

July 9, 2015

Ms. Nell Donaldson, Planner
and Planning Board Members
City of Portland
389 Congress Street
Portland, Maine 04101

RE: 72 Bishop Street

Dear Nell and Planning Board Members,

The following documentation and supporting information is an update to our previous response letter dated June 23, 2015 as well as additional comments based upon meetings with staff, new responses are in **Bold text**.

Comments regarding the Draft Subdivision Plat

Nell Donaldson: email dated June 4, 2015

1. Add easements in graphic and list format.

The two utility easements have been labelled and noted on the plan.

The applicant has had initial discussion with a member of the lodge to discuss the utility easement across the lodge property as well as the ability to plant trees along the westerly property line. They received a positive response that said, that individual needs to bring it before the lodge officers for final approval.

Storm Drain Easement

*Regarding the storm drain easement area, we discussed with Mr. Clark that the easement area associated with the Bishop Street property will be limited to the area of the site impacted by the 15 FT off-set from the storm drain line. The extent of the easement on abutting properties will be the City's responsibility to obtain. **June 23, 2015***

Response



The additional field survey documentation has been completed and shown on corresponding plans. We need to note that the existing manhole structure off site in the south east corner is buried and not accessible. This structure was previously located (not buried) by Owen Haskell, Inc. in 1974 for what was then Westbrook College. This is the location that was used in preparing the survey plan for 72 Bishop Street, all of the other structures were located. The easement has been located on the 72 Bishop Street property.

4. Site Benchmark: DPS Engineering does not use the top of hydrant spindles as benchmarks. Please use the bonnet bolt over the main hydrant connection.

*The benchmark shall be revised as requested. The surveyor is currently updating the survey to address all of Mr. Clark's comments. **The benchmark location has been changed as requested and the datum has been corrected. Note, the corrected topography required modifications to the site grading plan.***

David Senus, P.E.

- (1) NRPA permitting.

*The applicant has submitted an application for NRPA Tier 1 and ACOE Category 1 permits. **A copy of the application was provided under separate cover. Copy of the permit approval shall be submitted upon receipt.***

- (2) Stamped Boundary Survey.

*The stamped boundary has been submitted. Additional survey work is scheduled for late June. When the location of the city stormwater line is determined and the benchmark reset, the survey will be resubmitted. **The updated survey work has been added to the subdivision plan and will be added to the existing conditions survey plan. Upon review and approval of the revised plans, a new stamped boundary survey and subdivision plan shall be provided.***

David Margolis-Pineo, June 12, 2015

- (2) Sidewalk Extension to Forest Avenue

See comment above.

The applicant is reviewing the costs associated with extending the sidewalk to Forest Avenue. The applicant is willing to construct the last section of sidewalk (continuous open curb cut section) that has been added by the planning staff to the project. We have had initial discussions with City staff concerning the potential of the City providing the used granite required for this added section of sidewalk and will continue to have discussion as the design of the sidewalk improvements are finalized. We would like point out again that during the zoning process when the applicant was asked by the planning board if the applicant would be willing to extend sidewalk from their site to the existing sidewalk on Bishop Street when the site plan application was submitted. Their understanding was to construct sidewalk up to the existing sidewalk (500 feet from the site to the existing sidewalk) east of Mayfield Street, not to Forest Avenue.

The additional survey for this section of sidewalk is scheduled for next week and as soon as we have the updated information we will prepare a draft plan for discussion with staff and Tom Errico.

Enclosed is a draft of the sidewalk plan up to the east side of Mayfield Street that we have been discussing with staff. The plan reflects the most recent changes per discussions on July 8, 2015.

At the request of an abutter, the applicant will add a note to the subdivision plan and site plan as follows:

Avesta Housing will replace street trees located along the back side (right of way) of the new sidewalk should the trees die or show significant stress up to one year from completion of construction. Determination of replacement shall be made by the City Arborist.

- (3) Extended Sidewalk Construction

The applicant requests the city obtain necessary construction easements to construct the extended sidewalk. The applicant will meet with the impacted property owners to review sidewalk plan, including benefit of improvements and mitigation provisions. The applicant is currently modifying the sidewalk plan per discussions with city engineering. The revised plan will be submitted once completed. The applicant has met with the abutters to review the design of the sidewalk and the need to obtain grading easements along their respective frontages.

Enclosed for your review are the following:

- Revised Site Plan
- Updated Subdivision Plan
- Draft Sidewalk Plan (Not including additional section)

Should you or staff have any additional questions or comments, please do not hesitate to contact me.

Sincerely,
Mitchell & Associates

A handwritten signature in black ink, appearing to read "R. B. Metcalf", written over a horizontal line.

Robert B. Metcalf, Principal
Maine Licensed Landscape Architect

Enclosure

cc: Greg Payne
Brooks More
Ben Walter