

Wall in Shoreland (within 100 ft)?
Remains trees in SLZ?
Stone wall vs. drainage direction?
Any other Permittives?

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2001-0282
Application I. D. Number
10/9/01
Application Date
17 Garrison Street
Project Name/Description

Okrent Mark B &
Applicant
17 Garrison St, Portland, ME 04102
Applicant's Mailing Address

n/a
Consultant/Agent
Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

17 - 17 Garrison St, Portland, Maine
Address of Proposed Site
213 B001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) excavation & retaining wall

Proposed Building square Feet or # of Units 250 sq. ft.
Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 10/9/01

Planning Approval Status:

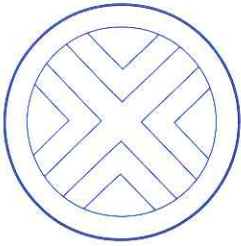
Reviewer _____

Approved Approved w/Conditions See Attached Denied
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issue _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
 Defect Guarantee Released _____ date _____ signature _____



MONRO ASSOCIATES

Landscape planning and design

November 2, 2001

Jay Reynolds letter 11-01.doc

Jay Reynolds
Development Review Coordinator
Portland Planning Department
City Hall, 389 Congress St.
Portland, ME 04101

Dear Jay,

As promised during our phone conversation this morning, I enclose a revised set of plans for the Witt/Okrent residential project at 17 Garrison Street, at the Stroudwater Dam. They show the new restraint solution near the dam of an extended wooden grape arbor, rather than an iron railing.

In line with your request on the phone, I have calculated the basal area of the trees to be removed and to remain within 75 feet of the Stroudwater River on this lot. The basal area of the four Norway Maples to be removed totals 130 square inches, or 6.3 percent of the total basal area of all trees four inches at breast height within 75 feet of the river on this lot, which total area is 2068 square inches.

If you have any further questions or needs, do let us know.

Yours truly,

J. Peter Monro, Principal
Reg. Maine Ldscp. Arch. #2122

cc: f / encl.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

COPY of form sent to DEP

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant:		J. Peter Monro		Name of Owner:		Mark Okrent and Charlotte Witt 17 Garrison St., Portland ME							
Mailing Address:				565 Congress St. #309		Town/City:		Portland					
State:		ME		Zip Code:		04101		Daytime Telephone No: (include area code)		207-874-4774			
Name of Wetland, Water Body or Stream:				Stroudwater River									
Detailed Directions to Site:				From downtown Portland, take Rte. 22 / 9 west. Just after crossing the Stroudwater River, take a left onto Waldo St which merges with Westbrook St. Follow Westbrook St to Garrison St. and turn right. The property is 17 Garrison St.									
Town/City:		Portland		Map #:		213		Lot #:		B-1			
County:		Cumberland											
Description of Project:		Landscape improvements to address two main issues: erosion and runoff into Stroudwater River, and life safety at the cliffs near Stroudwater Dam. The project is to permanently stabilize the slope by building a retaining wall, adding loam below the wall to re-vegetate the slope, and adding loam above the wall to minimize the slope. All work will follow a written erosion & sediment control plan. Life safety issues are addressed with the retaining wall and also with a proposed 10-12' long railing immediately above the dam.											
Part of a larger project?								Yes		X		No	

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (14) Piers, Wharves & Pilings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach** a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** photographs showing existing site conditions (unless not required under standards).

Signature of Applicant:	<i>J. P. Monro</i>	Date:	<i>Oct. 9, 2001</i>
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Keep a copy as a record of permit. Send two copies of the form with one set of attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the

is evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement**
 Do not alter MSWORD template form. Altered forms will not be accepted.

