



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
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ROBERT C. LIBBY, Jr.
WALTER E. PELKEY
ANDREW S. MORRELL

March 16, 2012

City of Portland
Planning Division
389 Congress Street
Portland, ME 04103

RE: Level II-Preliminary and Final Site Plan Development Review
Pomeroy Street Construction
Bancroft Street

To whom it may concern:

On behalf of the applicant, Chabad Lubavitch of Maine Inc. , our office is submitting a Level II-Preliminary and Final Site Plan Development Review for the above referenced project. Please find attached seven (7) copies of the following information in support of this submission:

- Level II-Preliminary and Final Site Plan Development Review Application & Checklist
- Subject Parcel Deed (Book 21417 Page 198)
- Financial Capacity Information
- Fees (\$400 Submitted previously by applicant on 2/3/12)
- Tax Map 193 (Block E, Lot 1)
- Site Plans (Sheets 1 through 8-Full size and reduced)
- BH2M Technical Capacity Information
- U.S.G.S. Map
- Medium Intensity Soils Map
- NRPA Tier I Wetland Permit with Maine DEP (L22414-TB-A-N)
- Stormwater Management Report
- Maine DEP Permit-By-Rule-Stormwater
- Utility Capacity letters
- Wetland Delineation Logs (Mark Hampton Associates)

The parcel is located on the Southern side of the undeveloped paper right of way known as Pomeroy Street North of Capisic Street and is known as Tax Map 193, Block E, Lot 1. This parcel currently exists as an undeveloped wood lot owned by Chabad Lubavitch of Maine Inc. The total parcel consists of 73,821 s.f. and is zoned R-3 Residential (see Existing Conditions Plan-Sheet 2 for more information). This parcel was previously approved for a Site Plan and Conditional Use Permit back in August of 2005 by the City of Portland for a single family residence with attached synagogue, however, these permits have since expired. The applicant is proposing to develop this parcel with a single family home only and has proposed to exclude the previously proposed synagogue portion of the project. The project will also propose an outsale lot to be sold to Square One Construction Inc. for possible development as shown on the attached Site Plans. The proposed Lot will be served by public sewer, water and underground utilities from Bancroft Street. The development of this parcel will also involve the construction of approximately 200 feet of Pomeroy Street from Bancroft Street. This roadway extension work requires a Level II Preliminary and Final Site Plan Development Review permit as included within this submission. The work described above for the construction of the single family house lot requires a Level I Minor Residential Development Review Site Plan. This permit will be submitted concurrently with this application to the Inspection Division for review. Please note that these permits have been submitted as two separate permits as requested by the City of Portland. The site design is very similar to the previously approved site plan, with the major differences being the reduction in the proposed building footprint for the removal of the synagogue portion of the building and associated parking. The design of the Pomeroy Street Improvements have not changed much at all since the previously approved plans. The current design does not require any storm water permits, therefore, the proposed vegetated under drained soil filter field has been removed from the design. All appropriate erosion control techniques have been utilized to assure no adverse impacts are created to any abutters as a result of this project (see Details Sheet for Erosion Control Details and Notes and see Stormwater Management Report).

The prior approved project required the following permits:

- Conditional Use Permit-City of Portland
The current project requires a Level 1 Minor Residential Site Plan approval for the construction of the Single Family residence (to be reviewed by the Inspection Division) and a Level II Preliminary and Final Site Plan Permit for the construction of the Pomeroy Street extension (to be reviewed by the Planning Division).
- NRPA Wetlands Permit(Tier 1)-Maine DEP
The original permit was granted for the disturbance of 13,028 s.f. of wetlands. The current amended project requires the disturbance of only 10,462 s.f. Once this project is closer to City Approvals our office will work with the Maine DEP to coordinate the update of this permit for the current Site Design.

- Storm water Permit by Rule-Maine DEP
The current project does not require any state storm water permits since the disturbed area and impervious area have been reduced below current permitting thresholds. Please find attached a Stormwater Management Report meeting City of Portland Standards.

The following is a list of the Fire Department Items required as part of this submission:

- Applicant: Chabad Lubavitch of Maine Inc.
11 Pomeroy Street
Portland, Maine 04102
- Architect: Gleason Architects
152 Portsmouth Avenue
Stratham, NH 03885-2418
(603) 770-2882
- Proposed Use: Single Family Residence-Pomeroy Street Extension
- Building Footprint: 780 s.f. (2-Story)
- Fire Protection: New House will contain sprinkler system meeting City Ordinance
- Hydrant location: Hydrant proposed as part of Pomeroy Street construction located on the Northern Side of Pomeroy Street approximately 140 feet East of Bancroft Street and across from the proposed driveway of the proposed single family residence.

A copy of this application and supporting information has been submitted to the Fire Department.

The following are some additional submission requirements for this application:

Descriptions of Easements on parcel:

The subject parcel contains no existing easements onsite (see sheet 2) .

Waivers:

The work associated with the extension of Pomeroy Street will require a waiver for a sidewalk on one side of Pomeroy Street.

Traffic Analysis:

The construction of one single family residence will result in the following traffic counts according to Trip generation, 3rd Edition by Institute of Transportation Engineers:

Average Weekday Trips (In and Out)	10
AM Peak Hour (In and Out)	0.8
PM Peak Hour (In and Out)	1.0
Peak Hour Generator	1.0

Natural Resource Summary:

The site contains some existing wetlands as delineated by Mark Hampton Associates. The wetlands are not classified as wetlands of special significance and flow from South to North across the Site (See sheet 2 of the plans for more information).

Master Plan Conformance:

The proposed work is a permitted use within the R-3 District and we are not aware of any conflicts between the proposed work and the City's Master Plan. Pomeroy Street is a undeveloped existing City Right of Way.

Construction Management Plan:

The construction of the Pomeroy Street Extension will be monitored by our office. BH2M will work with the contractor and the City of Portland to assure the construction is completed as designed on the plans. A weekly construction report will be generated by our office for the contractor and the City to review. Prior to the commencement of construction the contractor, our office and the City will hold a Pre-Construction meeting to coordinate the details of the construction process.

Waste Management Plan:

The owners of the proposed Single Family house as part of this project will be responsible for delivering all solid waste to a local waste disposal facility. The Pomeroy Street Extension will be offered to the City for acceptance as a public street. If accepted by the City, then the waste disposal for this home can be collected by the City. The contractor building the project is responsible for removing all construction waste to an approved local waste facility.

Design Standards Conformity:

The design meets all applicable design standards except for the need for a sidewalk on both sides of the Roadway (Pomeroy Street). The applicant has requested a waiver from this requirement (sidewalk proposed on Northern Side of Pomeroy Street only).

HVAC Emissions Requirements:

The HVAC system that will accompany the single family residence portion of this project will meet all applicable state and federal emission requirements.

Signage:

The only sign proposed for this project is the street sign proposed at the intersection of Pomeroy Street and Bancroft Street as shown on the Site Plan (Sheet 1). The sign will meet all applicable City requirements.

Lighting:

The only street light proposed for this project is the light proposed at the intersection of Pomeroy Street and Bancroft Street as shown on the Site Plan (Sheet 1). The light will meet all applicable City requirements.

Zoning Summary:

Single Family House Lot-Site Plan (Sheet 1)

This lot is not part of this application, however, all applicable zoning information for this lot can be found on the above referenced plan.

Outsale Lot-Site Plan (Sheet 1)

This lot is also not part of this application, however, all applicable zoning information for this lot can be found on the above referenced plan. The plans have allocated a building window in case this lot was to be developed by the owner. The wetland impacts associated with this work have been included in the impacts stated for this project.

