

Christina Stacey - RE: Permit #2923 - 1125 Brighton Ave (Loring House)

From: Barbara Barhydt
To: 'Cordelia Pitman'; Phil Renzi
Date: 12/22/2015 10:35 AM
Subject: RE: Permit #2923 - 1125 Brighton Ave (Loring House)
CC: Luke Dionne; Penn Lindsay(penn.lindsay@wishrockgroup.com); RickBergero...

Good morning:

Thank you for the additional information. The proposed changes for the Loring House do not trigger site plan review. All of the work can be handled through the building permit process.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
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(207) 874-8699
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bab@portlandmaine.gov

>>> Phil Renzi <PRenzi@architecturalteam.com> Monday, December 21, 2015 4:08 PM >>>

Hi Barbara: The note is really meant to ensure that positive drainage away from the facades is maintained, or where needed, provided, we are not planning on changing the grades. Given the small elevational difference between the invert of the catch basin inlets and the sills of the existing windows we cannot re-grade.

Regards,

Philip Renzi

the architectural team

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From: Barbara Barhydt [mailto:BAR@portlandmaine.gov]
Sent: Monday, December 21, 2015 3:12 PM

To: 'Cordelia Pitman'; Phil Renzi
Cc: Luke Dionne; Penn Lindsay(penn.lindsay@wishrockgroup.com); Rick Bergeron; Ryan Sylvia
Subject: RE: Permit #2923 - 1125 Brighton Ave (Loring House)

Hi Philip:

There is a note that the areas will be graded to pitch away from the buildings. Do you have the proposed grades that can be layered over the existing grades?

Thanks.

Barbara

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>>> Phil Renzi <PRenzi@architecturalteam.com> Monday, December 21, 2015 11:07 AM >>>

Good morning everyone: Please see our responses below. Should you have any additional questions please do not hesitate to contact us.

Regards,

Philip Renzi

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From: Cordelia Pitman [<mailto:cpitman@wright-ryan.com>]
Sent: Friday, December 18, 2015 4:52 PM
To: Barbara Barhydt
Cc: Penn Lindsay(penn.lindsay@wishrockgroup.com); Phil Renzi; Luke Dionne; Rick Bergeron; Ryan Sylvia
Subject: Re: Permit #2923 - 1125 Brighton Ave (Loring House)

Dear Barbara,

Thank you for getting back to us so quickly. As Phil Renzi, copied here, is the lead on the design team, I am going to ask him to pick up this conversation and answer your questions directly. Thank you.

Cordelia Pitman

Sent from my iPhone

On Dec 18, 2015, at 4:48 PM, Barbara Barhydt <BAB@portlandmaine.gov> wrote:

Hi Cordelia:

I received your voice message and e-mail today. I have looked at the site plan and the grading plan. I did not see an existing conditions plan, so I would like to better understand the scope of changes before advising whether a site plan review is triggered.

There are notes that certain areas will be graded to achieve positive drainage to catch basins. Are you adding any new catch basins or storm water infrastructure? **TAT Response: No new catch basins or storm water infrastructure are planned. We are extending 6" HDPE foundation drains from new window wells to existing catch basins as indicated on drawing C3.1** Do you have a plan that shows the contours or spot elevations? **TAT Response: Drawing C3.1 Grading and Drainage Plan (submitted as C3 Grading & Drainage) indicates existing grades in the background of the drawing.**

There is a note about resurfacing parking areas. Are you adding any new impervious areas and if so, how much is being added? **TAT Response: No new impervious areas are being added.**

I look forward to getting more information from you and we can discuss whether a site plan review is triggered.

Thank you.

Barbara

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>>> Cordelia Pitman <cpitman@wright-ryan.com> Friday, December 18, 2015 3:03 PM
>>>

Dear Barbara,

Wright-Ryan has been hired by Wishrock to be the CM at Risk for a renovation project at 1125 Brighton Ave. We have submitted for a Building Permit - #2923. I have copied Penn Lindsay – VP at Wishrock - and Phil Renzi – the Architect on this email so that they can participate in this conversation.

Wright-Ryan received the below email (in blue)today:

Hi Luke,

I have started to look at this application. A couple questions: 1) Do you happen to have a smaller file of plan G2 - List of Drawings? It is a large file (20 MB) and I can't seem to get it to upload into our system. 2) Have you talked with Barbara Barhydt in our Planning Division about this project already? I wasn't sure if the site work / drainage project in particular might trigger the need for a Level 1 Site Plan Review or Administrative Authorization. If you haven't already gotten a determination from her, I would recommend contacting her at bab@portlandmaine.gov or 874-8699.

Thanks,
Chris

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The Owner and Design team thought that as the site work being proposed is limited to basically repairing and improving existing site conditions completely on their property, they had not thought they would need site plan approval. The site work being proposed is limited to:

- some asphalt replacement,
- new HC parking signage,
- a brick patio,
- some regrading of lawn areas to provide positive drainage away from the building
- new catch basins and new foundation drainage

Barbara – should we come in and meet with you to walk through this with you? Do you have some time to meet with us in the next few days? I realize next week will be fairly crazy, but please let me know if you can squeeze us in or if we should look to the week of 12/28/15. Thank you very much & Happy Holidays!

Thank you very much!

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