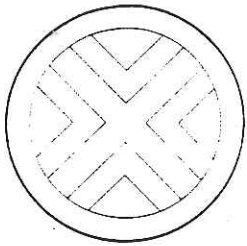
AUGUSTA DEP
 STATE HOUSE STATION 17
 AUGUSTA, ME 04333-0017
 (207)287-2111

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

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



MONRO ASSOCIATES

Landscape planning and design

October 9, 2001

Spiess letter.doc

Arthur Spiess
55 Capitol St., 65 State House Station
Augusta, ME 04333

Re: Archaeological review of 17 Garrison St., Portland

Dear Arthur,

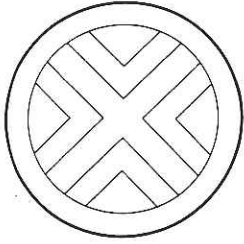
We of Monro Associates have prepared a preliminary plan to address issues of erosion control and personal safety near the dam on the Stroudwater River in Portland. The proposal includes shallow excavation (less than 6"±) for a stone retaining wall and the addition of loam and native woody plants to stabilize the top of the cliff. The site is part of the Stroudwater Historic District and is listed on the National Register. Following the City of Portland's Shoreland Regulations, we are submitting a site plan for your review and comment. Also attached is an Erosion and Sediment Control plan, which outlines the project's rationale and discusses the proposed work closest to the cliffs.

Please call if you have questions or need additional information to review the project.

Yours truly,

J. Peter Monro, Principal
Reg. Maine Ldscp. Arch. #2122

cc: f/ encl.



MONRO ASSOCIATES

Landscape planning and design

October 9, 2001

A My Docs/Witt Okrent/Witt Okrent Erosion Control Plan. DOC

**Erosion and sediment control plan
for the Witt / Okrent project
Portland, Maine**

INTRODUCTION

Monro Associates Landscape Architects has prepared the following erosion and sedimentation control plan for the residence of Charlotte Witt & Mark Okrent, 17 Garrison Street, Portland, Maine. The plan provides recommendations for erosion and sediment control and storm water management measures to be employed during construction of stone retaining walls and filling behind them. The plan will protect the environment and prevent damage due to construction.

We intend to strictly adhere to the requirements of this Plan, the Maine Department of Transportation's Best Management Practices for Erosion and Sediment Control (Sept. 1997), and all other federal, state and local laws, regulations, and permits concerning environmental protection and pollution control during the this project.

The responsible person for this project will be J. Peter Monro, principal of Monro Associates. He can be reached at:

Office: 874-4774

Cell phone: 671-5948

Water resources on the project site

This project involves a sensitive water resource, the Stroudwater River.

Steep slopes and highly erodible soils in work area.

The primary stone wall is to be constructed approximately 20 to 30 feet away from the top of cliffs, which drop vertically to become the edge off the river, near the Stroudwater dam. Soils there are "Suffield silt loam, 15 to 25 % slopes, eroded," according to the Soil Survey of Cumberland County. Runoff is considered rapid and erosion hazard severe with this soil type.

PROJECT TASKS & GOALS

Erosion and sediment control measures are needed on the Witt/Okrent property due to bare areas and erodible soils near the tops of the cliffs rising from the Stroudwater River. The cliffs are 15 to 20 feet high at the rear of their property. The erosion control measures will dovetail with the homeowner's need to assure safety for their young

565 Congress St. #309, Portland, ME 04101

(207) 874-4774

e-mail: monro@maine.com

children near the cliffs. A chainlink fence restricts access to much of the length of the cliff tops. The proposed actions combined with existing lilac borders above the river should provide the remaining measure of safety needed.

The bare areas near the cliffs appear to be caused by earlier dumping of wood or coal fire remains and household trash. The alkalinity of the ash is probably the agent suppressing vegetative growth. The first proposed actions are to remove as much of the debris by hand as feasible without injuring any tree roots; re-covering the area with three to four inches of screened loam to support new vegetation; and covering the loam completely with biodegradable erosion control mat stapled down. These actions would all be taken within 72 hours of one another before any work is done to construct an uphill wall. In this area, native vegetation will be installed through the excelsior mats to provide long-term erosion control. The schedule for planting will be as soon as feasible after construction is completed.

Just above this area, a dry-laid stone wall will be constructed to allow reducing the slope above the wall and as a kind of level spreader for the remaining surface runoff from house roofs and the upper yard. This area is currently lawn or introduced perennials, such as daylilies.

All soil and subsoil excavated for the wall base will be placed uphill away from the river as a berm, to detain and divert any surface runoff above the work area during construction. Hay bales will be staked down at the close of each workday to filter any runoff at the ends of the berm and around the low end of the wall excavation.