This project had previously been submitted to the City back in January (with a subsequent submission in February). Our office received a letter from the City dated February 15, 2012 summarizing the submission process required for this project. This submission along with the separate submission for the Level I Minor Residential Site Plan Review permit for the construction of a single family home has been prepared as requested by the City of Portland.

We look forward to working with City Staff and the Fire Department on this project. Please contact our office if you have any questions or if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with a prominent initial "A" and "M".

Andrew S. Morrell, E.I.

Cc: Frederick Lamontagne, City of Portland Fire Chief

Level II Preliminary and Final Site Plan Submission-3-16-2012

PROJECT NAME: Site Plan - Chabad Lubavitch of Maine Inc.

PROPOSED DEVELOPMENT ADDRESS:

11 Pomeroy Street

PROJECT DESCRIPTION:

Construction of approximately 200 feet of Pomeroy Street

CHART/BLOCK/LOT: 193/E/1 PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Chabad Lubavitch of Maine Inc. Business Name, if applicable: N/A Address: Bancroft Street City/State : Portland, Me. Zip Code: 04102	Applicant Contact Information Work # N/A Home# Cell # N/A Fax# N/A e-mail: N/A
Owner – (if different from Applicant) Name: Address: Same as Above City/State : Zip Code:	Owner Contact Information Work # Home# Same as Above Cell # Fax# e-mail:
Agent/ Representative Name: William Thompson, BH2M Address: 28 State St. City/State : Gorham, Me. Zip Code: 04038	Agent/Representative Contact information Work # (207) 839-2771 Cell # N/A e-mail: wthompson@bh2m.com
Billing Information Name: King Weinstein Address: 198 Saco Ave. City/State : Zip Code: Old Orchard Beach, Me. 04064	Billing Information Work # N/A Cell # N/A Fax# N/A e-mail:

Engineer Name: Lester Berry, BH2M Address: 28 State Street City/State: Gorham, Me. Zip Code: 04038	Engineer Contact Information Work # (207) 839-2771 Cell # _____ Fax# _____ e-mail: N/A (207) 839-8250 lberry@bh2m.com
Surveyor Name: Robert Libby Jr. Address: 28 State Street City/State: Gorham, Me. Zip Code: 04038	Surveyor Contact Information Work # (207) 839-2771 Cell # _____ Fax# _____ e-mail: N/A (207) 839-8250 r.libby@bh2m.com
Architect Name: Gleason Architects Address: 152 Portsmouth Ave. City/State: Stratham, NH Zip Code: 03885-2418	Architect Contact Information Work # (603) 770-2882 Cell # _____ Fax# _____ e-mail: _____
Attorney Name: N/A Address: _____ City/State: _____ Zip Code: _____	Attorney Contact Information Work # _____ Cell # N/A Fax# _____ e-mail: _____

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)	Fees Paid (office use) _____ _____	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Section 14-403 Review (\$400 + \$25/lot) # of Lots _____ x \$25/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation	Fees Paid (office use) _____ _____
The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.			
Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)	Fees Paid (office use) _____ _____		

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Seven (7) copies of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:  - agent	Date: 3/15/12
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PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	73,821	sq. ft.
Proposed Total Disturbed Area of the Site	11,500	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	7131	sq. ft.
• Existing Total Impervious Area	0	sq. ft.
• Proposed Total Impervious Area	7731	sq. ft.
• Proposed Total Impervious Area	7731	sq. ft.
• Proposed Impervious Net Change	7731	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	N/A	sq. ft.
• Proposed Building Footprint Net change	N/A	sq. ft.
• Existing Total Building Floor Area	N/A	sq. ft.
• Proposed Total Building Floor Area	N/A	sq. ft.
• Proposed Building Floor Area Net Change	N/A	sq. ft.
• New Building	N/A	(yes or no)
ZONING		
• Existing	R-3	
• Proposed, if applicable	R-3	
LAND USE		
• Existing	Wood Lot	
• Proposed	Single Family House Lot	
RESIDENTIAL, IF APPLICABLE		
• Proposed Number of Affordable Housing Units	N/A	
• Proposed Number of Residential Units to be Demolished	N/A	
• Existing Number of Residential Units	N/A	
• Proposed Number of Residential Units	N/A	
• Subdivision, Proposed Number of Lots	N/A	
PARKING SPACES		
• Existing Number of Parking Spaces	N/A	
• Proposed Number of Parking Spaces	N/A	
• Number of Handicapped Parking Spaces	N/A	
• Proposed Total Parking Spaces	N/A	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces	N/A	
• Existing Number of Bicycle Parking Spaces	N/A	
• Proposed Number of Bicycle Parking Spaces	N/A	
• Total Bicycle Parking Spaces		
ESTIMATED COST OF PROJECT	\$50,000	

General Submittal Requirements – Preliminary Plan (Optional)

Level II Site Plan

Preliminary Plan Phase Check list (if elected by applicant)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written description of project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Copies of required State and/or Federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 ((1 paper copy as of Dec. 1)	Written assessment of zoning.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards, where applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written summary of significant natural features located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written summary of project's consistency with related city master plans.
Applicant Checklist	Planner Checklist	Number of Copies	Site Plan Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Preliminary Site Plan Including the following: (*information provided may be preliminary in nature during preliminary plan phase):
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).

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<ul style="list-style-type: none"> ▪ Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<ul style="list-style-type: none"> ▪ Existing and proposed easements or public or private rights of way.

General Submittal Requirements – Final Plan (Required)
Level II Site Plan
Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Final Plan Phase			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Final Site Plan including the following
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Proposed loading and servicing areas, including applicable turning templates for delivery vehicles
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed snow storage areas or snow removal plan.
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Proposed trash and recycling facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).
<input type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed finish floor elevation (FFE).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Exterior building elevation(s) (showing all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Exterior lighting plan, including street lighting improvements..
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed signage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Soil type and location of test pits and borings.
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> Details of proposed pier rehabilitation (Shoreland areas only).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing and proposed easements or public or private rights of way.



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MOSHE WILANSKY and CHANA WILANSKY of Portland, Maine, for consideration paid, GRANTS TO CHABAD LUBAVITCH OF MAINE, INC., a Maine non-profit corporation whose mailing address is 101 Craigie Street, Portland, ME 04102, with WARRANTY COVENANTS, the premises situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land located on the southwesterly sideline of Pomeroy Street, so-called, in the City of Portland, County of Cumberland and State of Maine; said parcel being more particularly described as follows:

Beginning at an 1/2" iron rod found on the southwesterly sideline of said Pomeroy Street at the southeasterly corner of land now or formerly of Kriston Briggs;

Thence South 46° 11' 30" East along the southwesterly sideline of said Pomeroy Street a distance of 269.44 feet to a capped iron rod found (PLS #1278) and the northerly sideline of Motley Street, so-called;

Thence South 71° 08' 30" West along the northerly sideline of said Motley Street a distance of 58.71 feet to a point;

Thence in a general southwesterly direction along the northerly sideline of said Motley Street and along a circular curve to the left, circumscribed by a radius of 218.81 feet, an arc length of 44.47 feet to a capped iron rod found (PLS #1278) and land now or formerly of Joshua James and Tamara Rainsford Krieger; said capped iron rod found being South 65° 19' 13" West a tie distance of 44.39 feet from said previous capped iron rod found;

Thence North 34° 26' 02" West along the land of said Krieger a distance of 86.47 feet to a capped 5/8" iron rod found (PLS #1172);

Thence South 38° 44' 24" West along the land of said Krieger, along land now or formerly of the Redlon Park Homeowner's Association, and along land now or formerly of Nancy A. Roy a distance of 350.00 feet to a point and remaining land of Stuart B. Herrick, Jr.;

Thence North 28° 05' 22" West along the remaining land of Stuart B. Herrick, Jr. a distance of 286.03 feet to a point and land now or formerly of Thomas and Melody Lussier;

Thence North 60° 18' 30" East along the land of said Lussier, along land now or formerly of Roger and Donna Gendron, along land now or formerly of Jean Gilpatrick and along land of said Briggs a distance of 350.00 feet to the point of beginning.

