



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ® www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

June 19, 2007

Mr. Adam Gilsdorf
Brand Partners
10 Main Street
Rochester, New Hampshire 03839

RE: 1071 Brighton Ave., University Credit Union, (Project # 2006-0221), (CBL 274 D 016001)

Dear Mr. Gilsdorf:

On March 27, 2007, the Portland Planning Authority granted approval for site plan at 1071 Brighton Ave. This letter shall serve as permission to start preliminary site work associated with this approved plan. The extent of work shall include only the following until the issuance of the foundation and/or building permits.

1. Removal of existing pavement.
2. Site grubbing and grading.
3. Trenching for the installation of drainage utilities.
4. 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.
5. Existing vegetation shall be conserved in areas shown on the site, if applicable. Fencing or other protective barriers shall be erected outside the drip-line of individual trees designated for preservation prior to the onset of construction.

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

Sincerely,

Alex Jaegerman
Alexander Jaegerman 
Chief Planner

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Penny Littell, Corporation Counsel
Approval Letter File

City of Portland
Department of Planning and Development
Planning Division

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To:

Adam Gilsdorf

Company:

Brand Partners

Fax #:

603.335.1765

Date:

6/19/07

From:

Phil DiPiero

You should receive 2 page(s) including this cover sheet.

Comments:

Hi, Adam, hope this helps.

Phil



PORTLAND MAINE

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www.portlandmaine.gov

Finance Department
Duane G. Kline, Director

November 13, 2007

Tricorp Federal Credit Union
2 Ledgeview Drive
Westbrook, ME 04092

Re: University Credit Union – 1071 Brighton Avenue
Letter of Credit No. 211288161 dated May 15, 2007

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$142,954.20, which leaves a balance of \$15,883.80 remaining.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: November 5, 2007
SUBJECT: Request for Reduction of Performance Guarantee to Defect Guarantee
University Credit Union, 1071 Brighton Avenue
(ID# 2006-0221 Lead CBL#274 D 016001)

Please reduce the letter of credit, #211288161 dated May 15, 2007 for the University Credit Union at 1071 Brighton Avenue, to the Defect Guarantee.

Original Amount \$158,838.00

This Reduction **\$142,954.20**

Remaining Balance \$ 15,883.80

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: November 5, 2007

RE: C. of O. for #1071 Brighton Avenue, University Credit Union
(Id#2006-0221) (CBL 274 D 016001)

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Lannie Dobson
To: C of O
Date: 10/22/2007 10:00:30 AM
Subject: Pre-Final Inspection Scheduled. Property Addr: 1071 BRIGHTON AVE Parcel ID: 274
D016001

Date: 10/24/2007 Time: 6:00:00 AM

Note: 603-682-8671 - Adam Property Addr: 1071 BRIGHTON AVE Parcel ID: 274 D016001

Application Type: Prmt
Application ID: 70478

Contact:
Phone1: Phone2:

Owner Name: UNIVERSITY CREDIT UNION
Owner Addr: RANGLEY RD
ORONO, ME 04473

- 11/1/07
- Landscaping incomplete - plantings
 - Tip down ^{curbing} around corner near guardrail - not on approved plan
 - safety hazard
 - Install more guardrail
 - rip rap at culvert outlet in Bioretention Bed needs to be touched up - remove sediment
 - rip rap should be lower than the culvert
 - cover end of culvert

From: Lannie Dobson
To: C of O
Date: 10/22/2007 10:03:41 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 1071 BRIGHTON AVE Parcel
ID: 274 D016001

Date: 10/26/2007 Time: 6:00:00 AM

Note: 603-682-8671 - Adam Property Addr: 1071 BRIGHTON AVE Parcel ID: 274 D016001

Application Type: Prmt
Application ID: 70478

Contact:
Phone1: Phone2:

Owner Name: UNIVERSITY CREDIT UNION
Owner Addr: RANGLEY RD
ORONO , ME 04473

MODE = MEMORY TRANSMISSION

START=JUN-19 15:10

END=JUN-19 15:11

FILE NO.=301

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	a	916033351765	002/002	00:00:32

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258-*****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Adam Gilsdorf

Company: Brand Partners

Fax #: 603.335.1765

Date: 6/19/07

From: Phil DiReino

You should receive 2 page(s) including this cover sheet.