Within a week of the completion of the 36-foot-long wall, the excavated material will be covered with loam. The loam will be mulched and re-seeded to lawn within 24 hours of its placement. All or almost all of the loam fill will occur farther than 25 feet from the mean high-water level of the Stroudwater River. Any exotic perennials remaining below the wall will be removed and replaced with native woody plants, such as low- or high-bush blueberry, Staghorn sumac (*Rhus typhina*, already present in the area), chokeberry (*Aronia arbutifolia*), Viburnums or similar.

There are semi-barren areas in a lawn lower down, nearer the dam. A second, shorter wall 12 feet long is proposed in that area. No excavation will be involved because the wall will be built atop a ledge outcropping. Loam will be used to level the area behind the wall and serve as a base for reseeded the lawn. The loam will be seeded and mulched within 24 hours of placement. A lilac shrub buffer between the area and the cliffs will remain. Drainage from this area now heads away from or parallel to the river, crossing the lawn below this area before reaching the river. The drainage pattern will remain the same after construction.

Both walls will be extended 18 inches above the final grade to serve as child restraints. Also for safety, an iron railing 10 to 12 feet long, 2½ inches in diameter and 3 feet high is proposed. It is to be drilled into a slanting rock outcrop just downstream, and at an elevation higher than, the top of the dam. It will be galvanized steel, either unfinished or painted a dark color. Currently it is possible to step off the ledge and fall down the face of the dam.

Four Norway maples will also be removed from above the cliff near the chainlink fence to assure survival of shrubs beneath the trees. The maples are recent volunteers that will tend to kill off all understory plants and denude the soil beneath, exposing it to heightened erosion unless they are removed. The existing understory of lilac and other shrubs will form a relatively complete canopy immediately upon the removal of the maples if done soon. Other trees above the dam, including horse chestnuts, elms and other maples, will remain.

OVERALL EROSION CONTROL STRATEGY

The approach being used to control erosion during and after construction of this wall is

- to minimize the amount of surface water crossing the currently bare areas by placing erosion control mats before wall construction begins.
- to minimize the amount of surface runoff reaching or crossing construction areas by forming a continuous berm uphill, ending at hay bales there and at the end of the wall excavation as needed to filter all runoff.
- to minimize the amount of site disturbance by building the walls by hand without machinery;
- to provide permanent erosion control for all fill in the Shoreland Zone within 48 hours of its arrival on site or daily erosion control until it is placed.

EROSION CONTROL MATERIALS

Erosion control blankets will be used primarily above the cliffs or on moderate to steep slopes for helping to establish vegetation that provides the permanent erosion control. Cost-effective and quick to install, blankets will be anchored to the ground with metal staples. We will use only natural versions, made of jute or excelsior, that usually biodegrade within two growing seasons.

Hay or Pennmulch will be used as a bare ground mulch for soil and moisture loss control and seed protection on relatively level areas above the new walls. Enough hay will be applied to keep any bare ground from being visible. Two to three hay bales will be applied per thousand square feet. Pennmulch will be applied as specified by the manufacturer.

SCHEDULE of SOIL DISTURBANCE

All work is expected to be done by Nov. 1, 2001, subject to approvals by the city of Portland. Work shall consist of shallow excavation (6" or less) for the stone wall's base.

IN-WATER WORK

There will be none on this project.

EMERGENCY AND STORM PROCEDURES

Weather reports will be consulted on a daily basis, including over the weekends. In the event a storm is predicted, the Project Supervisor will evaluate all erosion and sediment controls and use any necessary materials and work force to effect necessary changes prior to the storm. Any newly or recently disturbed areas will be stabilized in preparation for the storm. Existing Best Management Practices (BMPs) will be inspected and strengthened as necessary in preparation for the storm.

Before, during and after the storm, all erosion and sediment controls will be inspected and temporary repairs made immediately. In the event that any BMPs have failed or will not be effective during the next storm event, repairs will be made within 24 hours. Over the weekend the Project Supervisor will be on call and will do the same as above for any storm occurring over the weekend.

Extra quantities of hay bales and erosion control blanket will be available on-site at all times.

DUST CONTROL

This is not likely to be a problem. If a concern arises sprinkled water and/or calcium will be applied.

INSPECTION, MAINTENANCE AND ENFORCEMENT

Implementation and continuing enforcement of the plan to ensure compliance with all regulations will be the responsibility of the Project Supervisor.