The above-described parcel contains 87,924 square feet. All bearings refer to Magnetic North as observed in 1973.

Reference is made to an unrecorded plan entitled Plan of Property, Bancroft Street, Portland, Maine, dated July 31, 1986, by R.P. Titcomb Associates, Inc. (Job #8660), as revised by unrecorded plan entitled Standard Boundary Survey and existing Conditions Plan for Stuart B. Herrick, Jr., dated March 2004, by BH2M (Job #03217).

Being the same premises conveyed to the Grantors herein by Warranty Deed of Stuart B. Herrick, Jr. dated May 28, 2004 and recorded in the Cumberland County Registry of Deeds at Book 21341, Page 37.

IN WITNESS WHEREOF, the said Moshe Wilansky and Chana Wilansky have caused this instrument to be signed and sealed on June 15, 2004.

[Signature]
Witness

[Signature]
Moshe Wilansky

to both
Witness

[Signature]
Chana Wilansky

State of Maine
Cumberland, ss.

June 15, 2004

Then personally appeared the above-named Moshe Wilansky and/or Chana Wilansky and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

[Signature]
Notary Public, State of Maine

SEAL

Print Name: Karen Belton

My commission expires 08/26/06

Received
Recorded Register of Deeds
Jun 16 2004 11:22:22A
Cumberland County
John & Debra



March 26, 2012

City of Portland Planning office.
Congress St.
Portland, ME 04101

RE: Chabad House

Dear Planning Department,

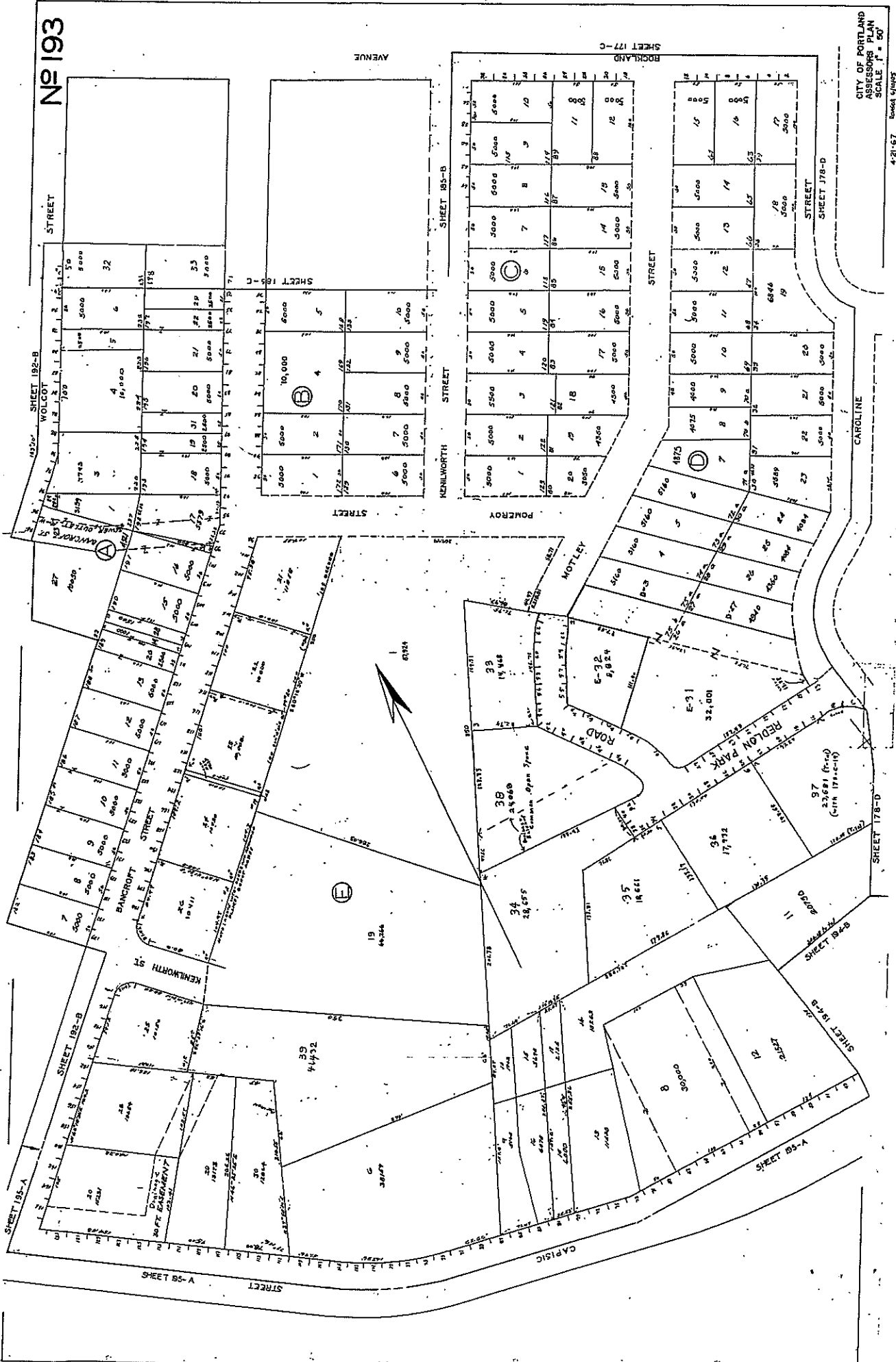
Windsor Construction has the financial and technical experience to construct this project per plans and approvals. If you need any additional information I can be reached at (207) 518-5792.

Sincerely,

A handwritten signature in cursive script that reads "Betty J. Olson".

Betty J. Olson
Senior Vice President

№ 193



STREET

STREET

STREET

STREET

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AVENUE

STREET

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STREET

BOGRLAND SHEET 177-C

SHEET 185-B

SHEET 178-D

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'
Sheet 193

4-21-67



BH2M

Providing Quality Civil-Site
Engineering & Surveying for
Over 33 Years.

SERVICES:

- Site Development Design
- Subdivision Design
- Stormwater Management
Analysis & Design
- Utility Design
- Roadway Design
- Development Permitting
- Construction
Administration & Oversight
- Full Service
Survey Department

COMPANY OVERVIEW

Berry Huff McDonald Milligan Inc. (BH2M) was founded in 1978 in Gorham, Maine to provide quality civil-site engineering and surveying services. Over the past 33 years BH2M has worked on over 6,000 projects for our diverse client base, which consists of Municipal and Private Sector clients. BH2M has developed a reputation for a strong commitment to excellence in all portions of a project. The staff structure at BH2M is unique in that all the engineers and project managers are partners within the company. This has been a successful formula that has resulted in many long standing relationships with our clients. Each project at BH2M is overseen by a senior principal within the company to assure the highest level of quality of work and performance.