Comments:

H. Adam, hope this helps.

Phil

June 19, 2007

Mr. Adam Gilsdorf
Brand Partners
10 Main Street
Rochester, New Hampshire 03839

RE: 1071 Brighton Ave., University Credit Union, (Project # 2006-0221), (CBL 274 D 016001)

Dear Mr. Gilsdorf:

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

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Penny Littell, Corporation Counsel
Approval Letter File

27 June 2007

Mr. Lee Jay Feldman,
Director of Planning,
Sebago Technics, Inc.,
P. O. Box 1339,
Westbrook, Maine 04098-1339

**RE: The Capacity to Handle Wastewater Flows, from the Proposed
University Credit Union Project, at 1071 Brighton Avenue.**

Dear Mr. Feldman:

The existing twelve-inch diameter vitrified clay sewer pipe located in Brighton Avenue has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the total decrease in wastewater flows of **(281) GPD**, from the proposed building project.

Anticipated Wastewater Flows from the Proposed Building Project:

12 Proposed Employees @ 15 GPD/Employee	= 180 GPD
12 Proposed Employees @ 15 GPD/Kitchen Privileges	= 180 GPD
Less Previous Flows from Former Proprietors	= <u>(641) GPD</u>
Total Proposed Decrease in Wastewater Flows for this Project	= (281) GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Phil Dipierro, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Shukria Wiar, Planner, Department of Planning, and Urban Development, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Nick McKenney, Project Manager, Brand Partners
Desk file



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

March 26, 2007

Mr. Lee Jay Feldman, Director of Planning
Sebago Technics, Inc.
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339



Re: 1071 Brighton Avenue: Conversion of Restaurant to Credit Union

Dear Mr. Feldman:

The Portland Water District has a 6" and 12" water mains in Brighton Avenue and an 8" water main on Taft Avenue, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 64 psi; pito pressure 25 psi; with open, a flow of 1677 gpm was available. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. The existing 2" water service appears to connect to the 8" main in Taft Avenue and should be more than adequate to supply your estimate of 360 gallons per day.

The City of Portland can most properly comment on the capacity of local sewers, however, the Portland Water District can attest that there is adequate capacity in the interceptor sewer and wastewater treatment facilities to serve this project.

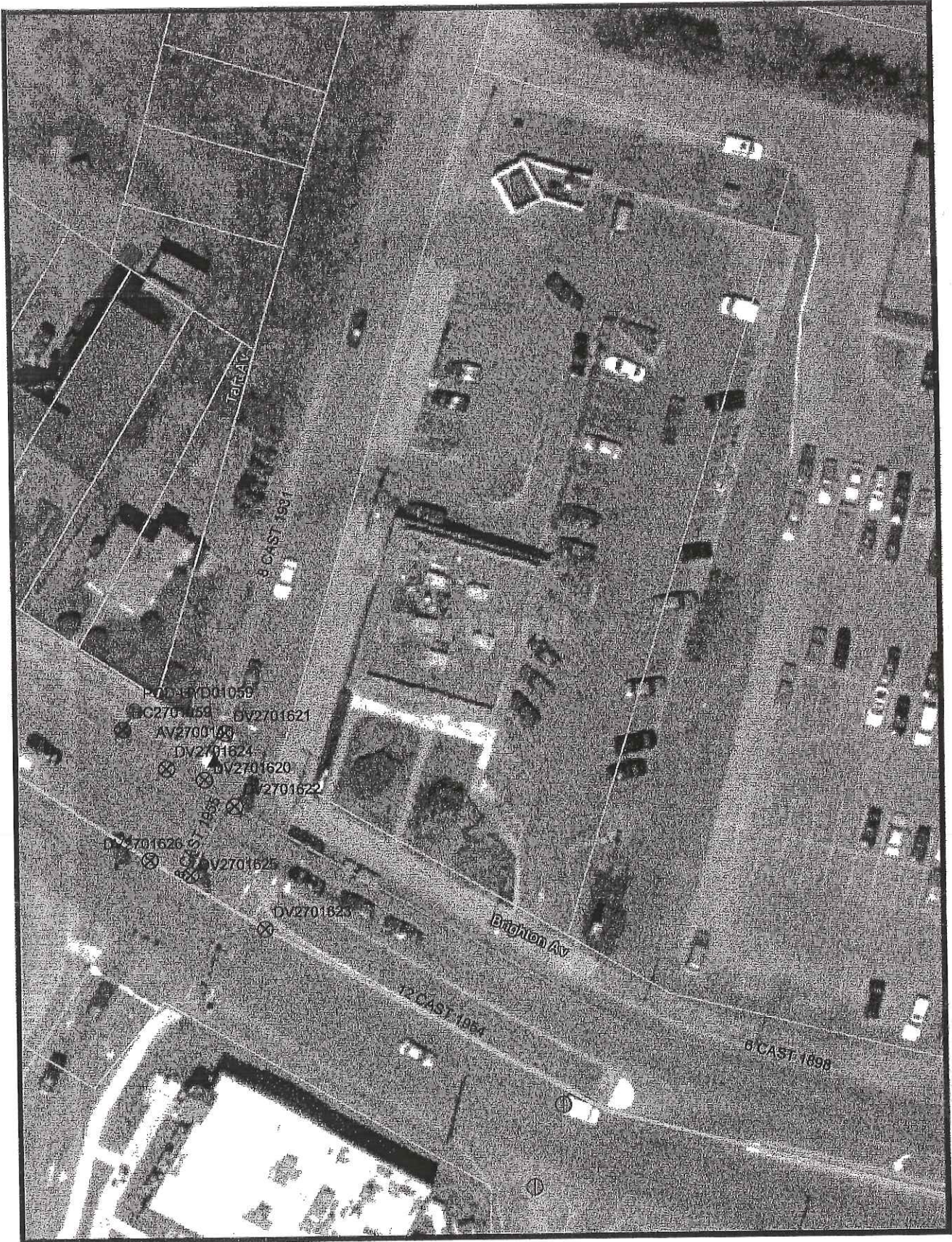
With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