The Project Supervisor will also be responsible for inspection and maintenance of all erosion and sediment control measures once they are implemented. These measures will be inspected weekly and before, during and after each storm event. A written log shall be kept of the daily weather and inspection notes for the erosion and sediment control measures. Any deficiencies observed by other employees will be promptly reported to the Project Supervisor and noted in the log. Deficiencies will be corrected within 24 hours and corrective measures noted in the log.

Temporary erosion and sediment control measures will be maintained in accordance with the MDOT BMP Manual.

Repairs to mulch shall be made when the mulch has blown off the ground or otherwise provides less than 100% cover as specified in the BMP manual.

If site conditions change or are different than anticipated, we are prepared to add or to revise erosion control measures as necessary during the course of the work.

Prepared by: J. Peter Monro , (207) 874-4774
Maine Registered Landscape Architect #2122.
Maine DEP Erosion Control Plan certificate issued Nov. 15, 2000



CITY OF PORTLAND

November 7, 2001

Mr. Mark Okrent
17 Garrison Street
Portland, ME 04102

RE: Minor Site Plan/17 Garrison Street
ID#2001-0282 / CBL#213B001

Dear Mr. Okrent:

On November 7, 2001, the Portland Planning Authority granted approval for minor site plan at 17 Garrison Street. Attached are the conditions of approval for this site plan:

1. All site work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
2. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
3. **Work may not commence between the months of December and March.**
4. The expiration date of this approval is November 7, 2002.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Chief Planner



1. View looking north across lawn towards Stroudwater River. Five wooden stakes show location of proposed wall. Note that wall lies within existing lawn, not within existing eroded area.



2

2. View looking west. Wooden stakes show back edge of proposed wall. Note that wall lies within existing lawn. Area to right of stakes is proposed to receive 3-4" of loam, erosion control matting, and native woody vegetation. Area to left of stakes, above proposed wall, is to receive loam fill to lessen the slope. Area will be reseeded to lawn.

3



3. Typical bare area caused by coal clinkers. Proposal includes removing clinkers by hand, adding 3-4" loam, covering with erosion control mat, and re-planting with native woody vegetation.



4. Additional bare area with coal clinkers at base of horse chestnut tree. Proposal includes removing clinkers by hand, adding 3-4" of loam, covering with erosion control mat, and re-planting with native woody vegetation.



