runoff might be achieved by placing a berm and an outlet device across the natural drainageway. This is only a suggestion and another means of achieving the goal of minimizing site discharge may be more suitable. I leave that determination to the applicant's engineer.



**PUBLIC WORKS ENGINEERING**  
**MEMORANDUM**

**To:** Rick Knowland, Senior Planner  
**From:** Tony Lombardo, P. E., Project Engineer  
**Date:** 7/11/97  
**Subject:** Redlon Park

The following comments were generated during Public Works/Engineering review of the plans and supporting material dated June 18, 1997:

- CMP easements for transformer pads are placed awkwardly in the center of road frontage for lot 6 and the northwesterly open space. More appropriate locations would be at lot corners.
- The typical road section on sheet C4 should be revised to specify 1 1/2" of hot bituminous concrete, MDOT type "C".
- Public Works is requesting the snow plow easement be extended 30 feet up Redlon Park Road. In addition, it would be appropriate to provide additional pavement on the right side of Redlon Park Road between sta. 10+25 and 10+50 to accommodate snow plow operations.
- The applicant must specify granite transition curb to connect CB headstones with bituminous curb.
- The applicant should specify slope and length of 6" dia. gravity sanitary sewer pipe on sheet C4.
- The stone dust trail specified on sheet C4 should indicate geotextile fabric below the 3" stone dust layer. Public Works is instead requesting this 4' wide walk be surfaced with bituminous concrete for long term maintenance reasons.
- Public Works is also requiring the following information as part of the stormwater analysis:
  1. The 18" dia. culvert inlet invert at Bancroft and Capisic St be verified by survey.
  2. All foundation drains behind the Bancroft St. homes be located and determine what effects flooding in the 25 year storm event would cause. (i.e. flood level elevations with respect to foundation drain elevations)
  3. Survey sill elevations for all houses on Bancroft St. in the Project Area.
  4. The R.W. Gillespie geologic report stated that blasting done properly should not alter groundwater flow. It also stated that Gillespie could provide monitoring, inspection and report writing of the blasting procedures and results. Public Works is requiring that the applicant have an engineer from R.W. Gillespie on site at all times during all blasting operations and provide the City with a report summarizing procedures, compliance and results.



*cc: Tom Kane, Councilor  
William J. Bray, P.E., Acting Director of Public Works  
Bruce A. Bell, Operations Manager  
Katherine A. Staples, P.E., City Engineer*

# INTEROFFICE MEMORANDUM

**To:** Tom Kane, City Councilor  
**From:** Bruce Bell, Operations Manager  
**Subject:** Drainage Problems on Bancroft Street  
**Date:** June 19, 1997

On June 9, 1997, I received the following e-mail from Bill Bray.

Bruce, in the vicinity of 118 Bancroft Street there is an annual icing problem during the winter months. Tom Kane was in on Friday and asked if someone would visit the homeowner at 118 Bancroft Street {Mr. Gendron} and discuss the issue with him. Allegedly we have an easement question between his property for drainage. I do know we cut ice there last winter on two occasions. At least lets check it out and then plan a course of action. Please advise me and Tom on the results.

Thanks, Bill

On June 10, 1997, I met with a Mr. Gendron who is living at 118 Bancroft Street, concerning drainage problems on Bancroft Street. In the course of the field inspection, I observed the following:

Water draining onto the street in the winter creating icing conditions from Rockland Avenue on the east side to the first catch basin southbound on Bancroft Street. The land slopes uphill from the street pavement back behind the houses to where there are large outcrops of ledge. During the winter months, the surface water will move from the ledge area under the snow, out onto the street, which then will freeze and cause an ice condition which could result in safety concerning to the traveling public.

Backyard drainage problems from 100 Bancroft Street to Capisic Street on the east side. Backyard conditions indicate poor draining soils which show evidence of where water has been standing and at the time of the inspection was too wet in places to walk on. Mr. Gendron stated that the land located behind the properties which face Bancroft Street is owned by one individual which is now open area, was once wooded and that the present owner of the property had almost all the trees removed which has caused the surface waterflows to increase. He also stated that many of the basements in this location have water problems per the property owner

The ability of a field inlet, located on the east side of Bancroft Street at Capisic Street, to handle the amount of water trying to enter it is a problem. I was shown the field inlet in question by Mr. Gendron and two other residents who stated that on many occasions this inlet would not accept the total flow of water draining from the back yard areas explained above. During the October storm, water flooded the back-yards to an elevation ( approx 6' ) equal to curb elevation at this same intersection. This field inlet enters a catch basin on the corner of Bancroft Street and Capisic Street which is part of the new storm water system which was installed by MDOT at the time of the reconstruction of Capisic Street. MDOT design of this drainage system is of the pass through type. Our ongoing concern with this type of system is if a catch basin anyplace downstream from the field inlet becomes partly blocked to totally blocked, it will affect the total upstream system's ability to accept water.