EXPERIENCE

BH2M has provided Quality Civil-Site Engineering and Surveying on many projects within the City of Portland, Including:

Office & Commercial Developments

- Oakhurst Dairy
- WB Mason Headquarters
- Unum
- Walgreens - Bayside Area

Hospitals

- Childrens Hospital
- Congress St. Medical Building

Roadway Improvements

- Oak Street

Major Industrial

- Brunswick Naval Air Station Hanger Project - Brunswick
- Brunswick Naval Air Station Tower Project - Brunswick
- Savage Intermodel Facility - Auburn
- Pratt-Whitney - North Berwick

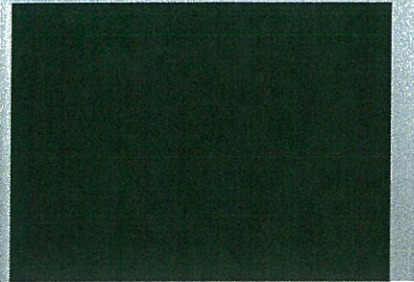
CURRENT PROJECTS

- Route 25 & Oak Hill Road Intersection Relocation and Sidewalk Project- Standish
- Summer Winds Condominiums - Old Orchard Beach
- Black Point Park at Scarborough Beach - Scarborough
- Village Square Sidewalk Restoration - Gorham
- Fogg Brook Subdivision - Buxton
- Sawyer Estates Subdivision - Gorham



Selected Stormwater Management Project Experience

- Route 25 & Oak Hill Road Reconstruction & Drainage Improvement, Standish 2012
- Summer Winds Condominium, Old Orchard Beach 2011
- Village Square Sidewalk Reconstruction, Gorham 2011
- Black Point Park at Scarborough Beach, Scarborough 2011
- Fogg Brook Subdivision, Gorham 2011
- Sawyer Estates Subdivision, Gorham 2011
- Golden Ridge Subidvision, Cape Elizabeth 2011
- Juniper Knoll Subdivision, Saco 2010
- Meadowbrook Subdivision, Waterboro 2010
- Bradbury Ridge Subdivision, Hollis 2010
- Lands End Subdivision, Old Orchard Beach 2010
- Limington Salt Shed, Limington 2010
- Peterson Fields Subdivision, 2010
- The Trails Subdivision, Saco 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Carsons Point Subdivision, Saco 2010
- Pratts Brook Farm Subdivision, Yarmouth 2010
- Highland Glen Subdivision, Yarmouth 2010
- Tucker Road Culvert Improvements, Limington 2010
- Dunegrass Sections B & C, Old Orchard Beach 2010
- Skylark Commons Subdivision, Portland 2009
- Pleasant Ridge Subdivision, Buxton 2009
- Wholesale Distribution and Warehouse Facility, Brockton Ma 2009
- Willowdale Commons Condominium, Old Orchard Beach 2009
- Atlantic Park Condominium, Old Orchard Beach 2009
- Whispering Pines Subdivision, Buxton 2009
- Aceto Construction Facility, Buxton 2009
- D & E Enterprises Facility, Hollis 2009
- K & S Subdivision, Sanford 2009
- Wild Acres Campground Expansion, Old Orchard Beach 2009
- Hardware Store, Biddeford 2009
- Hid n Pines Campground, Old Orchard Beach 2009
- Green Court Acres Subdivision, Waterboro 2009



Selected Roadway Reconstruction and Drainage Improvement Project Experience



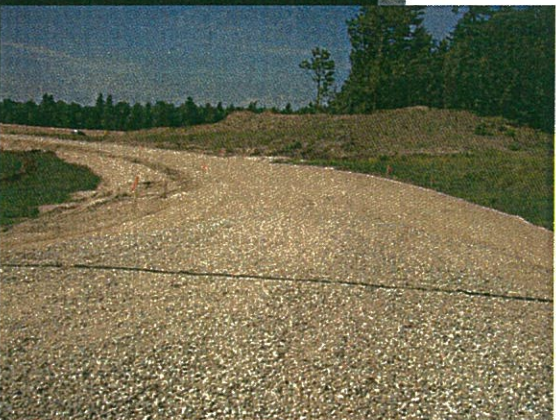
- Route 25 & Oak Hill Road Intersection Relocation and Sidewalk Project
Standish, 2012
- Gorham Village Square Sidewalk Reconstruction Project
Gorham, 2011
- Granite Street Extension Roadway Reconstruction and Drainage Improvement Project
Biddeford, 2009
- Glendale Neighborhood Reconstruction and Drainage Improvement Project
Auburn, 2004



- Carrier Development Reconstruction and Drainage Improvement Project
Auburn, 2003
- Old Danville Road Reconstruction and Drainage Improvement Project
Auburn, 1999
- Mill Street Reconstruction and Drainage Improvement Project
Auburn, 1998
- CSO Neighborhood Improvement Project #2
Biddeford, 1998
- CSO Neighborhood Improvement Project #1
Biddeford, 1994
- Downtown Revitalization & Stormdrain Improvements Projects #1, #2 & #3
Old Orchard Beach, 1991 - 1992



Selected Site Development Project Experience



- Black Point Park at Scarborough, Beach, Scarborough 2011
- Limington Salt Shed, Limington 2010
- Childrens Hospital, Portland 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Savage Intermodal Facility, Auburn 2010
- Wholesale Distribution and Warehouse Facility, Brockton Ma 2009
- Aceto Construction Facility, Buxton 2009
- D & E Enterprises Facility, Hollis 2009
- Hardware Store, Biddeford 2009
- Oakhurst Dairy Facility, Portland 2009
- WB Mason Headquarters, Portland 2009
- Walgreens, Portland 2008
- Unum Site Improvements, Portland 2008
- Congress Street Medical Building, 2008
- Pratt Whitney Facility, North Berwick 2007
- Brunswick Naval Air Station Hanger Project, Brunswick 2007
- Morrison Center, Scarborough 2006
- Aubuchon Hardware, Limington 2006





BH2M

Lester S. Berry, P.E.

EDUCATION:

B.S. Civil Engineering
University of Maine

M.S. Civil Engineering
University of Maine

PROFESSIONAL SOCIETIES:

American Society of Civil Engineers

Maine Association of Planners

Construction Specifications Institute

PROFESSIONAL BACKGROUND:

Vice President BH2M
1978 - Present
Gorham, Maine

Project Engineer
Dale E. Caruthers Company
1975 - 1978
Gorham, Maine

Engineer
State of New Hampshire
1971 - 1972
Concord, New Hampshire

Lester S. Berry, P.E.
Vice President & Senior Engineer

Les co-founded Berry Huff McDonald Milligan Inc. in 1978. He has 40 years of experience in both the public and private sector and has worked on projects in Maine and New Hampshire. His expertise includes a diversified range of all aspects of civil-site engineering, with a focus on site development and the design and implementation of state of the art Stormwater Management Systems.

The following is a list of recent projects worked on by Les:

- Route 25 & Oak Hill Road Intersection Relocation and Sidewalk Project, Standish 2012
- Summer Winds Condominium, Old Orchard Beach 2011
- Village Square Sidewalk Restoration, Gorham 2011
- Black Point Park at Scarborough Beach, Scarborough 2011
- Sawyer Estates Subdivision, Gorham 2011
- Limington Salt Shed, Limington 2011
- Kate's Homemade Butter Plant, Arundel 2011
- Peterson Fields Subdivision, Gorham 2010
- The Trails Subdivision, Gorham 2010
- Savage Intermodal Facility, Auburn 2010
- Childrens Hospital, Portland 2010
- Tucker Road Culvert Improvements, Limington 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Skylark Commons Subdivision, Portland 2010
- WB Mason Headquarters, Portland 2009
- Walgreens, Portland 2009
- Unum Site Improvements, Portland 2008
- Congress Street Medical Building, Portland 2008



STORMWATER EDUCATION: Hydraulic & related College course Erosion & Sediment Control
Stormwater Management Water Conservation Districts, Phosphorus Management,
Erosion Control Seminars by Maine DEP, HydroCAD & Advanced HydroCAD,
BMP's for Stormwater and Erosion Control.