Jay Hewett, P.E.
Chief Engineer
(207) 774-5961 ext. 3106
jhewett@pwd.org





1071 Brighton Ave.
Portland, ME

1 inch equals 50 feet



SITE PLAN
PERFORMANCE GUARANTEE
LETTER OF CREDIT
ACCOUNT NUMBER: _____

May 15, 2007

Lee Urban
Director of Planning and Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: **University Credit Union**
1071 Brighton Ave., Portland, Maine

Tricorp Federal Credit Union (“Bank”) hereby issues its Irrevocable Letter of Credit for the account of University Credit Union, (hereinafter referred to as “Developer”), held for the exclusive benefit of the City of Portland, in the aggregate amount of **One Hundred Fifty-Eight Thousand, Eight Hundred and Thirty Eight dollars and 00/100 cents [\$158,838.00]**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan**, approved on **3/27/07** and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer’s obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan** approval, dated **3/27/07**; or

2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize **Tricorp Federal Credit Union**, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on [May15, 2008] ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at **2 Ledgeview Drive, Westbrook, ME 04092**, stating that:

this drawing results from notification that the Bank has elected not to renew its Letter of Credit No. _____.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the **site plan** approval, dated **3/27/07** as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at **2 Ledgeview Drive, Westbrook, ME 04092**, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the **site improvements**.

Date: May 15, 2008 By: Stephen A. Roy

Its Duly Authorized Agent

CITY OF PORTLAND, MAINE

PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

March 28, 2007

Joe Gervais
University Credit Union
Rangely Road
University of Maine
Orono, ME 04469-5779

Lee Feldman
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339

RE: University Credit Union, 1071 Brighton Avenue, Portland, ME

CBL: 274 -D-016 Application # 2006-0221

Dear Mr. Gervais and Mr. Feldman:

On March 27, 2007, the Portland Planning Board voted 5-0 (Lowry and Silk absent) that the proposed drive-through for the bank facility is in conformance with the Conditional Use Standards of Section 14-174 and Section 14-183 of the Land Use Code. The Portland Planning Board voted 5-0 (Lowry and Silk absent) that the site plan for the above referenced application is in accordance with Portland's Site Plan standards subject to the following conditions:

- i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
- ii. The proposed sign dated March 12, 2007 meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
- iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.
- iv. The lighting fixtures shall be reviewed and approved by the City's Urban Designer prior to issuance of a building permit.
- v. The applicant shall work with Carrie Marsh, Urban Designer on the use of EIFS on the exterior of the building, particularly at the pedestrian level, prior to the issuance of a building permit.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #13-07, which is attached.

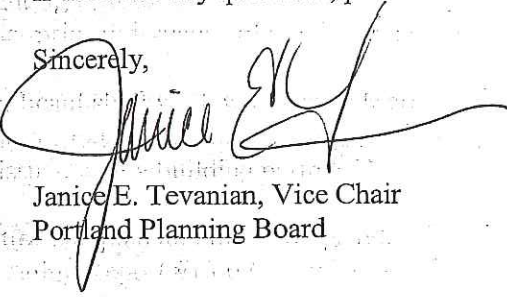
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Janice E. Tevanian, Vice Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner/Senior Planner
Carrie Marsh, Urban Designer
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Jeanie Bourke, Inspections Division
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

PLANNING BOARD REPORT #13-07

UNIVERSITY CREDIT UNION

**VICINITY OF 1071 BRIGHTON AVENUE
CONDITIONAL USE AND SITE PLAN REVIEW**

UNIVERSITY CREDIT UNION, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

March 27, 2007

Submitted by:

Shukria Wiar, Planner
Barbara Barhydt,
Development Review Services Manager
March 22, 2007

I. INTRODUCTION

University Credit Union is seeking a conditional use permit and site plan approval for a new credit union facility at 1071 Brighton Avenue on the site of the former Burger King Restaurant. The site is approximately .74 acres in size with frontage on both Brighton Avenue and Taft Avenue. It is located in the B-2 zone. University Credit Union owns the parcel.