5

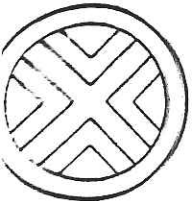
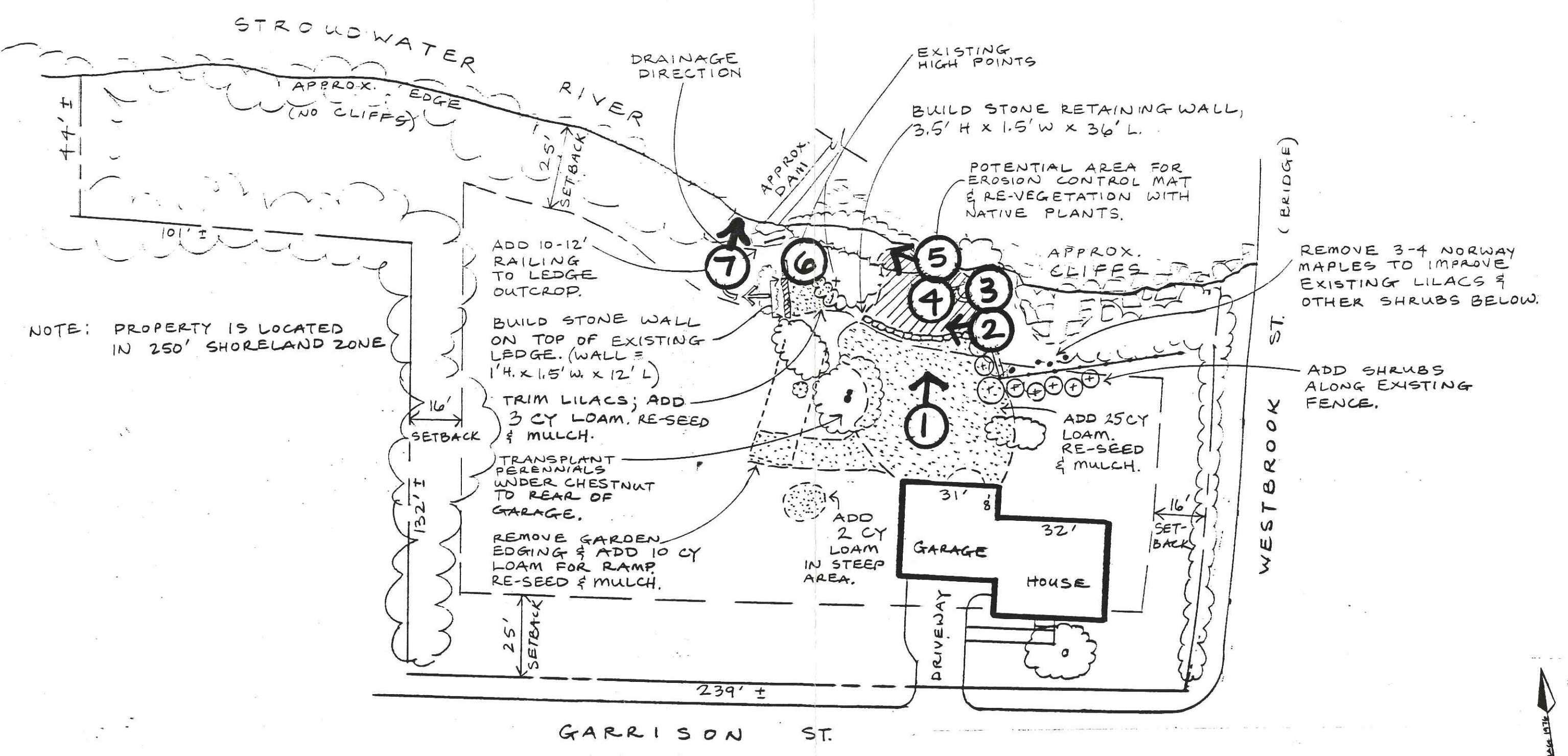
5. Bare, eroded area at top of cliff, amid lilacs and honeysuckle. Proposal in this area is to add erosion control matting and re-plant with native woody vegetation.



6. Detail of eroded clay soil with sparse grass on lower level. Proposal is to add 3-4" of loam to level the area and to serve as base for reseeding lawn.



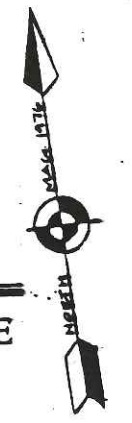
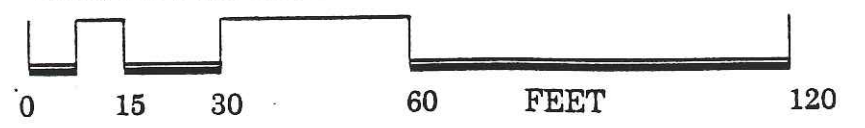
7. View looking north across Stroudwater Dam. The drop at dam is 15-20 feet. Proposal is to add an iron railing (2 1/2" diameter, 3 ' high, 10 to 12 feet long) for safety. Railing is to be drilled into rock outcrop in foreground of photo.