Street water draining into the first two driveways on the east side of Bancroft Street off Capisic Street due to the grade of the driveways as it relates to the street elevation. The grade of the lawns and driveways are graded downhill from the street pavement edge causing the street water to drain down the driveways and in the case of the second driveway in winter condition, into a garage entrance under the house ( The owner was also present ).

Next, Mr. Gendron explained that the residents had a major concern with a proposed development which was before the Planning Board which would develop the land behind the houses on the east side of Bancroft Street. I was asked if I felt the drainage from this development would impact the present drainage concerns I had been shown and I stated I felt it would in ways which would be hard to prove. First, surface drainage can be controlled but under conditions like last October would be impossible to design for. Second, is the situation of ledge showing in the area which may be developed. If this ledge has to be blown out for utilities, it could open up drainage which could further impact present drainage problems.

Tom, in closing as I stated to you over the telephone, this could be as big a drainage problem to solve as Bradley Street is. To solve the inlet problem, the present drainage system on Capisic Street will need to be redesigned and rebuilt or bypassed. Bancroft Street will need total reconstruction including granite curb and an underdrain system with it to present storm water system pipe into Capisic Street system. The backyard drainage problem needs an Engineering study to determine the best solution. Lastly, all of this needs to be budgeted.

If you have any questions, please contact me at 874-8818.

BAB

pc: William J. Bray - Acting Director Public Works  
Joseph Gray - Planning  
Kathi Staples - City Engineer  
Tony Lombardo - Project Engineer

CITY OF PORTLAND, MAINE  
M E M O R A N D U M

**TO:** Chairman Hagge and Members of the Planning Board  
**FROM:** Natalie L. Burns, Associate Corporation Counsel  
**DATE:** May 28, 1997  
**RE:** Redlon Park

At the last workshop on this project, the Planning Board raised questions about two legal issues. The first of these was the sufficiency of the letter of financial capacity. The second was the appropriate means for protecting vegetation on the site.

Section 14-525(c)(10) of the Site Plan Ordinance requires:

Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so[.]

The applicant has provided a letter from Peoples Heritage Bank stating that it would be willing to finance the project, in addition to a list of the technical and support staff for the project. This is consistent with the requirements of the ordinance and with submissions from other developers.

Staff has provided the applicant with a proposed maintenance agreement for plantings on the site. The agreement is similar in terms to a drainage maintenance agreement and gives the City the right to perform certain work if the owners do not do so. The Board may also want to require additional language in the Association documents that prohibit changing buffering or conservation areas shown on the subdivision and site plans without the prior approval of the City (this would go in Sec. 7A of the By-Laws). The City cannot enforce the terms of the Association documents, but it would have enforcement authority under both the proposed maintenance agreements and the subdivision and site plans.

Natalie L. Burns  
Associate Corporation Counsel

NLB:lab

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development

CITY OF PORTLAND, MAINE  
M E M O R A N D U M

TO: Chairman Hagge and Members of the Planning Board  
FROM: Natalie L. Burns, Associate Corporation Counsel  
DATE: June 13, 1997  
RE: Redlon Park

At the Board's last meeting, several members of the Board raised concerns about different subdivision and site plan issues arising out of the application. It is my understanding that the applicant has submitted a revised plan that may address some or all of the concerns. In this memorandum, I will list the concerns raised by the Board, along with the sections of the ordinance to which the concerns relate, and discuss the procedure that may be followed at the meeting on June 24.

At the next meeting, the Board will hear again from the applicant. If there are substantial changes, you may wish to reopen public comment, limited to the changes. At the end of your deliberations, you may choose to make one of three motions: to table the application to another meeting, to approve the application under the site plan and subdivision ordinances (with or without conditions), or to deny the project. If you make either a motion to approve or a motion to deny, you must have four votes for a final action. If you do not have four votes for a motion to approve or a motion to deny, you should follow that vote with the opposite motion. If that also fails to receive four votes, the application will be tabled to your next meeting.

