



PORTLAND MAINE

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Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

May 16th, 2012

Nelle R. Hanig
Business Programs Manager
Economic Development Division
City of Portland
389 Congress Street
Portland, ME 04101

Project Name: Portland Technology Park
Project ID: 10-99700005
Address: 300 Rand Road (aka 1581 Westbrook Street)
Applicant: City of Portland Economic Development

Dear Nelle:

I refer to your letter of May 1, 2012 requesting approval to carry out work in advance of receiving a building permit for the Portland Technology Park Project.

On January 24th, 2012 the Portland Planning Board approved with conditions the Portland Technology Park (PTP) at 300 Rand Road. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence tree removal as specified in your letter prior to the receipt of a building permit. The commencement of site work is limited to the extent of work outlined in your letter dated May 1, 2012 and listed below:

1. Tree clearing by Maine Forestry Services (as overseen by Jeff Tarling, City Arborist) of the road area, as determined in accordance with the "Overall Site Plan" approved by the Planning Board (copy attached), to be undertaken after the boundaries of the road are flagged by SGC and Woodard & Curran;
2. Tree thinning by Maine Forestry Services (as overseen by Jeff Tarling, City Arborist) over the remainder of the site, subject to prior flagging of significant trees, such trees to include those shown on the Tree Preservation Plan dated January 13, 2012 as presented to the Planning Board at the hearing;

3. Associated erosion control measures, including- as far as possible- the use of the proposed road and unit drives as routes for tree removal vehicles and tree dragging to minimize disturbance to the areas of the site that will remain forested and undisturbed after the proposed PTP is developed.

Please note that this letter does not include permission for any other tree removal (beyond the tree thinning for forest management purposes as included in 2 above) within the LCE areas at this time.

Please also be advised that you must obtain any permits that may be required from the Department of Public Services for the temporary closing of any sidewalks and any work within the ROW.

Prior to the start of this approved advance work, a pre-construction meeting shall be held at the project site with the contractor, the City's Development Review Coordinator, and the City Arborist to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If there are any further questions, please contact Jean Fraser at 874-8728.

Sincerely,

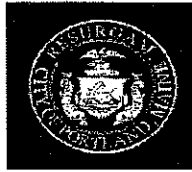


Alexander Jaegerman
Planning Division Director

Attachments:

1. Letter requesting approval to advance work dated May 1, 2012
2. PTP Overall Site Plan signed by PE 12.30.2011
3. PTP Tree Preservation Plan dated January 13, 2012

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



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Executive Department
Mark A. Rees, City Manager

Economic Development Division
Gregory A. Mitchell, Director

May 1, 2012

Alex Jaegerman
Planning Director
389 Congress Street
Portland, ME 041010

Dear Alex,

The Economic Development Division (EDD) is seeking approval to carry out work in advance of receiving a building permit for the Portland Technology Park project. The project now has site plan and subdivision approval as well as all other required permits (Traffic Movement, SLOD and NRPA).

Specifically, the work would involve tree removal to include tree clearing from the area that will accommodate the road, and maintenance thinning throughout the remainder of the 40 acre property. As overseen by Jeff Tarling, City Arborist, the City has a contract with Maine Forestry Services (MFS) for forestry management work throughout Portland. As part of that contract, MFS will be determining and marking the trees that should be taken down on the Portland Technology Park property. MFS will subcontract with a tree removal company to actually take the trees down and remove them from the site, and will be overseeing the work of the subcontractor.

We anticipate putting the construction of the road and utilities at the Park out to bid by June. As trees will need to be cleared from the road prior to construction, we've determined in discussions with Jeff Tarling that removal of the trees would best and most responsibly be accomplished by a company that subcontracts with and will be overseen by MFS. MFS is also the company that has created the Forestry Management Plan for the property.

Prior to tree removal, the boundaries of the road and the significant tree protection areas will be flagged by SGC, a surveying company and subcontractor to Woodard & Curran, the firm that has been conducting the engineering work for the Portland Technology Park. That flagging along with the Forestry Management Plan, will guide the tree removal decisions of MFS.

The EDD has discussed this request with Jean Fraser in the Planning Division who advised us that we would need to request approval for any site work prior to receiving a building permit. Your consideration of this request is appreciated.

