

**From:** "Stephen Bushey" <SBushey@fstinc.com>  
**To:** "Jean Fraser" <JF@portlandmaine.gov>  
**CC:** "Barbara Barhydt" <BAB@portlandmaine.gov>  
**Date:** 3/11/2014 1:23 PM  
**Subject:** RE: 421 Warren Ave review for PB Workshop

Hi Jean,

The delineated wetland area is about 2.1 acres, however the far NE area of the 9.6 ac area was not delineated since no development is proposed there. Based on other mapping I have I estimate the total wetland area within the 9.6 acre area is about 3.5 to 4.0 acres.

Stephen Bushey PE| Senior Principal Engineer

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From: Jean Fraser [mailto:JF@portlandmaine.gov]  
Sent: Tuesday, March 11, 2014 12:25 PM  
To: Stephen Bushey  
Cc: Barbara Barhydt  
Subject: RE: 421 Warren Ave review for PB Workshop

Steve

I would like the total area of existing wetland on the 9.6 acre lot that is the subject of the report, please.

Thanks

Jean

>>> "Stephen Bushey" <SBushey@fstinc.com> 3/11/2014 10:03 AM >>>

Hi Jean,

See responses below

Stephen Bushey PE| Senior Principal Engineer

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From: Jean Fraser [mailto:JF@portlandmaine.gov]  
Sent: Monday, March 10, 2014 12:32 PM  
To: Stephen Bushey  
Cc: Alex Jaegerman; Barbara Barhydt  
Subject: Re: 421 Warren Ave review for PB Workshop

Steve,

I confirm that this project will be considered at a Planning Board Workshop on March 18th (see Legal Ad, attached). The meeting starts at 5pm but yours is the second item; I suspect the first item will be somewhat long (at least an hour) and apologize in advance if you have to wait- its somewhat unpredictable.

I attach Dave Senus Peer Review Memo for info- most of his comments clarify what is needed to be included in the final site plan submissions. There is no time for a response to this, so its for info at this stage.

However, I would appreciate the following information so that I can include updates in the PB memo:

- \* Is this a Tier II or Tier III NRPA Permit from MDEP (Dave says Tier III; your applic says Tier II)? It will be a Tier III permit application
- \* Please confirm sq ft of wetland fill required; Wetland impact is 25,093 SF
- \* Please confirm the total area of wetland on the site (it may be in the submission, but I could not find it); I don't have a definitive total but it is considered to be greater than 20 acres of the total 48 acre parcel
- \* Please confirm any preliminary discussions with MDEP, as I think Board would want to know that there is a good chance the NRPA permit will be forthcoming; We have a preapplication meeting on Wednesday with the DEP. The applicant will be discussing the opportunity to use the sale of land to the City as compensation for the impacts, along with the proposed gravel wetlands.
- \* Please submit building elevations for inclusion in the PB Memo (so needed by noon thursday please). See attached.

As mentioned, I confirm that this is not a subdivision review and I will clarify that to the Planning Board in the PB Memo.

thank you

Jean

Jean Fraser, Planner

City of Portland

874 8728

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