The following is a list of concerns expressed by one or more members of the Board, along with the applicable ordinance section:

1. The applicant has failed to make connections to surrounding streets. These connections are required by §14-498(b)(2), the subdivision technical standards. The proposed plan isolates this project from surrounding land with a proposal for dead end street that do not allow for current or future connections to existing streets in the area, rather than providing ingress and egress for surrounding acreage tracts, as required by the ordinance and the City's Technical and Design Standards and Guidelines.

2. The layout and design of the street system, with its lack of street connections also fails to meet the requirements of the City's Transportation Plan, which is an element of the City's Land Use Plan. As a result, the plan does not meet the subdivision review standard set forth in §14-497(10) of the Portland City Code.

3. The proposed plan does not provide for sidewalks on the

private streets within the development. This is an area where persons other than residents of the proposed development have the right to walk. The proposed streets are narrow and curved and the lack of sidewalks will create a hazard for pedestrians and motorists due to the design of the private streets. This does not meet the site plan review requirement of §14-526(a)(1).

4. The design and layout of the proposed development does not take advantage of the topography of the site. The driveways for lots 2, 3, and 4 as proposed resemble causeways rather than small driveways, and do not complement the layout and design of the rest of the site. Many of the lots as shown have significant encumbrances such as drainage and pedestrian rights that should be located within commonly owned areas. The plan fails to incorporate the large amount of ledge as a design feature of the project. The plan does not take advantage of a shared infrastructure for many items, including drainage, parking, and open space, instead relying on individual lots to provide these facilities. This does not comply with the requirements of §14-526(a)(14).

5. The plan does not provide sufficient recreation and open space amenities. The ordinance requires active recreation improvements such as tennis courts, basketball courts, multipurpose athletic fields, swimming pools and recreational buildings. The applicant's only proposal for active recreation amenities is a horseshoe pit. This is not similar in quality to the illustrative list contained in the ordinance. Even if it were considered an acceptable active recreation amenity, both the size and the fact that this is the only proposed active recreation amenity are insufficient for the development of this large a parcel of land. The plan only provides one bench to satisfy the passive recreation open space requirement. This is also an insufficient amount of passive recreation amenities for a development of a parcel of land of this size. The ordinance does not permit the substitution of private yards for commonly held active and passive recreational amenities in a PRUD. As a result, the plan does not comply with §14-526(a)(14)(c)(3) & (4) of the Code.

*Natalie L. Burns*

Natalie L. Burns  
Associate Corporation Counsel

NLB:lab

cc: Gary C. Wood, Corporation Counsel  
Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner



CITY OF PORTLAND - TRAFFIC SECTION  
MEMORANDUM

**Date:** 05/02/97  
**To:** Sarah Hopkins, Senior Planner  
**From:** Thomas A. Errico, P.E., Traffic Engineer  
**Subject:** Redlon Woods Residential Development

Per your request, I have evaluated the traffic impacts the proposed Redlon Residential development will have on the street system in the vicinity of the project. The proposed project is expected to consist of seven single family detached homes. Based upon data provided by the Institute of Transportation Engineers, a single family home can be expected to generate 10 trips per dwelling unit on a daily basis, and 0.754 trips per dwelling unit during the AM peak hour and 1.005 trips per dwelling unit during the PM peak hour. Based upon this information, the proposed project can be expected to generate 70 trips (35 entering and 35 exiting) on a daily basis. During the AM peak hour, 6 trips (2 entering and 4 exiting) can be expected, while during the PM peak hour 7 trips (5 entering and 2 exiting) can be expected.

Based upon the above information, the proposed project is not expected to significantly impact the street system within the vicinity of the project.

cc: Bruce Bell, Operations Manager of Public Works  
Bill Bray, Deputy Director of Public Works

PORTLAND FIRE DEPARTMENT

MEMORANDUM

TO: Sarah Hopkins

FROM: Lt. Mc Coude

SUBJECT: Reddon Rd. project blasting

DATE: May 3, 1997

Need to find out who the blasting company is on this project. I will make sure that they have the proper permits from their office. The permit requires some of the following:

- 1) The proper insurance amount.
- 2) Registration with the state fire marshal.
- 3) Contact people in case of emergency or a problem.

I inspect the project routinely unless I have a complaint. I investigate all complaints received and provide appropriate solutions.