The University Credit Union is proposing a three-lane drive-through and it is within 100 feet of a residential zone, thus a conditional use permit is required from the Planning Board under Section 14-183 (a).

Notices were sent to 113 area residents and interested citizens along with a notice in the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	Business B-2
Parcel Size:	.74 acres (32,301 sq. ft.)
Parking Spaces:	19 parking spaces
Building Floor Area:	3,470 sq. ft.
Building Height:	31.5 feet
Uses:	Banking Facility

III. PROPOSED DEVELOPMENT

The new structure will consist of a 3,470 sq ft building (some attached plans may reflect a smaller interior sq. footage) with offices and customer banking areas. A three-lane drive-up facility is proposed with two banking lanes and one ATM lane. The parking lot has 19 parking spaces, with two handicap spaces. Access to the site will be from Brighton Avenue and Taft Avenue. The access drive from Brighton Avenue will be right-in only. Two curb cuts are proposed on Taft Avenue: 1) one is proposed as a full movement driveway, entering and exiting; and 2) the other will be an exit only associated with the drive-through facility.

The proposed University Credit Union is located on the westerly corner of the site along Brighton and Taft Avenues. The building plans have been revised significantly since the original submission. The proposed one-story structure is smaller than the original submission, it has a rotunda near Brighton Avenue as the focal point for the building rather than the towers, and two entrances are proposed that are near Brighton and Taft Avenues. Large storefront windows are located along the Brighton Avenue façade (South Elevation). The rotunda with large windows is proposed on the corner of the structure near the parking area and it includes a building entrance. The North elevation along the back parking lot includes an entrance that is at the corner closest to Taft Avenue. The West Elevation along Taft Avenue includes large windows. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and

- A rough genest concrete material is proposed for the base of the building along the foundation.

IV. **CONDITIONAL USE REQUIREMENTS (14-183) FOR DRIVE-THROUGHS IN THE BUSINESS B-2 ZONE**

Sec. 14-183. Conditional uses identifies drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone as being a permitted conditional business use if the use meets the following requirements, and *"the Planning Board shall be substituted for the board of appeals as the reviewing authority over conditional business uses"*.

The requirements taken from the Ordinance 14-183 are in italics below, together with an analysis of the proposals.

a. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.

The signage plan is included as Attachment #21. Three-dimensional back-lit letters are proposed for the rotunda. The blue letters are 1' 5" high and 4" wide, which create a signage band above the rotunda's storefront windows measuring 28 square feet. The initials, UCU, are shown as three-dimensional back lit letters in gold on the East Elevation (facing side parking lot) and the West Elevation (facing Taft Avenue). Each of these signs is 9 square feet in total area. An entrance sign is proposed along Taft Avenue using the proposed building materials to create a planter base and an internally illuminated sign is proposed that has a total area of 27 square feet per side.

Three directional signs are shown on the site and all of the signs are located on the applicant's property. The directional signs are shown in Attachment #21. The sign panels are blue with white lettering and a gold ban. The posts and arch are silver and the base panels are a light gray.

The proposed signs do not adversely affect visibility at intersections or access drives and the signs advertise only the services offered on the premises. Refer to the Site Plan Review (Section VII, subsection 12) for further discussion of the proposed signs for the project.

b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

The ingress and egress access is more than 30 feet from the intersection of Brighton Avenue and Taft Street.

c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:

- i. **Location of Drive-throughs:** Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating*

hazards to vehicular circulation on adjoining streets.

The three-lane drive-through consists of two remote banking lanes serviced by two vacuum tubes and one ATM lane. The facility is 25 feet from the Taft Street line (edge of the travel lane) and 29 feet from the property line to the north. The closest point on the drive-through facility to the nearest residentially zoned property is about 82 feet. The distance from the ATM unit and the remote banking vacuum tube to the nearest residentially zoned property is 90 feet (ATM) and 112 feet (remote banking vacuum tube), respectively.

The drive-through is located as far away from the residential properties as possible while promoting acceptable vehicular and pedestrian circulation.

- ii. Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.*

Noise from the drive-through facility will be below the limit of 55dB required under this section. A Noise Study (Attachment #9) for the Diebold vacuum tube system specifies that at a distance of 70 feet from the vacuum tube system speaker the sound level is 53 dB for the condition with the volume control set at maximum. The nearest residential property line is 112 feet from the speaker. The ATM will not have a speaker system and will not generate noise.

