



December 29, 2015  
15198

Jean Fraser, Planner  
City of Portland Planning Division  
City Hall, 4<sup>th</sup> Floor  
389 Congress St.  
Portland, ME 04101

**Site Plan Level 1 Application Plan Revisions and Responses per Staff Review Comments  
Maine Fiber Company Switching Facility & Equipment Shelter;  
9 Westland Avenue, Portland, Maine**

Dear Ms. Fraser:

On behalf of the Maine Fiber Company please find attached 1 (one) paper copy and one electronic version with the site plan revisions for the Level 1 Site Plan application for the proposed improvements, shelter equipment, and compound area for the project located at 9 Westland Avenue. The plans have been revised in response to the staff's original site plan review comments to approve the placement of an equipment shelter building to accommodate their fiber optic cable services.

The Following are revisions made per the staff's concerns, comments, or recommendations.

- We eliminated the propane tank and will now utilize natural gas service from Westland Avenue.
- We have provided HVAC Modular Sound Attenuator to the air handlers which will reduce DbA by 20 to have them below Zoning Standards of 55DbA.(Now will be 50 DbA @ front property line)
- We have provided Generator noise levels meeting the same level of DbA at the property line for the parcel to the south and near the same level (Please note these levels are based on open hard scape surfaces, and with wood fence enclosure and landscaping it can be expected to reduce the DbA by 8-10 DbA which is less than a lawn mower from 30 feet. (The generator will be tested only once a month for a max of one hour)
- We have added a note regarding the waiver of the granite curbing requirement
- We have added notes about the backup generator and HVAC units operable noise levels and generator hours of testing.
- Landscaping has been modified with combinations of arborvitae around the fenced perimeter, white spruce, winterberry, and daylily plantings along the front and sides.
- The 6 foot high chain-link fence will be enclosed with an equal wood stockade fencing material to attach to the outside of the fence for aesthetic purposes.
- Only one fir will be removed, and the remaining fir and Hemlock as planned all along will be preserved. The removed fir will be replanted with another eastern hemlock where the smaller drive was being closed up.
- The driveway will be built with no radius along the south side of the driveway and a smaller 5 foot driveway radius for inbound vehicles on the right side of Westland Ave. No curbing is required so we are concerned the edges of the esplanade will be damaged be turning vehicles. This will help alleviate that.

- We originally considered the driveway on the Congress street side but the location of the existing Catch Basin was problematic for the drainage and would be very expensive to the project to relocate per City Standards. Hence we chose a location nearer the middle of the two lots, to minimize impacts to neighbors. Given the infrequent use for maintenance and that the site is unmanned we feel this will have no burden on abutters.
- We have added the installation of the silt-sac in the existing catch basin.
- We have shown flow drainage lines for the back of the compound and site, which is alleviated with the propane tank being eliminated.
- We have added notes and detail for stabilized entrance at the proposed driveway.
- The siding of the shelter will be switched from the original proposed stucco to a brick veneer finish.
- We have also included the financial Capacity letter for Maine Fiber Co.

The applicant would appreciate the earliest opportunity to review and approve. Given the winter conditions it is likely that the construction will not commence until after frost is out of the ground in spring, However it is important to Maine Fiber to obtain approvals for their internal planning of the infrastructure preparedness as soon as possible. If you have any questions on these revisions, please do not hesitate to contact us. We look forward to hearing from you soon.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.  
Project Manager

JRS/Ilg  
Enc.

cc: Ron Maynard- Maine Fiber Co.