*TH*

# INLAND FISHERIES & WILDLIFE

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April 15, 1997

Thomas S. Greer  
170 U.S. Rt. One  
Falmouth, ME 04105

Dear Mr. Greer:

In response to your request to look at the proposed Redlon Park Subdivision, I walked the site on 4/15/97 and would offer the following comments.

The area has a fairly diverse vegetative component comprised of white pine, pitch pine, maple, oak and apple trees, however, the relatively small size of the parcel and the highly developed areas surrounding the proposed development would severely limit the use of the area by mammals much larger than raccoons. I am sure that the area is used by an assortment of smaller mammals (such as squirrels, chipmunks, voles and shrews) and a wide number of bird species (such as crows, robins, chickadees and sparrows). I reviewed our file and did not find any significant habitat designation or endangered or threatened species associated with the site.

In looking at the site it appears that it receives a fair amount of human use, of varying kinds. While there are no significant wildlife habitats on the site the proposed project will definitely alter the site and limit the amount of habitat available to those species currently using the site.

If I can be of further help feel free to give me a call.

Respectfully,




Philip Bozenhard  
Regional Biologist

PORTLAND PUBLIC SCHOOLS  
BUILDING SERVICES

## MEMORANDUM

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DATE: May 14, 1997  
TO: Sarah Hopkins, Planner  
FROM: Richard Jones, Facilities Manager   
SUBJECT: Redlon Road Subdivision

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Using the regional demographic multipliers for standard housing this subdivision could potentially generate .666 students per bedroom. Assuming five bedrooms per house and the students are all elementary age (worse case), the increase in student enrollment would be 23. The elementary school effected would be Hall. Hall School currently has classroom space to accommodate this increase in enrollment.

c: M. Remar

William & Nancy Warnock  
36 June Street  
Portland, Maine 04102

July 15, 1997

Joseph E. Gray, Jr.  
Director of Planning and Urban Development  
City Hall, 4th Floor  
389 Congress Street  
Portland, ME 04101

Dear Mr. Gray:

We are writing because we are concerned that the proposed Redlon Park development is an extremely marginal site for new housing whether it is a PRUD or subdivision. The casual observer will note that the combination of wetlands, ledge, high water table and a stream do not make for a desirable site to build houses both from the standpoint of the prospective buyers of such developed property as well as the abutters and city taxpayers who most likely will have to pick up the bill for attempts to fix inevitable problems that will develop during and after construction.

Cottage Park is a classic example of what happens when you try to build in such an environment. Those that live there and the abutters will always have vivid memories of the nightmare brought on by trying to build on extremely marginal land. The Redlon Park proposed site is even more extreme and most absurdly subject to future developmental problems regardless what the preliminary engineering reviews indicate. The proposal is deja vu; but, it is not an illusion.

We are not against development. Portland needs to capitalize on its resources to generate revenue. However, revenue offsetting costs driven by problems associated with this site's development are not what Portland needs or wants. What we need is sensible development. What we are against is the development of this specific site. We taxpayers do not want another Cottage Park situation.

Several sections of the standards do not appear to have been satisfactorily met. Specifically, Section 14-526(a)(20) where it states that "The proposed development shall have no adverse impact upon the existing natural resources including groundwater quality and quantity, surface water quality and quantity, wetlands, unusual natural areas, and wildlife and fisheries habitats..."

This is exactly the standard that was said to have been satisfactorily covered in the Cottage Park application, yet the same one that proved to be in non-conformance during and after construction. Section 14-497 (b) Burden of proof states "In all instances the burden of proof shall rest upon the person proposing the subdivision." We fail to see that the burden of proof has been met to ensure we will not have another Cottage Park development at Redlon Park. The taxpayers of Portland depend on you to make the right decision here. Given past history, we need strong assurances that the engineering is right. Frankly, the site at Redlon Woods does not lend itself to such assurances. Again, we strongly urge you to reject the Redlon Park proposal.

Most sincerely,

*William A. Warnock*  
*Nancy M. Warnock*

William and Nancy Warnock

Copy to: Tom Kane  
71 Rosemont Ave.  
Portland, Me. 14103

The Portland Newspapers  
Attn: Andrew D. Russell  
390 Congress St.  
Portland, Me. 04101-5009



July 15, 1997

Joseph E. Gray, Jr.  
Director of Planning and Urban Development  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Gray,

Attached to this letter is the current, to my knowledge, plan view for the site of the proposed P.R.U.D. in the woods beyond Redlon Road. My comments which follow are pursuant to the Portland Code 14-526 section 14 Site Plan Standards which require the proposed plan to: "complement existing development in the surrounding neighborhood".

