Section 28

Utilities

28. Utilities

The Existing Conditions Survey developed by Titcomb Associates dated June 16, 2017 identified the following existing utilities within Westbrook Street and services within the property:

- Existing gas main located along Westbrook Street with no service to the existing household
- A series of existing overhead electrical, telephone, and cable services within the Westbrook Street right-of-way and an underground service to the existing household
- A cast iron watermain extending along Westbrook Street before terminating at the bridge over the Maine Turnpike; there is also a service to the existing household
- A 12" sewer main within Westbrook Street with no service to the site identified

The plan also identifies an existing utility easement granted to Portland Pipeline and two utility easements to Portland Water District that bisect the property. The existing utility easements are to remain and coordination will continue with both Portland Pipeline and Portland Water District to avoid conflict with the existing underground utilities.

The Department of Public Works has identified that there is an existing septic field within the site. The system is to be located and removed during construction as noted within the Construction Management Plan.

The house lots and PRUD lot are proposed to be serviced by a new water main, gas main, and underground electrical/telephone/cable primary within the road right-of-way. Each unit will be serviced by a low pressure sewer forcemain as well.

Ability to serve requests were sent out to Central Maine Power, Fairpoint Communications, Spectrum Cable, and Unitil on June 8, 2017. The letters are as attached. Final responses, including future coordination with the Portland Water District, and Portland Pipeline will be submitted once received. A coordination meeting was also held on August 17, 2017 between the project team and the Department of Public Works to review the design of the proposed sewer infrastructure within the site.

ACORN ENGINEERING, INC.

Central Maine Power Company
Attn: Paul Duperre
162 Canco Road
Portland, Maine 04103

June 8th, 2017

Subject: Camelot Farms Development – 1700 Westbrook Street
Re: Existing and Potential Utility Services

Dear Paul,

On behalf of Camelot Holdings, LLC, we are inquiring on CMP's existing services and service potential for the proposed subdivision development project at 1700 – 1714 Westbrook Street (Map, Book, Lot: 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3, 246-A-6, 247-A-2, 245-B-5) currently zoned as R-1 Residential in Portland, Maine; the property is under City Council review for a zone change from R-1 Residential to a hybrid R-3 Residential and ROS, Recreation and Open Space zone. Based on preliminary concept design, it is anticipated that the site will be subdivided into upwards of 105 single-family housing lots with additional potential for Planned Residential Unit Development (PRUD) which would add to the overall dwelling unit count.

A preliminary boundary survey completed by Titcomb Associates in November 2016 located a series of overhead electrical services within the Westbrook right of way and an underground electrical service to the existing single-family household.

Pending a successful zone change approval, we will be moving forward with the site utility layout design. In the interest of coordinating with CMP prior to starting the design process, we are requesting the following information on behalf of the client:

1. Any additional information, such as utility mapping within Westbrook Street and to the existing household.
2. Any easements for overhead services currently crossing the proposed development.
3. CMP's proposed infrastructure improvements within the project vicinity.
4. CMP's anticipated ability to serve the project given the existing infrastructure in Westbrook Street.

I have attached the preliminary existing conditions plan by Titcomb Associates dated 11/23/16 and the latest site concept plan assuming a successful R-3/ROS zone change; please note that these plans are preliminary and conceptual and do not necessarily represent the final subdivision layout.

Please do not hesitate to contact me or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

Fairpoint Communications
Attn: Brian Bouchard
5 Davis Farm Road
Portland, Maine 04103

June 8th, 2017

Subject: Camelot Farms Development – 1700 Westbrook Street
Re: Existing and Potential Utility Services

Dear Brian:

On behalf of Camelot Holdings, LLC, we are inquiring on Fairpoint's existing services and service potential for the proposed subdivision development project at 1700 – 1714 Westbrook Street (Map, Book, Lot: 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3, 246-A-6, 247-A-2, 245-B-5) currently zoned as R-1 Residential in Portland, Maine; the property is under City Council review for a zone change from R-1 Residential to a hybrid R-3 Residential and ROS, Recreation and Open Space zone. Based on preliminary concept design, it is anticipated that the site will be subdivided into upwards of 105 single-family housing lots with additional potential for Planned Residential Unit Development (PRUD) which would add to the overall dwelling unit count.

A preliminary boundary survey completed by Titcomb Associates in November 2016 located a series of overhead electrical services within the Westbrook right of way and an underground cable service to the existing single-family household.

Pending a successful zone change approval, we will be moving forward with the site utility layout design. In the interest of coordinating with Fairpoint prior to starting the design process, we are requesting the following information on behalf of the client:

1. Any additional information, such as utility mapping within Westbrook Street and to the existing household.
2. Any easements for overhead services currently crossing the proposed development.
3. Fairpoint's proposed infrastructure improvements within the project vicinity.
4. Fairpoint's anticipated ability to serve the project given the existing infrastructure in Westbrook Street.

I have attached the preliminary existing conditions survey by Titcomb Associates dated 11/23/16 and the latest site concept plan assuming a successful R-3/ROS zone change; please note that the site plan is preliminary and conceptual and do not necessarily represent the final subdivision layout.