- iii. Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.*

The Lighting Plan (Attachment #2 f) shows the lighting for the site and under the drive-through canopy. There is no light spillage directed to residential uses and lighting plan meets the City's technical standards.

- iv. Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts.*

The applicant included additional landscaping along the rear property line and provided an intense landscaped screen along the boundary with residential property.. Both the possible glare and noise from the banking serve window will be mitigated by the provision of the tree planting and landscape (shown on the Landscaping Plan as Attachment #2 e), thus meeting the standard for screening.

The drive-through facility is oriented to the street so that vehicle lights using the facility would be facing the street and not the residential properties and to maximize the distance between the drive-through and the residential properties.

- v. ***Pedestrian access:*** Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.

The drive-through has been designed so that the stacking will not block pedestrian access on Taft Avenue. The existing traffic will stop prior to the cross walk along Taft Avenue before turning onto Taft Avenue to leave the site. Crosswalk striping will be installed at the curb opening in front of the drive-through facility to provide for a safe pedestrian condition.

- vi. ***Hours of Operation:*** The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.

The hours of operation of the drive-through remote banking will be 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 5:00 PM on Fridays. Hours on Saturday will be 9:00 AM to 12:00 PM. The ATM will be available 24 hours per day. Please refer to Attachment #8.1.

V. CONDITIONAL USE REVIEW

Section 14-474(c)(2) Standards: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use.*

There are no known unique or distinctive characteristics associated with the proposed use.

- b. *There will be an adverse impact up on health, safety or welfare of the public or surrounding area.*

It does not appear that there will be any adverse impacts with the proposed project.

- c. *Such impact differs substantially from the impact, which would normally occur from such a use in that zone.*

The impacts of this site are similar as those normally expected from such a use in this zone.

VI. SITE PLAN REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinances. Staff comments are highlighted in this report.

1/2. Traffic

The Brighton Avenue Traffic and Streetscape Study establishes the street improvements needed for this project. The applicant is required to put street trees, lighting along their street frontage and install a traffic island in Brighton Avenue. In lieu of rebuilding the frontage along Brighton Avenue consistent with the master plan, the applicant has indicated they would rather make a contribution to the City to reconstruct the frontage. This would allow the construction to occur simultaneously with the roadway reconstruction. The cost estimate for this portion of Brighton Avenue is as follows:

1. Granite Curb	\$ 6,140
2. Sidewalk (HMA)	3,740
3. Driveway Apron	2,480
4. Loam, seed, mulch esplanade	880
5. Street lights and conduit	<u>9,460</u>
<i>TOTAL</i>	<i>\$22,700</i>

The developer will be responsible for constructing new curbing and a sidewalk along the Taft Avenue frontage of the project. These improvements will need to be completed when the Credit Union project is built. Michael Farmer, City's Project Engineer, email is included as Attachment #16 b. He also has comments regarding the sidewalk and curb design details along Taft Avenue on the proposed site plan. Michael Farmer's comments are included as Attachment #16 a.

3/4. Bulk, Location, Height, Health and Safety Air of Proposed Buildings

The proposed University Credit Union building is a one-story structure with a cornice detail along the flat roof. Large storefront windows are proposed across the South Elevation on the front façade along Brighton Avenue. At the corner of the building, near Brighton Avenue and the side parking lot, a rotunda area is proposed with large windows. The East Elevation along the side parking lot includes an entrance to the building. The North Elevation along the back parking lot includes a building entrance near Taft Avenue. The West Elevation along Taft Avenue includes large storefront windows.

The floor plan and building elevations building are included in Attachment #2. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and
- A rough genest concrete material is proposed for the base of the building along the foundation. The staff has recommended that the applicant present samples of the exterior materials to the Planning Board at the public hearing. Carrie Marsh, Urban Designer, reviewed the revised plan for the last workshop and her memo is included as Attachment #14. Her final comments will be available at the public hearing.

The proposals would not cause health or safety problems for existing uses, and the potential impacts of the drive-through features are covered under the Conditional Use requirements discussed in paragraph VI below. The proposals generally improve the appearance of the site and provide buffering for the adjacent residential uses.

5. Sewers, Stormdrains, Water

The applicant is proposing to use the existing water and sewer lines coming into the site. The applicant has not submitted a sewer or a water capacity letter.

The proposed project site is presently developed. The Burger King Restaurant was the only building located on site, but it has recently been removed. The remainder of the parking area,

sidewalks, and landscaping areas are in tact. The existing topography is flat near the middle of the site with a slope along Taft Avenue and Brighton Avenue of greater than 6%. There are two catch basins located on the site, one near the eastern corner and the other near the existing entrance from Brighton Avenue. A little more than half of the site runoff currently drains to these catch basins.