It is clear that the PRUD concept embodies suburbanization. It lends itself to, indeed requires separation from the surrounding community rather than blending with or complementing it as called for in the language of the code. The plan view attached, more nearly resembles a country club setting than that of the Rosemont Neighborhood which surrounds it. One could readily visualize fencing, gates and uniformed guards in this setting!

Would this scenario ( a gated community ), be legally possible to prevent should this plan be approved? The applicant has implied that the active and passive recreation spaces would be open to the public.... could this be legally binding as a right for all to access as touted or be denied by a decision of the proposed replacement "Redlon Park Association?"

Many in the neighborhood are rightly concerned about wetlands, open space, sprawling executive housing and flooding but beyond those concerns, I wonder about the legacy of a development such as the one proposed. In the end the codes and statutes, and expert opinions are tools to be used to build upon what is already here while

protecting and promoting vital neighborhoods. This plan surely meets neither the letter nor the spirit of the code cited above and is most certainly not a good one for Portland. It serves to separate itself from the surrounding neighborhood creating an enclave instead of integrating with and complementing existing development in the area. I am deeply concerned that projects such as this will lead to fragmented neighborhoods in lieu of seamless integration. This proposal flies in the face of the standard's intent and does not serve to create harmony within the community.

Thank you for your consideration. I would appreciate your thoughts on the specific questions raised above.

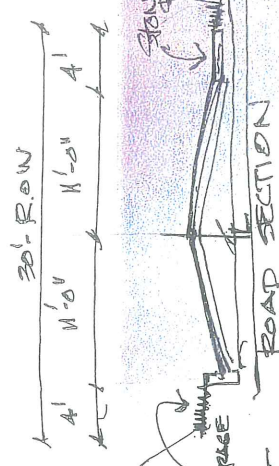
Sincerely,



Gregory Dismore  
25 Motley Street  
Portland, Maine 04102

cc City Manager  
City Council Members  
Planning Board Members  
Alex Jaegerman  
Rick Nolan





# REDLON PARK

11 JUNE 97





**From:** Katherine Staples  
**To:** aqj, RWK  
**Date:** 7/17/97 3:57pm  
**Subject:** Redlon Park Proposal

Alex / Rick:

I understand that Planning did not receive the required revised plans until 7/16/97, hence Public Works did not receive the same plans until today, 7/17/97. Due to the very short timeline between now and your scheduled 7/22/97 Planning Board Hearing, the Departments final comments may not be available in time for the proposed hearing date. Will you be considering postponement of this hearing so that your own staff has adequate time to thoroughly review these latest plans? We will do our best to consider this review a top priority, but I can not promise that the three business day turnaround is achievable.

As you know, this Dept. has several concerns which were spelled out in Tony's 7/11/97 memo to Rick (also copied to Tom Kane). I understand that the developer has had to go thru two tablings already, but I am not comfortable with rushing thru the final review. Tony will do his best to review and make final comment by Tuesday 7/22/97, but I am concerned by what I have seen so far in the response letter from Pinkham & Greer. For example, it appears that the verification of Bancroft St. sill and/or basement slab elevations shows that the drainage impact of a 25-yr storm will come within 0.4 inches of one homes basement slab. This is unacceptable to Public Works.

Also, Pinkham and Greer states that they will not be widening the snowplow turnaround pavement as requested. The "dead end" of it is shown to be only 17 feet wide, yet our standards call for a 32 foot width. This is also a major operational concern to this Department.

And, they continue to show a reduction of the Motley St. ROW from 50 to 40 feet. Our standards are clear in stating that a 50 foot ROW is required for residential road development. Is there some reason that a 40 foot ROW is acceptable to the Planning Board?

In short, so far I remain unconvinced that this development proposal will meet the intent of the City's Technical and Design Standards and Guidelines. We will make every attempt to provide comments by Tuesday; I also ask that your staff report be copied to us by Tuesday afternoon and that you inform us if a postponement of the public hearing is made. Thank you.

Kathi

P.S. Linda: I copied you as I know that Tom Kane has a major interest in this development proposal.

**CC:** BELL, WJB, LKP, AWL, JEG