

From: Jean Fraser
To: Goldman, Michael
CC: Barhydt, Barbara; Bobinsky, Michael; DiPierro, Philip; Roncarati, Doug
Date: 8/25/2015 11:45 AM
Subject: Approval to di minimus amendment Fwd: RE: FW: Peter Holmes property #2014-016
Attachments: edited boundary 2015 08 18_1_1.jpg; Warren Ave. - 421 (PB).pdf

Michael

Re Site Plan approval: **2014-016 - 421 Warren Ave Six Unit Commercial Building**

I am writing to confirm that the revised property line to reduce the development site to 5.94 acres (as shown on the attached plan) is approved as a di minimus amendment to the 2014 approval.

I also confirm that I have verified that the lot created by the impending sale remains in conformity with zoning and site plan requirements and as such the project complies with the Site Plan Review condition of approval #viii (letter dated 6.2.1014, see attached).

Please send me a pdf copy the final boundary survey (dated) of the 5.94 acre lot once the sale is complete, so I can place it in the site plan records.

thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

>>> Barbara Barhydt 8/23/2015 12:19 PM >>>

Hi:

I have asked Jean to look at this on Monday and be in contact with you. She reviewed the project initially and I am confident we can sign off on this amendment. I am adding her to this e-mail.

Thank you.

Barbara

>>> Michael Goldman Tuesday, August 18, 2015 3:06 PM >>>
FYI

>>> "Richard H. Spencer" <rspencer@JBGH.com> 8/18/2015 1:55 PM >>>

Thanks, Steve. Could you go to the planning staff and get an amendment to the site plan approval? Peter, Please forward the revised work to your surveyor so he can set the pins and provided course and distance. Once this is accomplished we can finish the legal descriptions and sign the contract with the city. Thanks Rick

Richard H. Spencer, Jr., Esquire
Jensen Baird Gardner & Henry
Ten Free Street
P.O. Box 4510
Portland, ME 04112-4510
(207) 775-7271
(207) 775-7935

From: Stephen Bushey [mailto:SBushey@fstinc.com]
Sent: Tuesday, August 18, 2015 9:02 AM
To: Richard H. Spencer
Subject: RE: FW: Peter Holmes property

Rick,

Taking the description you provided for the retained land leaves Peter keeping 5.94 acres and selling 42.7 acres per our best take on the written descriptions and based on line work provided to us by Nadeau Land Surveying. I have examined the Zoning space and bulk requirements and find that there should not be any issue with the retained land qualifying as compliant with the zoning. How would you like to proceed?

Stephen R. Bushey, P.E. | Associate & Vice President
Branch Manager

(<http://www.fstinc.com/>)

FAY, SPOFFORD & THORNDIKE

Celebrating a Century of Engineering Excellence

778 Main Street, Suite 8 | South Portland, ME 04106

T: 207-775-1121 x4112 | F: 207-879-0896

sbushey@fstinc.com | www.fstinc.com |
(<http://www.linkedin.com/company/fay-spoofford-&-thorndike>)
(<http://www.twitter.com/FSTinc>)

From: Richard H. Spencer [mailto:rspencer@JBGH.com]
Sent: Saturday, August 15, 2015 7:03 AM
To: 'Michael Goldman'; Debra J. Lausier
Cc: Stephen Bushey; Holmes', 'Peter
Subject: RE: FW: Peter Holmes property

Thanks, Mike. That is the plan. Rick

From: Michael Goldman [mailto:MIG@portlandmaine.gov]
Sent: Friday, August 14, 2015 3:26 PM
To: Debra J. Lausier; Richard H. Spencer
Cc: Bushey', 'Stephen; Holmes', 'Peter
Subject: Re: FW: Peter Holmes property

Rick

Thank you for the update. This approach sounds reasonable. Also--I can't speak for the Planning Department or Board, but I spoke briefly with Planning staff about this and they suggested that Steve Bushey can put the proposed boundary line on the site plan. My understanding is that Planning staff can then check the zoning and approve the amendment administratively, assuming it meets all applicable requirements. I believe that they can do the amendment as part of the current permit and not require a separate application. I'll leave it to you and/or Steve to discuss the process further with Planning.

Michael

>>> "Richard H. Spencer" <rspencer@JBGH.com> 8/14/2015 2:34 PM >>>

Mike, Steve is going to figure out the required retainage for Peter's building site on Warren Avenue. Thereafter we will have to go back to the planning board for an amendment to the site approval reducing the 9.4 acres. When that approval is given we will be able to sign the contract and identify the parcel to be conveyed to the city. Thanks for your patience. Rick

From: Stephen Bushey [mailto:SBushey@fstinc.com]
Sent: Thursday, August 13, 2015 2:51 PM
To: Richard H. Spencer
Subject: Peter Holmes property

Rick,

I am forwarding two drawings that are part of the approved plans for Peter's property plus the approved site plan. We should have any problem meeting zoning standards if the lot size is reduced to 3-4 acres although I'll verify where such a line might need to be.

Stephen R. Bushey, P.E. | Associate & Vice President
Branch Manager

(<http://www.fstinc.com/>)

FAY, SPOFFORD & THORNDIKE

Celebrating a Century of Engineering Excellence

778 Main Street, Suite 8 | South Portland, ME 04106

T: 207-775-1121 x4112 | F: 207-879-0896

sbushey@fstinc.com | www.fstinc.com |
(<http://www.linkedin.com/company/fay-spofford-&-thorndike>)
(<http://www.twitter.com/FSTinc>)

The information transmitted in this electronic communication is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking of any action in reliance upon this information by persons or

entities other than the intended recipient is prohibited. If you received this information in error, please contact IT Services at 800-835-8666 and properly dispose of this information. Please consider the environment before printing this email.

Confidentiality Notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message, attachments and/or files, including any contained in your reply.

2/2

Confidentiality Notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message, attachments and/or files, including any contained in your reply. The information transmitted in this electronic communication is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this information in error, please contact IT Services at 800-835-8666 and properly dispose of this information. Please consider the environment before printing this email.

Confidentiality Notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message, attachments and/or files, including any contained in your reply.