Please do not hesitate to contact me or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

5 Davis Farm Rd
Portland, ME 04103
207- 712-1063 Cell
207- 797-1098 Fax

June 12, 2017

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed sub-division to be located at 1700 Westbrook St in Portland. FairPoint currently has aerial facilities along Westbrook St and has the ability to increase our facilities available at this location. Please do not hesitate to contact me with any questions.

Sincerely,

Brian M. Bouchard

FairPoint Outside Plant Engineer

Email: bbouchard1@fairpoint.com

Phone: 207-712-1063

ACORN ENGINEERING, INC.

Spectrum Cable
Attn: Mark Pelletier
118 Johnson Road
Portland, Maine 04102

June 8th, 2017

Subject: Camelot Farms Development – 1700 Westbrook Street
Re: Existing and Potential Utility Services

Dear Mark:

On behalf of Camelot Holdings, LLC, we are inquiring on Spectrum's existing services and service potential for the proposed subdivision development project at 1700 – 1714 Westbrook Street (Map, Book, Lot: 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3, 246-A-6, 247-A-2, 245-B-5) currently zoned as R-1 Residential in Portland, Maine; the property is under City Council review for a zone change from R-1 Residential to a hybrid R-3 Residential and ROS, Recreation and Open Space zone. Based on preliminary concept design, it is anticipated that the site will be subdivided into upwards of 105 single-family housing lots with additional potential for Planned Residential Unit Development (PRUD) which would add to the overall dwelling unit count.

A preliminary boundary survey completed by Titcomb Associates in November 2016 located a series of overhead electrical services within the Westbrook right of way and an underground cable service to the existing single-family household.

Pending a successful zone change approval, we will be moving forward with the site utility layout design. In the interest of coordinating with Spectrum prior to starting the design process, we are requesting the following information on behalf of the client:

1. Any additional information, such as utility mapping within Westbrook Street and to the existing household.
2. Any easements for overhead services currently crossing the proposed development.
3. Spectrum's proposed infrastructure improvements within the project vicinity.
4. Spectrum's anticipated ability to serve the project given the existing infrastructure in Westbrook Street.

I have attached the preliminary existing conditions plan by Titcomb Associates dated 11/23/16 and the latest site concept plan assuming a successful R-3/ROS zone change; please note that the site plan is preliminary and conceptual and do not necessarily represent the final subdivision layout.

Please do not hesitate to contact me or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

Unitil Service Corp.
Attn: Bridget Mathers
376 Riverside Industrial Parkway
Portland, Maine 04103

June 8th, 2017

Subject: Camelot Farms Development – 1700 Westbrook Street
Re: Existing and Potential Utility Services

Dear Bridget,

On behalf of Camelot Holdings, LLC, we are inquiring on Unitil's existing services and service potential for the proposed subdivision development project at 1700 – 1714 Westbrook Street (Map, Book, Lot: 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3, 246-A-6, 247-A-2, 245-B-5) currently zoned as R-1 Residential in Portland, Maine; the property is under City Council review for a zone change from R-1 Residential to a hybrid R-3 Residential and ROS, Recreation and Open Space zone. Based on preliminary concept design, it is anticipated that the site will be subdivided into upwards of 105 single-family housing lots with additional potential for a Planned Residential Unit Development (PRUD) which would add to the overall dwelling unit count.

A preliminary boundary survey completed by Titcomb Associates in November 2016 located a gas main within the Westbrook right of way but no existing service to the single-family household. There is also a 50-foot easement owned by Portland Pipeline that bisects the property before crossing the Stroudwater River.

Pending a successful zone change approval, we will be moving forward with the site utility layout design. Although it is possible that natural gas will not be proposed in the final project design we are interested in exploring all service possibilities. Therefore, we are requesting the following information on behalf of the client:

1. Any additional information, such as utility mapping within Westbrook Street and to the existing household.
2. Any easements for underground services currently crossing the proposed development.
3. Unitil's proposed infrastructure improvements within the project vicinity.
4. Unitil's anticipated ability to serve the project given the existing infrastructure in Westbrook Street.

I have attached the preliminary existing conditions plan by Titcomb Associates dated 11/23/16 and the latest site concept plan assuming a successful R-3/ROS zone change; please note that the site plan is preliminary and conceptual and do not necessarily represent the final subdivision layout.

Please do not hesitate to contact me or the office for questions or clarifications.

Sincerely,

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

June 9, 2017

Olivia Dawson
Design Engineer
Acorn Engineer, Inc.

Re: 1700 Westbrook Street, Portland Maine

Dear Olivia Dawson:

Thank you for your interest in using natural gas for the above referenced project.

This is to confirm that natural gas can be made available from our distribution system to serve your proposed project.

Any improvements to the existing distribution system necessary to provide this service, as well as the design of the gas system in the project itself will be established as the overall design and scope of your project progresses.

All work necessary to provide service will be performed in accordance with the Maine Public Utilities Commission requirements.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at harmon@unitil.com.

Sincerely,
Bridget Harmon
Business Development Representative
Unitil Corporation
(o) 207-541-2536 (f) 207-541-2586