Sincerely,

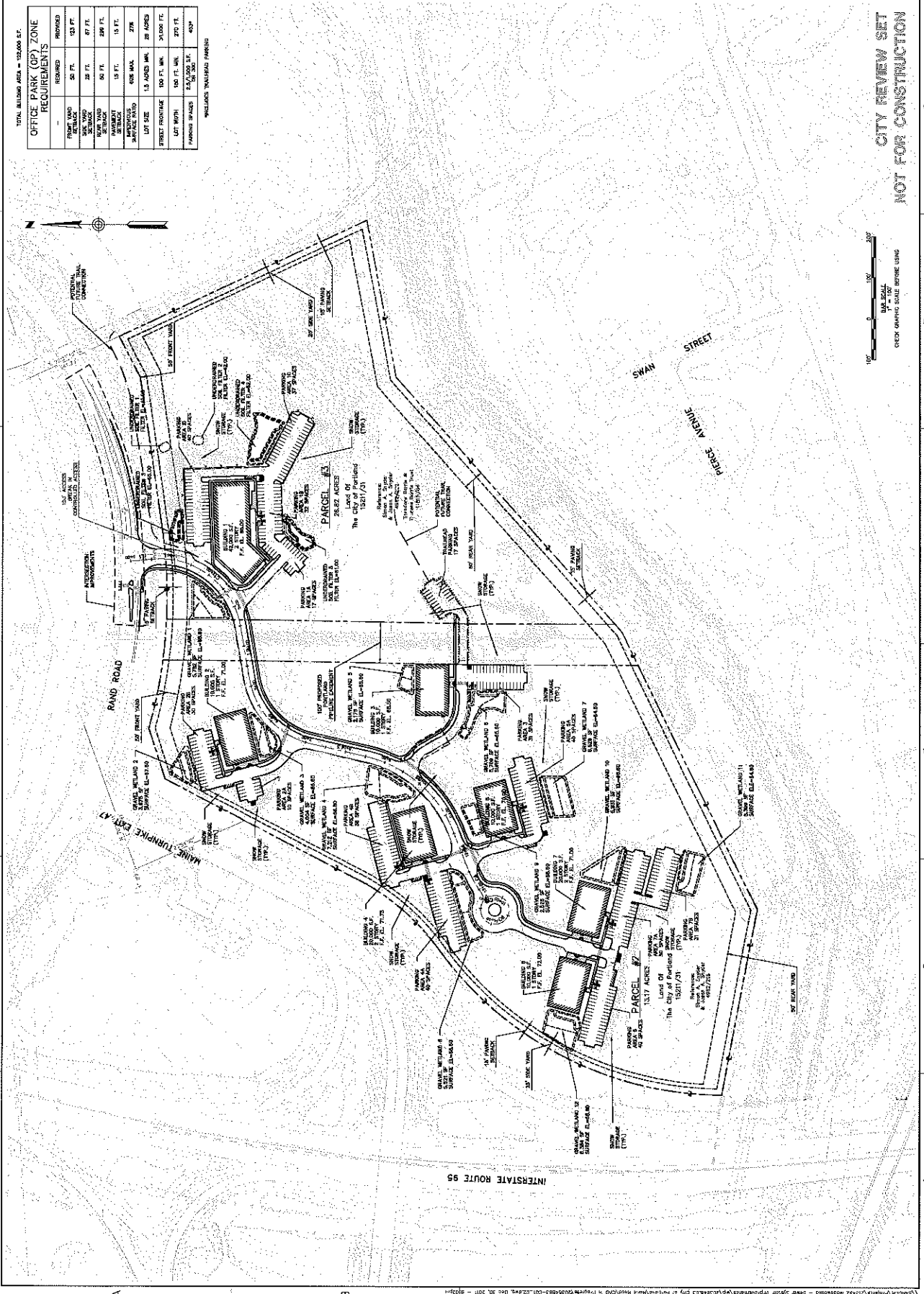


Nelle R. Hanig

Business Programs Manager

Cc: Greg Mitchell
Jean Fraser

 <p>WOODARD SCODRAN 41 Hudson Drive Portland, Maine 04101 Tel: 603.761.1000 www.woodard-scodran.com</p>	 <p>Professional Engineer No. 12345 Maine Exp. 12/31/2011</p>	<p>OVERALL SITE PLAN</p>	<p>CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE PORTLAND, MAINE</p>	<p>PORTLAND TECHNOLOGY PARK</p>
<p>DATE: 12/15/10 SCALE: 1" = 400' SHEET: 3 OF 3</p>		<p>PROJECT: PORTLAND TECHNOLOGY PARK DRAWN BY: JAC CHECKED BY: JAC DATE: 12/15/10</p>		



TOTAL BUILDING AREA = 125,000 S.F.