BH2M

William A. Thompson

EDUCATION:

A.A.S. Civil-Sanitary Tech.
Blue Hills Regional Institute
1970

Northeastern University
Boston, MA.
1971 - 1972

PROFESSIONAL BACKGROUND:

President/Project Manager
BH2M
January 1993 - Present
Gorham, Maine

Vice President/
Project Manager
BH2M
January 1988 - January 1993
Gorham, Maine

Design/Drafting Department
Supervisor
BH2M
November 1978 -
December 1987

Chief Draftsman
Dale E. Caruthers Company
June 1976 - November 1978
Gorham, Maine

Design Draftsman
SEA Consultants
Boston, MA.
June 1970 - June 1976

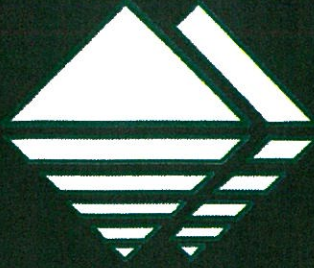
William A. Thompson
President & Project Manager

Bill has worked for BH2M for over 33 years and has 40 years of experience in both the public and private sector and has worked on projects in Maine and Massachusetts. His expertise includes site development, subdivisions and the design of supporting Stormwater Management Systems.

The following is a list of recent projects worked on by Bill:

- Sawyer Estates Subdivision, Gorham 2011
- Juniper Knoll Subdivision, Saco 2010
- Limington Salt Shed, Limington 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Bradbury Ridge Subdivision, Buxton 2010
- Lands End Subdivision, Old Orchard Beach 2010
- Peterson Fields Subdivision, Gorham 2010
- The Trails Subdivision, Saco 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Carsons Point Subdivision, Saco 2010
- Skylark Commons Subdivision, Portland 2010
- Sunrise Ridge Subdivision, Buxton 2009
- Atlantic Park Condominium, Old Orchard Beach 2009
- Pleasant Ridge Subdivision, Buxton 2009
- Dunegrass Sections B & C, Old Orchard Beach 2009
- Meadowbrook Subdivision, Waterboro 2009
- Aceto Construction Facility, Buxton 2009





BH2M

Andrew S. Morrell, E.I.T.

EDUCATION:

B.S. Civil Engineering
State University of New York
Buffalo, NY

PROFESSIONAL BACKGROUND:

Project Engineer
BH2M - Gorham, Me
August 2001 - August 2007
April 2010 - Present

Project Engineer
DeLuca-Hoffman Associates
South Portland, Me
August 2007 - March 2010

Project Engineer
Diversified Civil Engineering
Westford, Ma
May 1999 - August 2001

STORMWATER EDUCATION:

Hydraulics Review Class
for Professional Engineering
License Exam - ASCE 2009

Hydrocad Seminar
Joint Environment Training
Coordinating Committee 2002

STORMWATER EXPERIENCE:

12 years experience
performing stormwater
management design and
calculations.

Andrew S. Morrell, E.I.T.
Project Engineer

Andy has worked for BH2M for over 9 years and has over 12 years of experience in both the public and private sector and has worked on projects in Maine and Massachusetts. His expertise includes site development, subdivisions and the design of supporting Stormwater Management Systems.

The following is a list of recent projects worked on by Andy:

- Route 25 & Oak Hill Road Intersection Relocation and Sidewalk Project, Standish 2012
- Childrens Hospital, Portland 2011
- Village Square Sidewalk Restoration, Gorham 2011
- Black Point Park at Scarborough Beach, Scarborough 2011
- Sawyer Estates Subdivision, Gorham 2011
- Juniper Knoll Subdivision, Saco 2010
- Limington Salt Shed, Limington 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Tucker Road Culvert Improvements, Limington 2010
- Bradbury Ridge Subdivision, Buxton 2010
- Lands End Subdivision, Old Orchard Beach 2010
- Peterson Fields Subdivision, Gorham 2010
- The Trails Subdivision, Saco 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Carsons Point Subdivision, Saco 2010
- Pratts Brook Farm Subdivision, Yarmouth 2010
- Highland Glen Subdivision, Yarmouth 2010
- Skylark Commons Subdivision, Portland 2010
- Sunrise Ridge Subdivision, Buxton 2009
- Atlantic Park Condominium, Old Orchard Beach 2009
- Pleasant Ridge Subdivision, Buxton 2009
- Dunegrass Sections B & C, Old Orchard Beach 2009
- Meadowbrook Subdivision, Waterboro 2009
- Aceto Construction Facility, Buxton 2009
- Unum Site Improvements, Portland 2009





BH2M

Robert C. Libby, Jr., PLS

REGISTRATION

Professional Land Surveyor
Maine #2190
Licensed since August 1990

EDUCATION

B.S. Forestry Management/
Recreational Park Management
University of Maine 1982

PROFESSIONAL SOCIETIES

Maine Society of Land Surveyors
President 2009-2011

Narragansett Chapter
Former President &
Current Treasurer

PROFESSIONAL BACKGROUND

Survey Party/Chief
Engineering Technician
BH2M Gorham, Maine
1985 - 1993

Survey Department Head
BH2M Gorham, Maine
1993 - Present

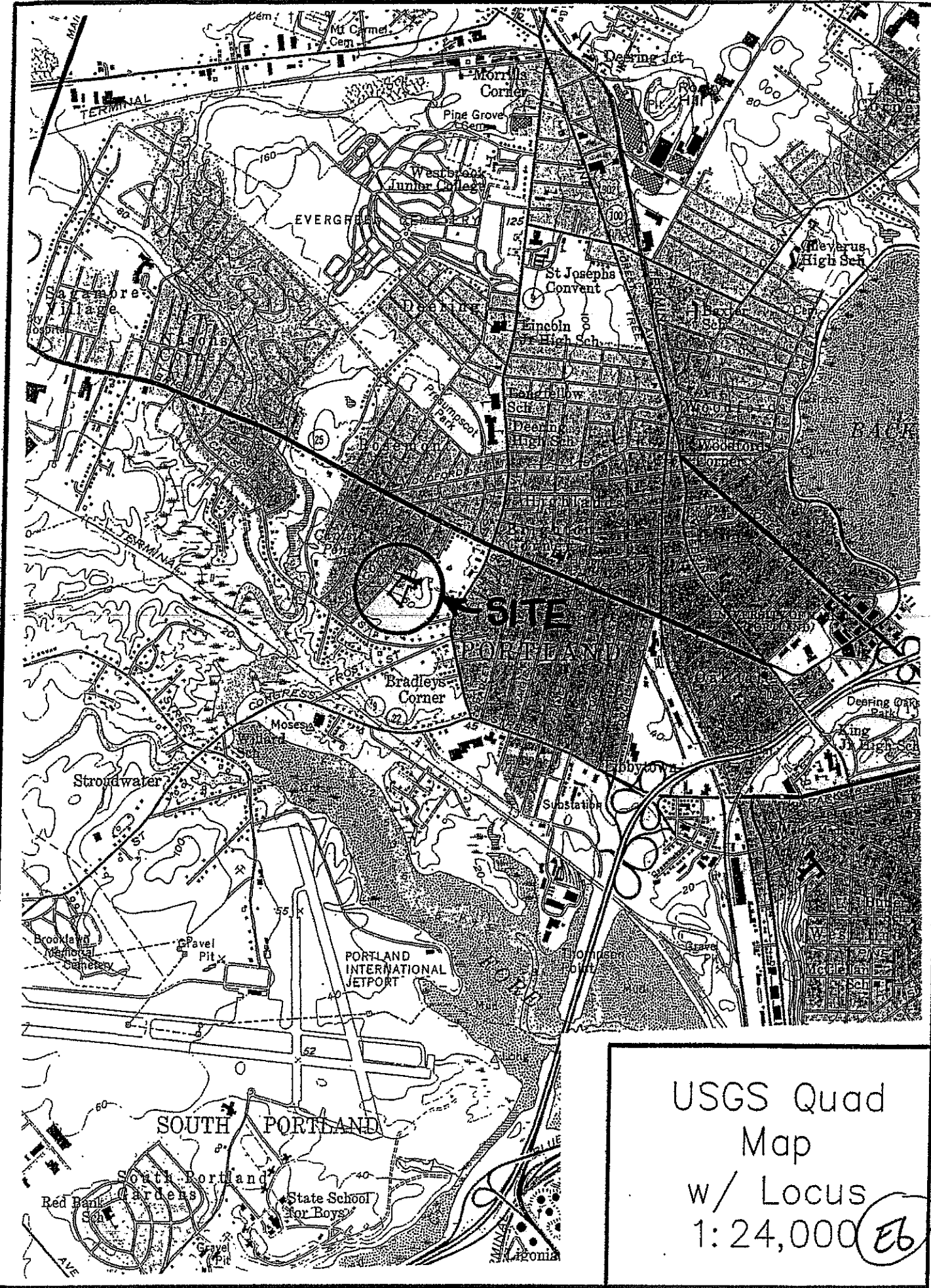
Robert C. Libby, Jr. Professional Land Surveyor

