SEP - 8 2016

Albert Frick Associates, Inc.
Environmental Consultants
95A County Road Gorham, ME 04038
Office: (207)839-5563 Fax: (207)839-5564
www.albertfrick.com info@albertfrick.com

Albert Frick, CSS, LSE
Chris Coppi, CWS, LSE
Brady Frick, LSE
Bryan Jordan, LSE
Matthew Logan, LSE
Jamie Latorre, Office Manager

September 6, 2016

Seth Parker
Director of Real Estate Development
Avesta Housing
307 Cumberland Avenue
Portland, ME 04101

Re: Wetlands Report, 977 Brighton Ave, Portland.

Dear Mr. Parker:

On April 13th and August 25th, Albert Frick Associates, Inc. (AFA) conducted a wetland review of the above-mentioned property for the purpose of determining permitting requirements for a potential parking area. Initially, AFA visited the property on April 13th and identified a small freshwater, shrub/wet meadow wetland which was delineated with blue flagging. The delineated wetland was located with a GPS Trimble, Geo 7x unit in order to illustrate the extent of the wetland which is shown on the site plan attached with this report. The proposed parking area is located within the wetland impacting approximately 3,633 square feet of the shrub/wet meadow as shown on the attached plan. This plan is a conceptual in nature and should not be used for permitting purposes since actual grading elevations have not been completed by site engineering at this time.

No vernal pools, as defined by Maine's Natural Resources Protection Act (NRPA), were observed on the property.

Jurisdictional Natural Resources:

Wetlands

The freshwater wetland is classified as a Palustrine Scrub-Shrub/Emergent Wetland (PSS/EM1) "shrub and wet meadow" because it is dominated by shrubs and low growing herbaceous plant species, namely flowering herbs (goldenrod- *Solidago*). The wetland was observed in the northern corner of the property.

A drainage way, originating from the Wessex Street road culvert, was observed at the northwest corner of the property. The drainage way conveys stormwater west of Wessex Street to the property

which then flows diagonally south across the property and eventually discharging through another culvert on Lomond Street to the east. Upon entering the property, the drainage way quickly becomes a flat, drainage way without defined banks and little mineral deposition along its course. Therefore, this drainage way would **not** be considered to be a river, stream or brook as defined by the Natural Resources Protection Act, 38 M.R.S. 480 (B) (9).

Permitting:

Maine Department of Environmental Protection (DEP)
Research of the property and review of DEP records has revealed that the wetland on the property is eligible for the wetland alteration exemption which allows up to, but not to exceed, 4,300 square feet of wetland alteration pursuant to the Natural Resources Protection Act, 38 M.R.S. 480 (Q) (17). Wetland alterations result from regulated activities which cause a direct or indirect impact to the wetland which include, but are not limited to, filling, soil displacement, vegetation removal and the construction of permanent structures. If a proposed activity on the property results in 4,300 square feet or less of wetland impact, then a permit from the Department is not required in accordance with 480 (Q) (17).

Since the proposed parking area results in less than 4,300 square feet of wetland impact, then a DEP permit is not required. See the attached site plan which illustrates the extent of fill tentatively proposed in the wetland. **Please note that this conceptual plan assumes that the edge of the wetland alteration is the bottom of the fill slope and not the edge of the parking surface. Furthermore, wetland impacts required to redirect the drainage way, namely the area of the excavation ditch, must be included when determining the total wetland impact.**

If a proposed project results in over 4,300 square feet of wetland impact on the property, in total, then a Natural Resources Protection Act Permit (Tier permit) from the Maine Department of Environmental Protection (DEP) is required.

Lastly, the wetlands on the property do not require a setback to the regulated activities mentioned above, in accordance with the NRPA, 480 (C).

City of Portland
The wetland on the property is not shown on the shoreland zoning map in accordance with the City of Portland's Zoning Map.

Please contact me if you have any questions or matters for further discussion. If the parking project requires DEP review, we can certainly assist you with the preparation of a Tier permit if necessary. I can be reached by phone at 839-5563 or by email at chris@albertfrick.com.

Sincerely,

Chris Coppi

Chris Coppi, CWS
Wetland Scientist
Licensed Site Evaluator

Enc. Site Plan and photos

SITE PLAN
PREPARED FOR
AVESTA HOUSING
977 BRIGHTON AVE
PORTLAND, MAINE

Albert Frick Associates, Inc.
Environmental Consultants
Gorham, Maine

Date:	Revision Description	Drawn By: B.J.	Checked By: A.F
		Date: 4/18/16	Scale: 1" = 60'

8/25/16 Site Photos- 977 Brighton Ave, Portland

Photo 1: View of shrub/wet meadow wetland consisting of flowering herbs and shrubs.

Photo 2: View of drainage way channel moving onto the property (and wetland boundary in blue). Notice the absence of a mineral bottom soon after the drainage way enters the wetland.

8/25/16 Site Photos- 977 Brighton Ave, Portland

Photo 3: View of drainage way inside wetland- Very flat channel, with little mineral deposition. Lack of aquatic or obligate wetland plants (Likely Thyme-leaved Speedwell, FAC-*Veronica serpyllifolia shown in channel)* suggest an ephemeral (resulting from rain events) drainage course.