The proposed drainage infrastructure includes subsurface drainage collection and transport, and under-drained soil filters to provide stormwater quality treatment.

The overall impervious surfaces at this site will be reduced to approximately 0.11 acres. This allows for a significant improvement to landscaping and visual appearance, as well as added treatment for the stormwater. Approximately 10,973 sq. ft. of impervious area will be directed through the under-drained swale located at the rear of the site. More than half of this flow will pass through the swale and drain directly into the existing catch basin. Filtering through the soil media and entering the existing catch basin through the underdrain will treat approximately 4,800 square feet of impervious area.

Stormwater runoff from the site will be treated to meet the MDEP Stormwater Quality Standards. With the incorporation of the water quality treatment measures, no significant impacts to off-site drainage are anticipated due to the development by the site.

6. Landscaping and Existing Vegetation

The applicant has submitted a revised Landscaping Plan as Attachment #2 e. The applicant is proposing intensive landscaping on Brighton Avenue as well as Taft Street. The applicant has shown additional landscaping along the rear property boundary to screen the parking spaces. Jeff Tarling, City Arborist, has reviewed the plan and tree / shrub types and plant sizes all appear to meet our standards. He finds the landscape plan to be acceptable and has no additional comments beyond those previously submitted.

7. Soils and Drainage

Please refer to Paragraph V, Section 5.

8. Exterior Lighting

Catalog cuts (Attachment #1 f) and Photometric Plan (Attachment #2 f) have been submitted for the wall-mounted lights and pole lights. Section XV (4) D of the City's Technical and Design Standards and Guidelines states that for Light Trespass:

The maximum illumination level at a property line shall not exceed 0.1 foot candles, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

The applicant has submitted a revised photometric plan for the site, which meets the City's technical standards.

There are five lighting poles that are proposed on the site, which are located at the north and east sides of the parking lot. These lighting poles will be twenty feet in height. The applicant is also proposing wall-mounted lighting around the building as well as under the drive-through canopy. The height of these wall mounting will be 15 feet above the ground.

9. Fire

The Fire Department has reviewed the submitted proposal and approves it without conditions. See Attachment #19.

10. City Infrastructure

The applicant is contributing \$22,700 toward public improvements along Brighton Avenue. The improvements include street lights, street trees and a traffic island. The proposal is consistent with of-premise infrastructure improvements planned for the area.

11. Neighborhood Meeting

The applicant held a neighborhood meeting on Tuesday, January 16th, 2007 at 6:00 pm. Meeting minutes and the attendance sheet is included as Attachment #22.

12. Signage

The applicant has submitted a signage plan that is included as Attachment #21. A description of the signs is also found in this report under the B-2 Conditional Use Review, section IV. The applicant has revised their signage plan significantly and has created a plan that is more compatible with the adjoining residential area and which meets the standards for signs in the Site Plan Ordinance, Sec. 14-526 (22). Marge Schmuckal reviewed the revised plan and her comments are as follows:

The new signage plan meets the requirements of the B-2 single tenant lot requirements. Please note that separate sign permits shall be required. The PB does not substitute for the actual permit process. But what is recently shown can be approved.

VII. FINANCIAL AND TECHNICAL CAPABILITY/RIGHT, TITLE AND INTEREST

Documentation has been submitted and included in Attachment #12.

VIII. MOTIONS FOR THE BOARD TO CONSIDER

Conditional Use:

On the basis of the application, plans, reports and other information submitted by the applicant, staff comments and recommendations contained in Planning Report #13-07 relevant to Portland's Conditional Use Standards, and the testimony presented at the Planning Board hearing:

1. The Planning Board finds the proposed conditional use for a drive-through at the University Credit Union site at 1071 Brighton Avenue (does/does not) meet the standards of Section 14-474 and the standards of Section 14-183.

Site Plan:

On the basis of plans submitted by the applicant, the information contained in Planning Report #05-07 relevant to standards for site plan regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds:

2. That the plan (is/is not) in conformance with the Site Plan Standards of the Land Use Code , subject to the following conditions:
 - i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
 - ii. The proposed signs meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
 - iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.