Bob has worked for BH2M for over 26 years with experience in both the public and private sector working throughout York, Cumberland, Oxford & Androscoggin Counties. His experience includes Boundary Surveys, ALTA Surveys, Road Projects, Site Topography, As-Built Surveys and Construction Layout Surveys.

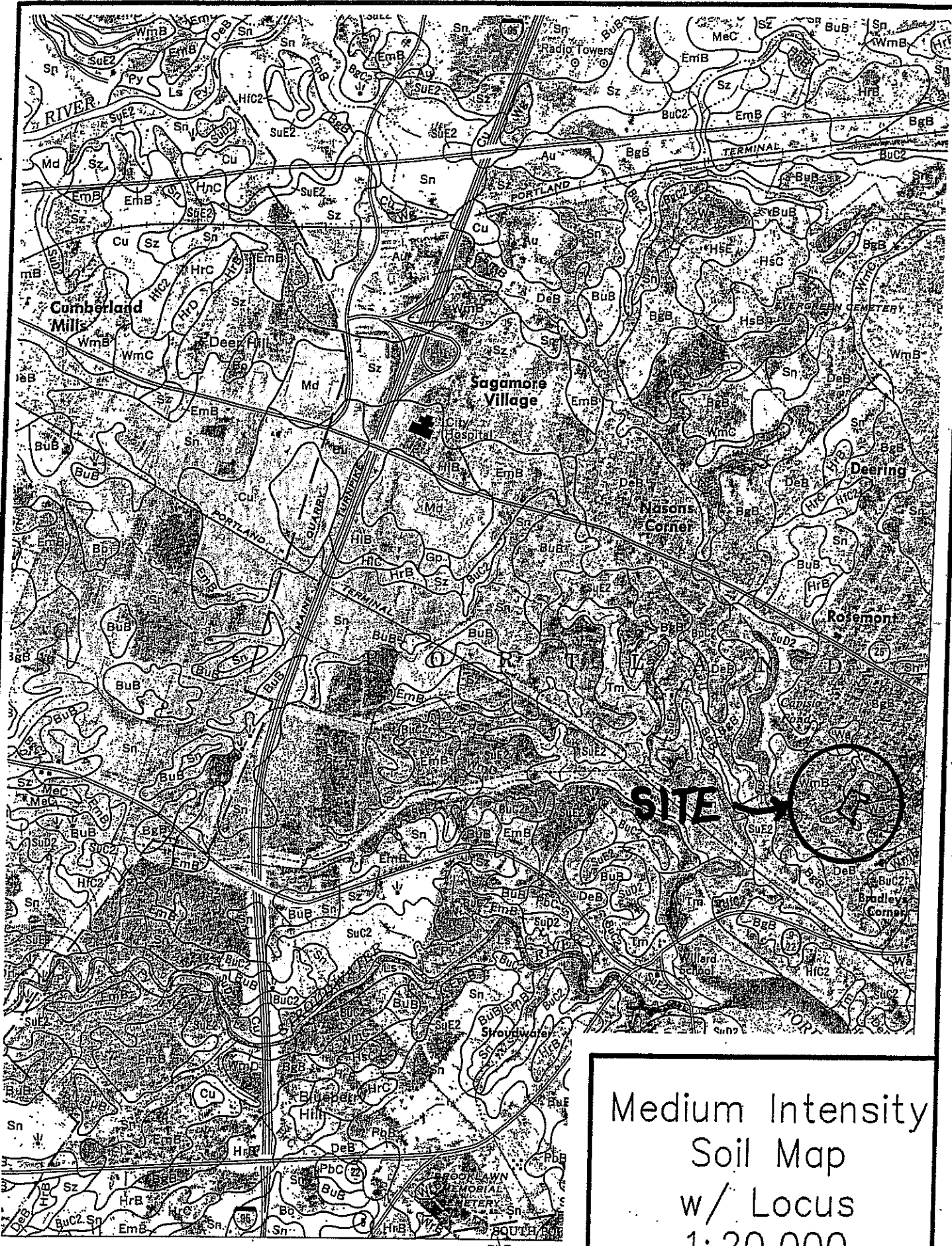
The following is a list of recent projects worked on by Bob:

- Route 25 & Oak Hill Road Intersection Relocation and Sidewalk Project, Standish 2012
- Town of Standish Public Works Site Topography, 2011
- Town of York Public Safety Building Topography & Boundary Survey, 2011
- York County Fish & Game Lyman Site Topography, 2011
- Jason Labonte Lot Division / Private Way, Saco, 2011
- Summer Winds Subdivision and Site Plan, Old Orchard Beach, 2011
- Town of Limington Salt Shed Topography & Boundary Survey, 2010
- Dunegrass Section B & C Subdivision, Old Orchard Beach, 2010
- Lakeside Community Church Waterboro, As-Built Survey, 2009
- Smith Elliott Smith & Garmey Project, Expert Witness, Hollis, 2008
- Maine Turnpike Authority Right of Way Maps, 2008





USGS Quad
Map
w/ Locus
1:24,000 **EB**



Medium Intensity
Soil Map
w/ Locus
1:20,000



17 State House Station
Augusta, ME 04333

IN THE MATTER OF

CHABAD LUBAVITCH OF MAINE INC
Portland, Cumberland County
HOUSE AND CHAPEL ACCESS DRIVE
L-22414-TB-A-N (approval)

) NATURAL RESOURCES PROTECTION ACT
) FRESHWATER WETLAND ALTERATION
) WATER QUALITY CERTIFICATION
) FINDINGS OF FACT AND ORDER

Project Description: The applicant proposes to alter 13,028 square feet of forested wetland to construct a project located off Pomeroy Street in the City of Portland. The project consists of a residence with attached chapel, access drive and stormwater detention pond. On-site impacts include 4,713 square feet of wetland fill associated with construction of portions of the access drive and detention pond. The parcel is situated off the westerly side of Pomeroy Street, a road previously approved by the City but never constructed.

According to a letter dated August 10, 2005, from City Planner Ethan Boxer-Macomber, the City of Portland's Land Use Code requires any developer of a lot located on an unimproved City street to construct that street to City standards along the entirety of their site's frontage. As such, the applicant is required to impact an additional 8,315 square feet of forested wetland to construct Pomeroy Street to City standards. Total proposed impacts for the project are 13,028 square feet. The project is shown on a plan entitled, "Site Plan - Land of Chabad Lubavitch of Maine Inc." drawn by BH2M and dated March 2004. Wetland impacts were reduced to the current total after site visit by Department staff and subsequent discussions with the applicant's agent. Details of the revised plans are outlined in a memo from BH2M dated June 30, 2005.

Permit for:	<input checked="" type="checkbox"/> Tier 1
DEP Decision:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied (see attached letter)
CORPS Action:	<input checked="" type="checkbox"/> The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, Corps approval is required for your project. For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.

Standard Conditions:

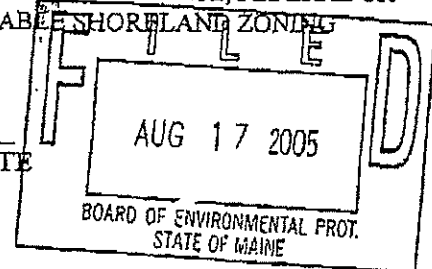
- 1) If construction or operation of the activity is not begun within two (2) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

Please note the attached sheet for guidance on appeal procedures.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DAWN R. GALLAGHER, COMMISSIONER

8/16/05
DATE



Date of initial application June 14, 2005
Date application accepted for processing June 25, 2005
Date filed with Board of Environmental Protection
WB/ATS#55224/L22414AN



NATURAL RESOURCE PROTECTION ACT (NRPA) STANDARD CONDITIONS

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Initiation of Activity Within Two Years. If construction or operation of the activity is not begun within two years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits shall state the reasons why the applicant will be able to begin the activity within two years from the granting of a new permit, if so granted. Reapplications for permits may include information submitted in the initial application by reference.
- F. Reexamination After Five Years. If the approved activity is not completed within five years from the date of the granting of a permit, the Board may reexamine its permit approval and impose additional terms or conditions to respond to significant changes in circumstances which may have occurred during the five-year period.
- G. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- H. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- I. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

Revised (4/92)
DEP LW0428

Post-It® Fax Note	7671	Date	7-10-07	# of pages	2
To	MARSHALL TINKLE	From	BILL BULLARD		
Co./Dept.		Co.	MDEP		
Phone #		Phone #	822-6380		
Fax #	874-6705	Fax #			

July 12, 2007

Maine Dept. of Environmental Protection
Southern Maine Regional Office
312 Canco Road
Portland, ME 04101

RE: Stormwater Permit-by-Rule
Chabad Lubobitch of Maine, Inc.
Pomeroy Street
Portland

To Whom It May Concern:

Please find attached the following information for the above-referenced project:

1. Stormwater Permit-by-Rule Application
2. Required Fees (\$55)
3. Photographs of Site
4. U.S.G.S. Map
5. Site Plan (Sheet 1)
6. Erosion Control Plan (Sheet 6)

On behalf of the applicant, Chabad Lubobitch of Maine, Inc., we are submitting a Stormwater Permit-by-Rule. This project was approved by the City of Portland back in July 2005 and was not eligible for a stormwater permit at that time (according to DEP regulations). The project was never built and the applicant is looking to construct the project at this time. According to current DEP regulations, the project is eligible for a Stormwater Permit-by-Rule. The project does not fall within a watershed "most-at-risk" and results in the following areas:

Impervious Area = 0.68 acres

Developed Area = 1.59 acres

Please call if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrew S. Morrell".

Andrew S. Morrell, E.I.T.
Staff Engineer

Enclosure(s)
cc: Richard Abrahams

ChabadDEPPBR

STORMWATER PBR APPLICATION FORM
PLEASE TYPE OR PRINT IN INK ONLY

1. Name of Applicant:	Chabad Lubobitch of Maine, Inc.	5. Name of Agent (if applicable):	Berry Huff McDonald Milligan, Inc.
2. Applicant's Mailing Address:	101 Craigie Street Portland, ME 04101	6. Agent's Mailing Address:	28 State Street Gorham, ME 04038
3. Applicant's Daytime Phone #:	207-871-8947	7. Agent's Daytime Phone #:	207-839-2771
4. Applicant's Fax # (if available):	N/A	8. Agent's Fax # and email address:	207-839-8250
9. Location of Project (Road, Street, Rt #):	Pomeroy Street	10. Town:	Portland
		11. County:	Cumberland
12. Is this PBR for renewal of an individual stormwater permit? If yes, skip to Block 27 and signature page. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
13. Type of Discharge Watershed (Check all that apply):	<input type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Lake most at risk, severely blooming <input type="checkbox"/> River, stream or brook <input type="checkbox"/> Urban impaired stream <input checked="" type="checkbox"/> Freshwater wetland <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Wellhead of public water supply	14. Amount of Developed Area:	<input checked="" type="checkbox"/> Total # of 1.59 acres OR <input type="checkbox"/> Total # of _____ square feet
		15. Amount of Impervious Area:	<input checked="" type="checkbox"/> Total # of 0.68 acres OR <input type="checkbox"/> Total # of _____ square feet
16. Creating a common plan of development or sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17. Name of waterbody (ies) to which the project site drains:		Forested wetlands
18. Brief Project Description:	Construction of access driveway for construction of a single-family home with chapel and construction 430 feet of Pomeroy St. to city standards.		
19. Size of Lot or Parcel: <input type="checkbox"/> Total of _____ square feet OR <input checked="" type="checkbox"/> Total of 2.02 acres	20. UTM Locations: (if known)		UTM Northing: N/A UTM Easting: N/A
21. Deed Reference Numbers: Book#: 6258 Page#: 53	22. Map and Lot Numbers:		Map #: 193 Lot #: 19
23. Project started prior to application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, Completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	24. Resubmission of Application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
25. Written Notice of Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of DEP enforcement staff involved:		N/A
26. Detailed Directions to the Project Site: (Attach separate sheet if necessary)	Capisic Street to Bancroft Street turn right onto Bancroft Street, entrance to Pomeroy St. is 900 feet on right.		
27. SUBMISSIONS			
<input checked="" type="checkbox"/> This form (signed and dated)	<input type="checkbox"/> Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat)	<input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> ESC Plan <input checked="" type="checkbox"/> Location Map <input checked="" type="checkbox"/> Site Plan	For Renewal of an individual Stormwater permit only: <input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Copy of original stormwater permit <input type="checkbox"/> Fee
CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2			

OFFICE USE ONLY	Ck. #	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	

CERTIFICATIONS / SIGNATURES

Applicant's Statement:

I am applying for a Stormwater PBR and have attached the required PBR submissions. I have read the requirements herein and I affirm that my project satisfies the applicable stormwater management standards. I authorize staff of State and Federal agencies having jurisdiction over this activity to access the project site for the purpose of determining compliance with the rules.

Signed: *[Signature]*

Date: *7/12/07*

Notice of Intent to Comply with Maine Construction General Permit

With this Stormwater PBR notification form and my signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards. In addition, I will file a Notice of Termination (NOT) within 20 days of project completion.

If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.

Signed *[Signature]*

Date: *7/12/07*

ORIGINAL
TO
PERSON
MAKING
PAYMENT

THIS IS YOUR
OFFICIAL
RECEIPT.
PLEASE RETAIN
IT FOR FUTURE
REFERENCE.