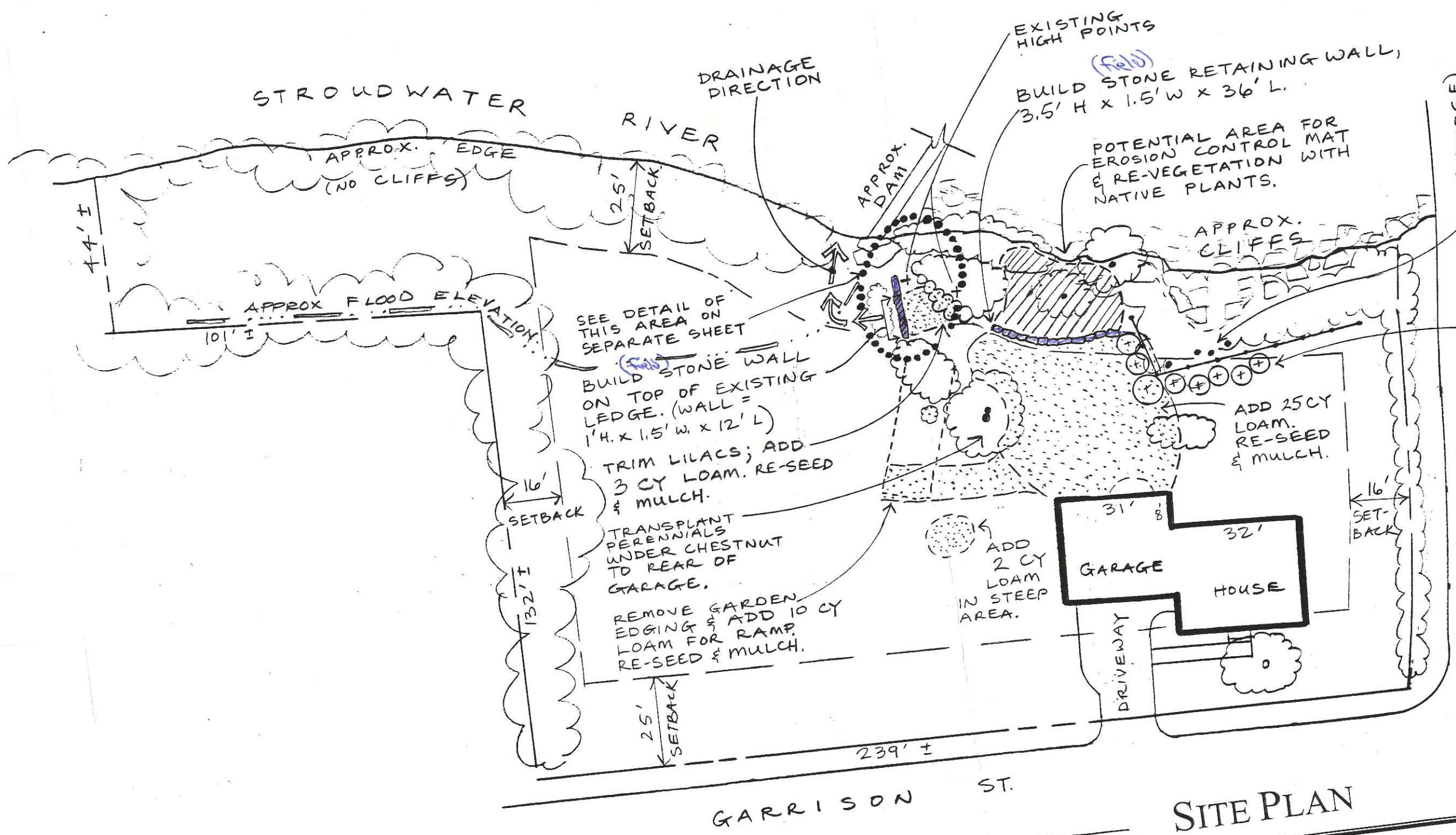
MONRO ASSOCIATES
 Landscape planning, design & build
 565 Congress St. #309, Portland, ME 04101
 874-4774 e-mail: monro@maine.com
 TSM 10/3/01

SITE PLAN - KEY TO PHOTOS

WITT/OKRENT RESIDENCE ❖ 17 GARRISON STREET ❖ PORTLAND, ME



2. The entire project Zone.



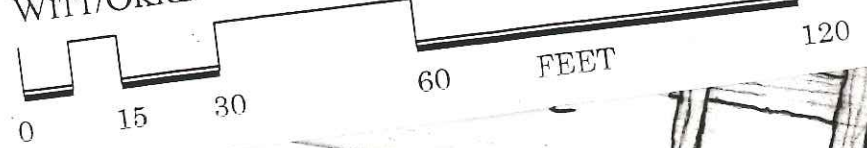
REMOVE 3-4 NORWAY MAPLES TO IMPROVE EXISTING LILACS & OTHER SHRUBS BELOW.

ADD SHRUBS ALONG EXISTING FENCE.

CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL CONDITIONS
 DATE OF APPROVAL 11-7-01

SITE PLAN

WITT/OKRENT RESIDENCE ❖ 17 GARRISON STREET ❖ PORTLAND, ME



NOT TO SCALE

PLAN

MONRO ASSOCIATES
 landscape planning, design & build
 Congress St. #309, Portland, ME 04101
 e-mail: monro@maine.com
 74 12/30/01 JFM