Attachments:

1. Application Dated: 11.06.2006
 - a) Site Plan and Conditional Use Application
 - b) Copy of Deed
 - c) Vicinity Map
 - d) Traffic Analysis Dated 08.15.2006
 - e) Stormwater Management
 - f) Lighting Catalogue Cuts
2. Revised Site Plans
 - a) Cover Sheet
 - b) Existing Conditions Plan
 - c) Site Plan
 - d) Grading & Utilities Plan
 - e) Landscaping Plan
 - f) Lighting Plan
 - g) Details
 - h) Details
 - i) A1.1- Floor Plan
 - j) A2.1- South Elevation
 - k) A2.2- West and Drive Up Elevations
 - l) A2.3- East Elevation
 - m) A2.4- North and Monument Sign Elevations
3. Photographs of the Site & Surrounding Neighborhood
4. Letter from Planner, Shukria Wiar Dated 11.14.2006
5. Correspondence from Applicant Dated 12.12.2006
6. Pedestrian Traffic Information Requested Dated 01.30.2007
7. Narrative on Building Design Standards Dated 01.19.2007
8. Narrative on Drive-thru Conditional Use
9. Audio System Sound Specification
10. Catalog Cut of 'Vacuum Air Tube 23'
11. Removal of Construction Solid Water

- 12. Financial Capacity Letters
 - a) University Credit Union Dated 11.16.2006
 - b) Tricorp Federal Credit Union Dated 11.20.2006
- 13. B-2 Design Guidelines
 - a) Zoning Ordinance
 - b) Technical and Design Standards and Guidelines
- 14. Carrie Marsh
 - a) Memorandum Dated 02.23.2007
 - b) Memorandum Dated 12.27.2006
- 15. Dan Goyette Memo
 - a) Memorandum Dated 12.20.2006
 - b) Memorandum Dated 11.16.2006
- 16. Michael Farmer
 - a) Memorandum Dated 01.03.2007
 - b) Memorandum/Comments Dated 01.03.2007
- 17. Jeff Tarling
 - a) Memorandum Dated 01.05.2007
 - b) Memorandum Dated 11.17.2006
- 18. Marge Schmuckal Memo
 - a) Memorandum Dated 02.06.2007
 - b) Memorandum Dated 12.14.2006
 - c) Memorandum Dated 11.09.2006
- 19. Captain Greg Cass Memorandum Dated 12.27.2006
- 20. Jim Carmody memorandum Dated 02.09.2007
- 21. Revised Signage Plan and Elevations Dated 03.06.2007
- 22. Neighborhood Meeting Minutes Dated 01.06.2007



SITE PLAN
PERFORMANCE GUARANTEE
LETTER OF CREDIT
ACCOUNT NUMBER: 211288161

May 15, 2007

Lee Urban
Director of Planning and Development
City of Portland
389 Congress Street
Portland, Maine 04101

**Re: University Credit Union
1071 Brighton Ave., Portland, Maine**

Tricorp Federal Credit Union ("Bank") hereby issues its Irrevocable Letter of Credit for the account of University Credit Union, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of **One Hundred Fifty-Eight Thousand, Eight Hundred and Thirty Eight dollars and 00/100 cents [\$158,838.00]**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan**, approved on **3/27/07** and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan** approval, dated **3/27/07**; or

2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize **Tricorp Federal Credit Union**, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on [May15, 2008] ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at **2 Ledgeview Drive, Westbrook, ME 04092**, stating that:

this drawing results from notification that the Bank has elected not to renew its Letter of Credit No. 211288161.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the **site plan** approval, dated **3/27/07** as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at **2 Ledgeview Drive, Westbrook, ME 04092**, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the **site improvements**.

Date: May 15, 2007

By: Stephen A. Roy

Its Duly Authorized Agent

[Handwritten signature]
Assoc Corp Counsel 5/16/07

[Handwritten signature]
DRC
5/21/07

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 4/11/07

Name of Project: University Credit Union

Address/Location: 1091 Brighton Ave, Portland, ME

Developer: University Credit Union

Form of Performance Guarantee: _____

Type of Development: Subdivision Single Story/Commercial Site Plan (Major/Minor) Major

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				1800SY	\$19.00/SY	\$34200.00
Curbing <i>Rein/Block</i>	90LF	\$21.00/LF	\$2052.00	862LF	\$29.00/LF	\$24998.00
Sidewalks	106 SY	\$35/SY	\$3710.00	106SY	\$35.00/SY	\$3710.00
Esplanades	52 SY	\$9.00/SY	\$468.00			
Monuments						
Street Lighting						
Street Opening Repairs	48SY	\$38.00/SY	\$1824.00			
Other						
2. EARTH WORK						
Cut	75CY	\$9.00/CY	\$675.00	2800CY	\$9.00/CY	\$25200.00
Fill	70CY	\$24.00/CY	\$1680.00	1240CY	\$21.00/CY	\$26040.00
3. SANTARY SEWER						
Manholes						
Piping						
Connections				100	\$375.00	\$375.00
Main Line Piping						
House Sewer Service Piping				35LF	\$40.00/LF	\$1400.00
Pump Stations						
Other						
4. WATER MAINS						
				40LF	\$75.00/LF	\$3000.00
5. STORM DRAINAGE						
Manholes				100	\$250.00	\$2500.00
Catchbasins				85LF	\$50.00/LF	\$4250.00
Piping						
Detention Basin				100	\$3000.00	\$3000.00
Stormwater Quality Units						
Other						