STATE OF MAINE
RECEIPT FOR DEPARTMENTAL COLLECTIONS

Nº 792942 G

RECEIVED FROM RHAM: Perry Huff ^{meanold Millisen Inc.} DATE 7/12/07

Fifty Five Dollars ^{OR NAME}

DOLLARS

CASH CHECK

FOR Stormwater Permit - b/ - Pub

MONEY ORDER

Charles Lubowitz of Maine, Inc
SPECIFY FULLY PURPOSE FOR WHICH PAYMENT WAS MADE

Check #
33017

Maine DEP
NAME OF DEPARTMENT OR INST. MAKING COLLECTION
Alison Giblin
SIGNATURE OF PERSON MAKING COLLECTION



PORTLAND MAINE

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23 July 2007

Public Works Department
Michael J. Bobinsky, Director

Mr. William A. Thompson,
Project Manager,
Berry, Huff, McDonald, and Milligan, Inc.,
28 State Street,
Gorham, Maine 04038

**RE: The Capacity to Handle Wastewater Flows, from the Proposed Residence
and Assembly Area, for Chabad Lubobitch, at 123 Pomeroy Street.**

Dear Mr. Thompson:

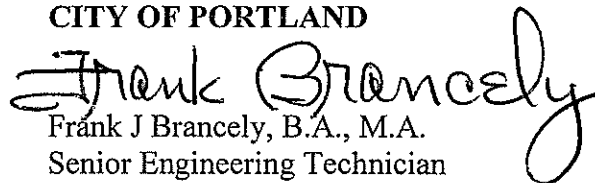
The existing eighteen-inch diameter vitrified clay sewer pipe located in Bancroft Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the total increase in wastewater flows of **1,044 GPD**, from the proposed building project.

Anticipated Wastewater Flows from the Proposed Building Project:

9 Proposed Bedrooms @ 90 GPD/Bedroom	= 990 GPD
27 Proposed Fixed Assembly Seats @ 2 GPD/Fixed Seat	= 54 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,044 GPD

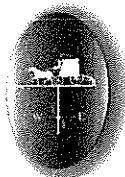
The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND


Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Penny Littell, Associate Corporation Counsel, Corporation Counsel, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
William A. Thompson, Project Manager, Berry, Huff, McDonald, and Milligan, Incorporated.
Desk file



CUSTOMER SERVICE

OFFICE HOURS:

8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

March 28, 2005

William A. Thompson
BH2M
28 State St.
Gorham, Me. 04038

Re: Pomeroy St.-Chabad Lubobitch

William:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed building to be located off Pomroy St. in Portland after a main extension is done from Bancroft St. to the centerline of the lot in question.. Checking District records, I find the extension would need to be about 175 to 200 feet in length coming from Bancroft St.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Bancroft St. 650'NE of Capisic St.
Hydrant # 1432
Static pressure = 71 PSI
Flow = 1135 GPM
Last Tested = 8/3/93

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



1741

PROJECT TITLE: Chabad Lubliner

TRANSECT: A

PLOT: 1

DELINEATOR(S): M. Hampton

DATE: 9/14/14

VEGETATION	Stratum and Species	Dominance Ratio	Percent Dominance	DOM	NWI Status
overstory	Red maple	77.75	100	X	FAC
understory	Red maple		100		FAC
Shrubs -					
herbaceous	Sensitive Fern	22	100	X	FAC

HYDROPHYTES

NON-HYDROPHYTES

OBL FACW FAC OTHER
 Hydrophytes Subtotal (A): 3

FAC- FACU UPL
 Non-hydrophytes Subtotal (B): 0

PERCENT HYDROPHYTES (100A/A+B): 100

HYDROLOGY

- RECORDED DATA
 - Stream, lake, or tidal gage Identification: N/A
 - Aerial photography Identification: N/A
 - Other Identification: N/A
- NO RECORDED DATA

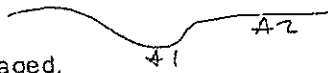
OBSERVATIONS:
 Depth to Free Water: 6 inches
 Depth to Saturation (including capillary fringe): 2 inches
 Altered Hydrology (explain): none

- Inundated
- Saturated in upper 12"
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns within Wetland
- OTHER (explain):

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1741

SOIL Sketch landscape position of this plot. Indicate relative position of other plot(s) and the wetland flag if not on plan.



Submission of photo of plot is encouraged.

DEPTH	HORIZON	MATRIX COLOR	REDOXIMORPHIC FEATURES (color, abundance, size, contrast)	COMMENTS (USDA texture, nodules, concretions, masses, pore linings, restrictive layers, root distribution, soil water, etc.)
0-3	Ap	10YR 2/2		silt loam
3-6	Ap	10YR 3/2		silt loam
6-15	Bg	5YR 4/2	10YR 3/2	silt loam
15-28	Bg2	5YR 4/2		silty clay loam

HYDRIC SOIL INDICATOR(S):

REFERENCE(S):

OPTIONAL SOIL DATA

REFERENCE(S):

Taxonomic subgroup: *typic epiaquets*
 Soil drainage class: *poorly drained*
 Depth to active water table: *6 inches*
 NTCHS hydric soil criterion: *2.8, (2)*

CONCLUSIONS

	YES	NO	REMARKS:
Hydrophytic vegetation criterion met?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hydric soils criterion met?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wetland hydrology criterion met?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IS THIS DATAPOINT IN A WETLAND?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

CEMEX-COR-PT Version 7/1/00 P3002

PROJECT TITLE: *Chobal Kubobitch*

TRANSECT: *A*

PLOT: *1*

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PROJECT TITLE: Chabad Lubovitch TRANSECT: A PLOT: 2
 DELINEATOR(S): M. Hampton DATE: 9/14/04

VEGETATION	Stratum and Species	Dominance Ratio	Percent Dominance	DOM	NWI Status
Overstory	Red oak White Pine	37 / 43 24 / 43	59 41	✓	Fach Fach
Sapling	Red oak White Pine				
Herbaceous	Broken Fern Wild Sassailla	10 / 15 5 / 15	67 33		Fach. Fach

HYDROPHYTES				NON-HYDROPHYTES		
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>
Hydrophytes Subtotal (A): <u>0</u>				Non-hydrophytes Subtotal (B): <u>4</u>		
PERCENT HYDROPHYTES (100A/A+B): <u>0</u>						

HYDROLOGY

RECORDED DATA
 Stream, lake, or tidal gage Identification: none
 Aerial photography Identification: _____
 Other Identification: _____

NO RECORDED DATA

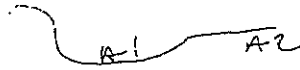
OBSERVATIONS:
 Depth to Free Water: none
 Depth to Saturation (including capillary fringe): none
 Altered Hydrology (explain): none

Inundated Saturated in upper 12" Water Marks Drift Lines Sediment Deposits Drainage Patterns within Wetland

OTHER (explain): _____

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SOIL Sketch landscape position of this plot. Indicate relative position of other plot(s) and the wetland flag if not on plan.



Submission of photo of plot is encouraged.

DEPTH	HORIZON	MATRIX COLOR	REDOXIMORPHIC FEATURES (color, abundance, size, contrast)	COMMENTS (USDA texture, nodules, concretions, masses, pore linings, restrictive layers, root distribution, soil water, etc.)
0-6	A ₁	10YR3/3	none	Sandy loam
6-12	B	10YR5/4		Sandy loam
12-4	R			ledge

HYDRIC SOIL INDICATOR(S):

REFERENCE(S):

OPTIONAL SOIL DATA

REFERENCE(S):

Taxonomic subgroup:

Soil drainage class: *well drained*

Depth to active water table: *none*

NTCHS hydric soil criterion: *none*

CONCLUSIONS

	YES	NO	REMARKS:
Hydrophytic vegetation criterion met?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hydric soils criterion met?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetland hydrology criterion met?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IS THIS DATAPOINT IN A WETLAND?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

CENAE-COR-PT Version 7/100 Page 2

PROJECT TITLE: *Chatsuck Lubobitch*

TRANSECT: *A*

PLOT: *2*

(570)