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Planning & Urban Development Department

Gregory A. Mitchell, Acting Director

Planning Division

Alexander Jaegerman, Director

October 31, 2011

Poulin Property Holdings LLC

c/o Marc Poulin
Poulin Financial Services, LLC, PA
171 Warren Ave
Portland, ME 04103
and
c/o Marc Poulin
276 Canco Road
Portland, ME 04103

And e-mail to:

Marc M. Poulin, CPA Marc@PoulinFinancial.com

RE: 171 Warren Avenue Project ID: #10-79900021

Dear Mr. Poulin:

On July 15th, 2011 a site plan approval was issued for changes to your approved site plan at 171 Warren Avenue based on a sketch and description submitted July 12, 2011.

On September 29th, 2011 Phil diPierro advised you that the lights that have been installed do not meet the City standards and do not comply with the conditions of the original site plan approval and subsequently you were sent a copy of the City's Lighting Standards. Jean Fraser has visited the site at night and confirmed that the installed lights, particularly on the side facing Hemingway Street, are not acceptable.

On October 7th, 2011 you submitted final plans to reflect the as-built development at this site. These plans confirm that the minor changes outlined in July, 2011 also included some substantial changes that were not mentioned in the earlier correspondence nor shown on the sketch plan: an increase in parking from the permitted 9 spaces to 23 spaces; reduced parking aisle widths; and the placement of boulders within the City's right-of-way. These changes do not meet the review standards of the site plan ordinance, and in particular we cannot approve the location of boulders in the right- of -way.

After consideration of your recent e-mails and previous submissions I am prepared to recommend the issuance of a final Certificate of Occupation subject to the following changes on- site:

- Relocate the boulders so that all are within your property- an alternative is for you to explore the possibility of obtaining a revocable license through the Legal Department as such a license may allow the boulders to remain in the ROW until such time as it is developed as a street; and
- Replace or modify the two light fixtures near the corners of the new addition facing Hemingway Street, so that the lights are directed downward and are full cut-off so that "lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane" (Para.12.2.6 of City of Portland Technical Standards, Section 12 Site Lighting); and
- Remove the striping for the two (2) 90 degree parking spaces located opposite the rip rap area, facing Hemingway Street and abutting the southern-most parallel space near Hemingway Street; and
- Plant two (2) trees (from the City's recommended tree list, copy attached) in the "bump out" located at the northeast corner of the site; and
- Show these revisions and add the final grades on the final "as built" drawings and submit as 5 scaled paper sets, a pdf (via e-mail), and a CD or DVD containing the plan in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

If you would like to meet with staff to clarify these requirements, please contact Jean Fraser at 874-8728 or if@portlandmaine.gov

Sincerely,

Barbara Barhydt

Development Review Services Manager

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Electronic Distribution:

Alexander Jaegerman, Planning Division Director Jean Fraser, Planner Philip DiPierro, Development Review Coordinator Marge Schmuckal, Zoning Administrator Tammy Munson, Inspections Division Director Gayle Guertin, Inspections Division Lannie Dobson, Inspections Division Michael Bobinsky, Public Services Director Kathi Earley, Public Services Bill Clark, Public Services David Margolis-Pineo, Deputy City Engineer Jane Ward, Public Services Chris Pirone, Fire Department Jeff Tarling, City Arborist Tom Errico, TY Lin David Senus. Woodard & Curran Assessor's Office Approval Letter File

Hard Copy: Project File

rsarer var.		olly of rotuation recommended free List			
Small Trees -	(Mature Height < 25')				
Common Name	Botanical Name	Cultivars	Sreet-Tree	Native	Uses Motes:
1 Hedge Mable	Acer campestre	"Queen Elizabeth"	X		St
2 Paperbark Maple	Acer gnseum				0
3 "Rocky Mtn Glow" Maple	Acer gradidentatumn	"Rocky Mtn Giow" Map≽e			S Smaller in size then native Sugar Maple
4 Striped Mzple	Acer pennsyvanicum			×	N good for naturalizing in shaded areas
5 "Three-flower" Maple	Acer trillorum		×		St/O interesting bark, good Fall color
6 Servicebeary	Amelarchier spp.	"Cumulus", "Robin Hill Pink"	X	×	O/N
7 European Hornbeam	Carpinus betulus	Upright forms available	×		S.
8 American Hornbeam	Carpinus caroliniana		X	×	St
9 Kousa Dogwood	Comus kousa	Many cultivars			0
10 Thomass Cockspur Hawthorn	Crataegus crusgalli inermis		×		St
11 Winter King Hawthorn	Crataegus viridis "Winter King"				NO.
12 "Leprecahaun" Ash	Fraxinus pennsyvanica		×		Š
13 Amur Maackia	Maackia amurensis		×		St Single-stem'
14 Flowering Crabapple	Malus x	"Sargent", "Spring Snow", "Donald Myman"	×		St "Spring Snow" - frutless variety
15 Magnolia	Magnolia spp.	Many cultivars			0
16 Hop-Hombeam	Ostrya virginiana			×	N Tolerates shade / understory
17 Sourwood	Oxydendrum arboreum			×	The second and the second seco
18 Sargent Cherry	Prunus sargentii		×		0
19 Japanese Tree Lilac	Syrings reticulata "Ivory Silk"		×		is.
20 Korean Stewartia	Stewartia koreana				0
21 "Wireless" Zelkova	Zelkova Serreta - "Wireless"		×		St
				Submer	
Common Name	Botanical Name	Cullivare	Street-Tree	Nalive	Uses: Notes:
1 River Birch	Betula nigra			Į	
2 Yellow Birch	Betula lenta			×	N/O
3 Hackberry	Celtis laevigata	VVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVV	×		
4 Shagbark Hickory	Carya ovata	THE RESIDENCE AND PROPERTY OF THE PROPERTY PROPERTY OF THE PRO		×	N Lew availability / good native plan:
5 Yellowwood	Cladrastis kentukea		×		OAS
6 Turkish Filbert	Corylus colurna		×		15
7 Katsuratres	Cercidiohyllum japonicum	The second second water water to be a second	×		0/8t
8 Korean Mtn. Ash	Sorbus ainifolia		×		SVO
9 Thornless Honeylocust	Gledits a triacanthos var. inermis	"Sk/Jine", "Halka"	×		St.
10 Corktree	Phellocendron amurense		×		SI
11 English Oak	Quercus robur	Up-right / Columnar Varieties	×		\$
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Picea omorika Tuja occidentalis Ahias concolor	20			Interesting blue needles, upright
Tuja occidentalis Ahas concolor	45		_	Upright / good for narrow locations
	25	×		Can be pruned into hedge
	26			S iver blue needles
17 Balsem Fir Abies balsamea	35	×		Christmas tree