6. SITE LIGHTING				410LF	18.74	7300.00
7. EROSION CONTROL						
Silt Fence						
Check Dams						
Pipe Inlet/Outlet Protection				30sy	30.96	900.00
Level Lip Spreader						
Slope Stabilization						
Geotextile						
Hay Bale Barriers						
Catch Basin Inlet Protection				3 sy	195.76	585.00
8. RECREATION AND OPEN SPACE AMENITIES				N/A		
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)						13,480.00
10. MISCELLANEOUS						
TOTAL:			10415			148,423
GRAND TOTAL:						

INSPECTION FEE (to be filled out by the City)

Total \$ 158,838 OK [Signature] 5/3/07

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 208.30	\$ 2968.46	\$ 3,176.76
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	

Landscape Services Bid Sheet

Site Address; University Credit Union, 1071 Brighton Ave., Portland, ME

Bid submitted for
Landscape Installation
Lawn Installation

Landscape Installation (using revised drawings)

Plant Material (as listed by David J. Billham, Landscape Architect); \$8220.00
50 yards, loam; \$1250.00
14 yards, compost; \$800.00
40 yards, dark bark mulch; \$1260.00
Total materials; \$11530.00

Lawn Installation (by sod) 2350 sq ft (using revised drawings)

Sod; \$950.00
39 yards, loam; \$975.00
Starter fertilizer; \$25.00
Total Materials; \$1950.00

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AA	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1'-8' HGT. (LIMB UP)
AB	ARONIA A. 'BRILLIANTISIMA'	RED CHOKEBERRY	2'-3' HGT.
ARC	ARCTOSTAPHYLOS UVA URSI	BEARBERRY GROUNDCOVER	NO. 1 CONT. - plant 2'oc
BT	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	15"-18"
CA	CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	NO. 1 CONT.
CR	CLETHRA ANIFOLIA 'ROSEA'	PINK SUMMERSWEET	2'-3' HGT.
CC	CRATAEGUS CRUGIGALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	6-8' multi-stem, full specimen
EF	EUONYMUS F. 'MOONSHADOW'	MOONSHADOW EUONYMUS	NO. 2 CONT.
EK	ENKIANTHUS CAMPANULA	RED VIEN ENKIANTHUS	2'-3' HGT.
FM	FOTHERGILLA MAJOR 'MT. AIRY'	MT. AIRY FOTHERGILLA	2'-3' HGT.
HB	HOSTA TARDIANA 'HADSPEN BLUE'	HADSPEN BLUE HOSTA	NO. 1 CONT.
HGC	HOSTA 'GINGKO CRAIG'	GINGKO CRAIG HOSTA	NO. 1 CONT.
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1 CONT.
HM	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	NO. 1 CONT.
HSS	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE HOSTA	NO. 1 CONT.
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	2'-3' HGT.
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"
MD	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	24"-30"
PC	PIRUS CALLERY 'REDSPIRE'	REDSPIRE CALLERY PEAR	2"-2 1/2" CAL.
PB	PIERIS J. 'DOROTHY WYCOFF'	DOROTHY WYCOFF ANDROMEDA	24"-30"
PH	PINUS HELDREICHII LEUCODERMIS	BOSNIAN PINE	4'-5'
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	FLAT - plant 1'oc
QP	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CAL.
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC 'GRO-LOW'	24"-30"
RC	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	NO. 2 CONT.
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	NO. 1 CONT.
RP	RHODODENDRON 'PURPLE GEM'	PURPLE GEM RHODODENDRON	NO. 2 CONT.
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	24"-30"
SP	STRYNGA PATULA 'MISS KIM'	MISS KIM LILAC	2'-3' HGT.
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24"-30"
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2'-3' HGT.
SA	SEDUM 'AUTUMN JOY'	STONE CROP	NO. 1 CONT.

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-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258*****

City of Portland
 Department of Planning and Development
 Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Dan Goyette

Company: w/c

Fax #: 774-6635

Date: 4/27/07

From: Phil

You should receive 3 page(s) including this cover sheet.

Comments:

H: Dan, following is the cost estimate
 for your review,

Thanks
 Phil

**City of Portland
Department of Planning and Development
Planning Division**

389 Congress Street, 4th Floor
Portland ME 04101
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