OFFICE PARK (OP) ZONE REQUIREMENTS		
REQUIRED	PROVIDED	
FRONT YARD SETBACK	50 FT.	103 FT.
REAR YARD SETBACK	25 FT.	87 FT.
SIDE YARD SETBACK	50 FT.	208 FT.
MAXIMUM BUILDING HEIGHT	15 FT.	15 FT.
MINIMUM LOT AREA	408 S.F.	278
MINIMUM LOT WIDTH	100 FT. MIN.	33,000 S.F.
MINIMUM LOT DEPTH	100 FT. MIN.	270 FT.
MINIMUM LOT AREA	10,000 S.F.	400*

*INCLUDED TRUCKLOAD PARKING

CITY REVIEW SET
NOT FOR CONSTRUCTION

1" = 400'
CHECK GRAPHIC SCALE BEFORE USING

<p>CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE PORTLAND, MAINE</p>	<p>TP-01</p>	<p>PORTLAND TECHNOLOGY PARK</p>	<p>TREE PRESERVATION PLAN</p>
<p>DATE: JANUARY 13, 2012 CASE: TP-008 SHEET: 1 OF 1</p>	<p>DATE: 1/13/12 CHECKED BY: JMC DESIGNED BY: JMC</p>	<p>DATE: 1/13/12 CHECKED BY: JMC DESIGNED BY: JMC</p>	<p>DESCRIPTION: TREE PRESERVATION PLAN</p>



LEGEND:

- PAVED
- CLEAR LANDSCAPE AREA
- BUILDING
- IDENTIFIED TREE CLUSTER
- REMOVAL OF "SIGNIFICANT" TREE
- PROTECTION OF "SIGNIFICANT" TREE
- PROPOSED TREES

NOTES:

WOODARD & PARHAM, INC. HAS PERFORMED AN ASSESSMENT OF THE PORTLAND TECHNOLOGY PARK SITE AND THE LIMITED COMMON ELEMENT LINES. THE RESULTS OF THIS ASSESSMENT ARE SHOWN ON THIS PLAN. THE PLAN SHOWS THE IDENTIFIED TREE CLUSTERS AND THE PROPOSED TREES TO BE PLANTED. THE PLAN ALSO SHOWS THE REMOVAL OF "SIGNIFICANT" TREES AND THE PROTECTION OF "SIGNIFICANT" TREES. THE PLAN IS SUBJECT TO THE CITY REVIEW SET PROCESS AND THE CITY'S FINAL DETERMINATION. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE CITY'S APPROVAL. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE CITY'S APPROVAL. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE CITY'S APPROVAL.

Calculation for Tree Preservation within Setback

City Code of Ordinances
 Sec. 14.03B Site plan standards: (B) Environmental Quality Standards: 2. Landscaping and Land Use Preservation
 a. Landscaping Standards: (1) All development setbacks along streets and parking areas shall preserve a minimum of 20% of trees within the 10' Tree Preservation Setback from the Street Right-of-Way.

Property #	Length Along P.L. (ft)	Setback Depth (ft)	Area of Setback (sq ft)
P1	150	50	7,500
P2	150	50	7,500
P3	150	50	7,500
P4	150	50	7,500
P5	150	50	7,500
P6	150	50	7,500
P7	150	50	7,500
P8	150	50	7,500
P9	150	50	7,500
P10	150	50	7,500
P11	150	50	7,500
P12	150	50	7,500
P13	150	50	7,500
P14	150	50	7,500
P15	150	50	7,500
P16	150	50	7,500
P17	150	50	7,500
P18	150	50	7,500
P19	150	50	7,500
P20	150	50	7,500
P21	150	50	7,500
P22	150	50	7,500
P23	150	50	7,500
P24	150	50	7,500
P25	150	50	7,500
P26	150	50	7,500
P27	150	50	7,500
P28	150	50	7,500
P29	150	50	7,500
P30	150	50	7,500
P31	150	50	7,500
P32	150	50	7,500
P33	150	50	7,500
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P35	150	50	7,500
P36	150	50	7,500
P37	150	50	7,500
P38	150	50	7,500
P39	150	50	7,500
P40	150	50	7,500
P41	150	50	7,500
P42	150	50	7,500
P43	150	50	7,500
P44	150	50	7,500
P45	150	50	7,500
P46	150	50	7,500
P47	150	50	7,500
P48	150	50	7,500
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P91	150	50	7,500
P92	150	50	7,500
P93	150	50	7,500
P94	150	50	7,500
P95	150	50	7,500
P96	150	50	7,500
P97	150	50	7,500
P98	150	50	7,500
P99	150	50	7,500
P100	150	50	7,500

Summary:

- Total Area of Setback: 750,000 sq ft
- Total Area Cleared: 150,000 sq ft
- Total Area Preserved: 600,000 sq ft
- % Trees Preserved within Setback: 80%

PI.2.3. - Length of Tree Preservation within setback, refer to dimensions noted on Plan

CI.2.3. - Length of Tree Clearing within setback, refer to dimensions noted on Plan

Note: Actual number of trees with 10' or greater trees not documented due to the property size and extensive tree growth. Size and distribution of tree growth is assumed to be even distribution of trees of 10' and greater trees to be located areas within the property setbacks.

CITY REVIEW SET
NOT FOR CONSTRUCTION

SOURCE:
2008 AERIAL IMAGE PROVIDED BY CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES