

337-C-6

Stuart St.

Homes at Meadows
Woods

~~North Star~~

~~Enterprise~~

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2000-0087
Application I. D. Number

05/10/2000
Application Date

Stuart Street Subdivision
Project Name/Description

Conrad Clark
Applicant

21 Stuart Street, Portland, ME 04103
Applicant's Mailing Address

Sebago Technics
Consultant/Agent
Agent Ph: 856-0277 Agent Fax: 856-2206
Applicant or Agent Daytime Telephone, Fax

Stuart St, Portland, ME. 04103
Address of Proposed Site
337 C006001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) PRUD

20,480sf 3.45 R3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input checked="" type="checkbox"/> Subdivision
of lots <u>2</u> | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input checked="" type="checkbox"/> Other <u>14 units</u> |

Fees Paid: Site Plan \$500.00 Subdivision \$350.00 Engineer Review \$3,390.92 Date 04/27/2001

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 01/09/2001 Approval Expiration 01/09/2002 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Kandi Talbot 04/27/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>04/27/2001</u> date	<u>\$400,000.00</u> amount	<u>04/20/2001</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	<u>06/08/2001</u> date	<u>\$168,435.60</u> remaining balance	<u>Jay Reynolds</u> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2000-0087

Application I. D. Number

05/10/2000

Application Date

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Approval Conditions of Planning

1 Subdivision

i. that the applicant provide computation to show that the pump station is adequately sized and that there is available capacity for emergency purposes in the event of a power outage prior to issuance of a building permit.

2 ii. that the applicant provide to staff, execution of the option to purchase the real estate on Harmony Road and revise the subdivision plat to merge Harmony Road property with the site.

3 iii. that the applicant submit a revised agreement with Bono, Inc. to allow connection to the storm drain system within Milton Street.

4 iv. The design engineer of record, Sebago Technics, Inc., shall provide a certification upon completion of construction that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied. The applicant shall retain the design engineer to provide construction phase services including but not limited to, periodic site inspection for adherence to all required erosion control measures and to address any changes in field conditions which require modifications to the design.

5 Site Plan

i. that the landscape plan be reviewed and approved by the City Arborist.

Approval Conditions of DRC

1 See Planning conditions

Approval Conditions of Fire

1 applicant must meet street widths of 24'

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

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Check Review Required:

- Site Plan (major/minor) Subdivision # of lots 2 PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other 14 units

Fees Paid: Site Plan \$500.00 Subdivision \$350.00 Engineer Review \$3,390.92 Date 04/27/2001

DRC Approval Status:

Reviewer Steve Bushey

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 01/09/2001 Approval Expiration 01/09/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Kandi Talbot 04/27/2001
signature date

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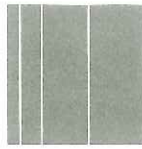
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Approval Conditions of Fire

1 applicant must meet street widths of 24'



Sebago Technics

Engineering & Planning for the Future

September 22, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Secondary Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit this second submission of Homes at Meadow Woods, a 14-unit condominium project. At the July 25th Planning Board Workshop, several issues were raised. Please review this letter, the plans, and attachments for response to those issues.

We have obtained an easement agreement for a 50-foot wide drainage/utility easement crossing land of Charles Rodway to connect the site to Harmony Road. We have also completed a topographic survey of this easement area as well as the downstream area to the catch basin on Milton Street.

You requested enhancements on the building elevations. We have added an additional window to each end of each building on the first floor and a sky light on each unit on the rear. We have added the proposed landscaping to the elevation views and combined the units with the garages to all views. See the attached 11" x 17" color copies. Also as requested, we provided an elevation view of Units 12 and 13 with the landscaping and the double retaining wall between them.

We enhanced the landscape plan to reduce the use of stockade fence as the sole buffer. We added the stockade fence and split rail fence details to the landscape plan. A stockade fence end section will be used at every fence end to transition the fence section into the landscape section. The drainage swales near the property boundaries have not been put underground. The drainage swales provide stormwater treatment and the landscaping chosen will endure the temporary drainage flow without hindering the flow.

The abutting house locations have been added to the subdivision plan. The houses were taken from aerial photographs with a few field verifications.

The lighting photometric plans have been included as an attachment with this submission. There are cutoffs on the lights to minimize the light intrusion onto abutting properties. The proposed lights are "Traditionare" post-top lantern on 16-foot (round-straight aluminum) pole (manufactured by McGraw-Edison, or equal).

Local contractors are estimating the cost of construction now. Upon receipt of those estimates, the developer will obtain an accurate financial capacity letter. This capacity letter will be submitted with the final submission. The condominium documents shall be submitted with the final submission as well.

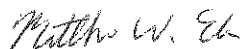
The developer is in discussion with the owner of Stuart Street, discussing the City acceptance or permission to enter utilities in his privately owned street.

The site had a sidewalk on the proposed entrance drive. We have added a 5-foot wide sidewalk on the pavement in the center of the loop drive. This sidewalk would have a white painted line separating the loop drive and the sidewalk. This will allow the proposed drainage to run off the drive and on the embankments of the center area. This grass drainage around the edges of the center area will help the treatment of the stormwater.

Upon your review of this letter and application package, please call with any questions or comments. We look forward to meeting with the Board and staff to discuss this project in more detail. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises Inc.



Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553



(207) 774-5961
FAX (207) 761-8329
www.pwd.org

April 28, 2000

Mr. Matthew W. Ek, PLS
Sebago Technics, Inc.
P.O. Box 1339
12 Westbrook Common
Westbrook, Maine 04098-1339

Re: Meadow Woods, Portland

Dear Matthew:

The Portland Water District has an 8" water main in Stuart Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 62 psi; residual pressure 49 psi; with a flow of 1175 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor

10/1/00
10/1/00
10/1/00
10/1/00

ADDITIONAL CALCULATIONS

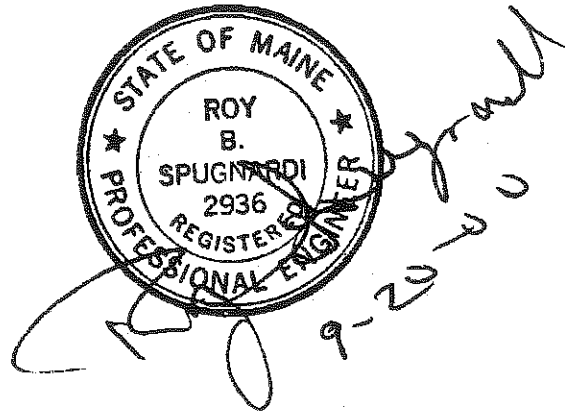
CLARK PROPERTY

HOMES AT MEADOW WOODS

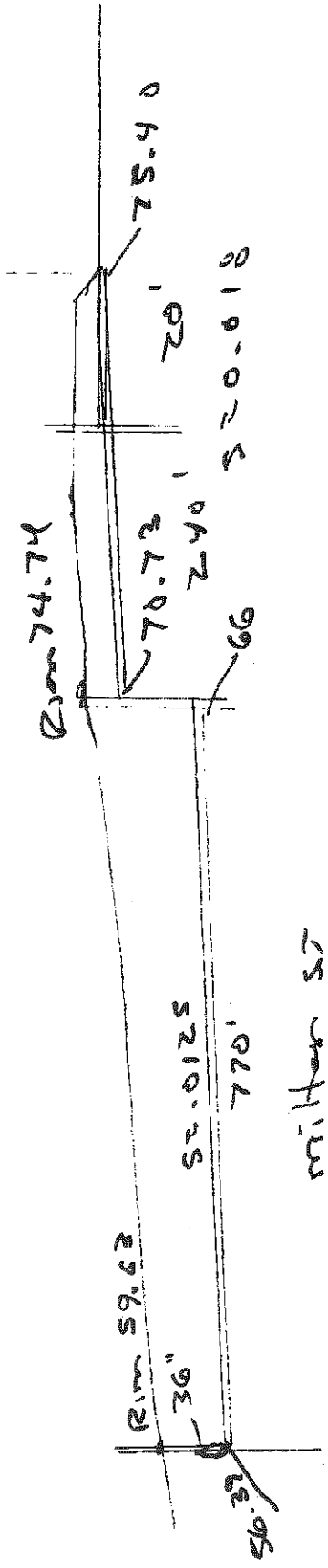
PORTLAND, MAINE

PREPARED BY: SPUGNARDI ASSOCIATES

FOR: SEBAGO TECHNICS, INC.



Clara Property
Spugnardi Assoc.
Sept. 20, 2000
OUT let Calculation



LANDOWNER Milton St. Drain ADDRESS _____
PROJECT _____ BY _____ DATE ____/____/____

***** CIRCULAR CULVERT ANALYSIS INPUTS *****


MANNINGS COEFFICIENT PVD=.009 R/C=.013 CMP<=.025 N=? .013
HEADWATER ABOVE INVERT @ ENTRANCE (FT) DE=? 8.74
TAILWATER ABOVE INVERT @ OUTLET (FT) DO=? 3
LENGTH OF CULVERT PIPE (FT) LP=? 770
DROP ALONG CULVERT LENGTH (FT) PD=? 9.61
CULVERT DIAMETER (FT) D=? 1.75
Low KE=0.20 (BELL), High KE=0.80 (SHARP)
ENTRANCE LOSS COEFFICIENT KE=? .2

***** CULVERT OUTLET CONTROL (PRESSURE FLOW) EXISTS *****

CULVERT CAPACITY ***** (CFS) Q= 21.28
PIPE VELOCITY (FPS) V= 8.850001
ORIFICE CAPACITY (CFS) QO= 45.91

DO YOU WANT ANOTHER CULVERT DESIGN Y/N ?

1LIST 2RUN 3LOAD" 4SAVE" 5CONT 6,"LPT1 7TRON 8TROFF 9KEY 0SCREEN

21" ϕ pipe required in Milton
St. to carry 25 yr Q @ 20 cfs.
12" ϕ Existing


***** DETENTION POND FLOOD ROUTING FOR TYPE II & III STORMS *****

LANDOWNER _____ ADDRESS _____

PROJECT _____ BY _____ DATE ____/____/____

***** FLOOD ROUTING RESULTS FOR FINDING VS *****

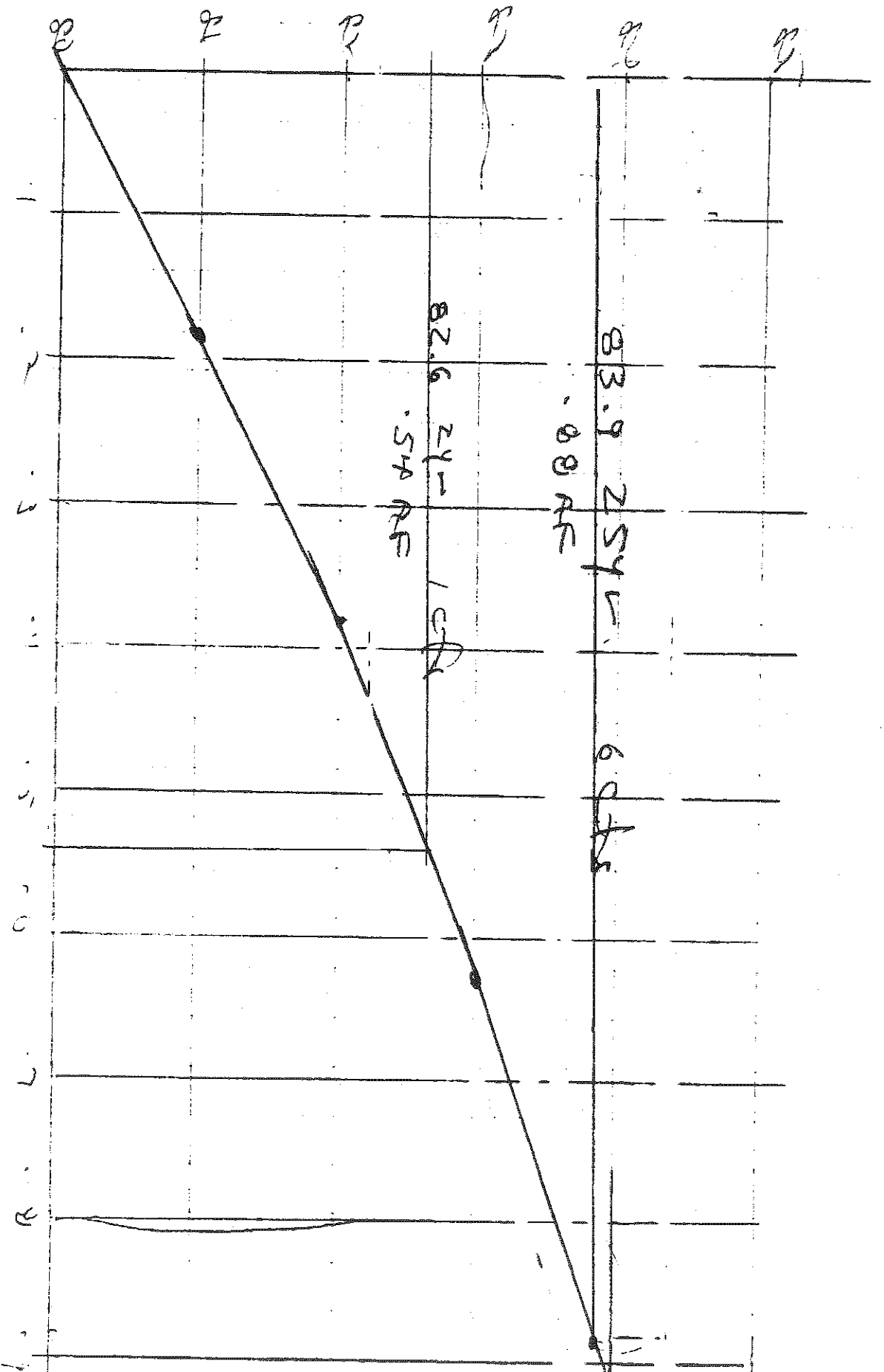
WATERSHED DRAINAGE AREA	(ACRES)	DA= 7.04
ALLOWED OUTFLOW DISCHARGE	(cfs)	qo= 6
WATERSHED INFLOW DISCHARGE	(cfs)	qi= 19.78
VOLUME OF RUNOFF	(inches)	VR= 4
RATIO OF DISCHARGES:	qo/qi	= .3
RATIO OF VOLUMES:	VS/VR	= .37
POND STORAGE REQUIRED *****	(inches)	VS= 1.5
POND STORAGE REQUIRED	(AC-FT)	VS= .88

DO YOU WANT ANOTHER FLOOD ROUTING TRIAL ? Y/N?

1LIST 2RUN 3LOAD" 4SAVE" 5CONT 6."LPT1 7TRON 8TROFF9KEY 0SCREEN

• 88 AF Storage Required to store
 25 yr storm w allow Rate of
 6 cfs 25 yr storm for type
 A Soil -

Pond El. = 83.9 feet



0.65 in
 .6 ft 24 out

7024 ✓ 80

9781 82

13143 84

- 2402 * 2 16804

10962 * 2 21924

82 - 16804 / 103560 = .386

84 43 248 1.0066

80
75
52
53
24

2036

2358

9779

11290

13,142

-7697

9068

10535

12216

> 7697

16765

27300

39516

.18

.38

.626

.9072 AF

***** DETENTION POND FLOOD ROUTING FOR TYPE II & III STORMS *****

LANDOWNER zyr Post ADDRESS _____

PROJECT 20-14 BY _____ DATE ____/____/____

***** FLOOD ROUTING RESULTS FOR FINDING VS *****

WATERSHED DRAINAGE AREA	(ACRES)	DA= 7.04
ALLOWED OUTFLOW DISCHARGE	(cfs)	qo= 1
WATERSHED INFLOW DISCHARGE	(cfs)	qi= 8.640001
VOLUME OF RUNOFF	(inches)	VR= 1.72
RATIO OF DISCHARGES:	qo/qi	= .11
RATIO OF VOLUMES:	VS/VR	= .53
POND STORAGE REQUIRED *****	(inches)	VS= .92
POND STORAGE REQUIRED	(AC-FT)	VS= .54

DO YOU WANT ANOTHER FLOOD ROUTING TRIAL ? Y/N?

1LIST 2RUN 3LOAD" 4SAVE" 5CONT 6,"LPT1 7TRON 8TROFF9KEY 0SCREEN

- 54 ac req'd storage for
 zyr storm 8.6 cfs in
 1 cfs out
 Pond ~~req~~ = 82.6'

LANDOWNER _____ ADDRESS _____

PROJECT zyr 1 cfs BY _____ DATE ____/____/____

***** CIRCULAR ORIFICE SIZING INPUTS *****

DESIRED ORIFICE DISCHARGE (CFS) Q=? 1
CREST TO MAX. WATER SURFACE ELEV. (FT) H=? 2.6

***** CIRCULAR ORIFICE DESIGN *****

ACTUAL ORIFICE DISCHARGE (CFS) Q= 1
CIRCULAR ORIFICE DIAMETER (IN) D= 5

WANT ANOTHER CIRCULAR ORIFICE DESIGN Y/N :?

1LIST 2RUN 3LOAD" 4SAVE" 5CONT 6."LPT1 7TRON 8TROFF9KEY 0SCREEN

LANDOWNER _____ ADDRESS _____

PROJECT _____ BY _____ DATE ____/____/____

***** CIRCULAR CULVERT ANALYSIS INPUTS *****

MANNINGS COEFFICIENT PVC=.009 R/C=.013 CMPK=.025 N=? .009 *PVC*
 HEADWATER ABOVE INVERT @ ENTRANCE (FT) DE=? 8.74
 TAILWATER ABOVE INVERT @ OUTLET (FT) DO=? 3
 LENGTH OF CULVERT PIPE (FT) LP=? 770
 DROP ALONG CULVERT LENGTH (FT) PD=? 9.61
 CULVERT DIAMETER (FT) D=? 1
 Low KE=0.20 (BELL), High KE=0.80 (SHARP)
 ENTRANCE LOSS COEFFICIENT KE=? .2

***** CULVERT OUTLET CONTROL (PRESSURE FLOW) EXISTS *****

CULVERT CAPACITY ***** (CFS) Q= 6.92 *←*
 PIPE VELOCITY (FPS) V= 8.810001
 ORIFICE CAPACITY (CFS) QO= 15.77

DO YOU WANT ANOTHER CULVERT DESIGN Y/N ?

1LIST 2RUN 3LOAD" 4SAVE" 5CONT 6,"LPT1 7TRON 8TROFF9KEY 0SCREEN

Average flow = 6 cfs

*Flow 6 cfs Running Full
S = 0.0125*

LANDOWNER _____ ADDRESS _____

PROJECT _____ BY _____ DATE ____/____/____

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 Low KE=0.20 (BELL), High KE=0.80 (SHARP)
 ENTRANCE LOSS COEFFICIENT KE=? .2

Con c.
with
S

***** CULVERT OUTLET CONTROL (PRESSURE FLOW) EXISTS *****

CULVERT CAPACITY ***** (CFS) Q= 4.91
 PIPE VELOCITY (FPS) V= 6.25
 ORIFICE CAPACITY (CFS) QO= 15.77

DO YOU WANT ANOTHER CULVERT DESIGN Y/N ?

1LIST 2RUN 3LOAD 4SAVE 5CDNT 6."LPT1 7TRON 8TROFF 9KEY 0SCREEN

Q = 4 cfs Running Full
S = 0.0125

I, Charles Rodway, sole owner of property located on Harmony Road, Portland, Maine and shown in Assessor's Office 336-L-8 To 12 being property directly abutting a proposed development by North Star Enterprises, Inc. and referred to as Homes at Meadowoods agree upon receipt of an undisclosed amount to convey a 50' (fifty foot) easement across my property to Harmony Road for the purpose draining surface water, runoff, storm water and ground water from Grantee's Land and the right and easement to lay, maintain, repair and replace utility lines, including without limitation, gas, electricity, telephone, sewer, water and cable TV, and otherwise make improvements to meet standards required by the local municipality for development of Grantee's Land. The granted easement shall not be used to erect above ground utility polls or wires.


Dated: 9/8/00

By: 

Owner: Charles Rodway

Glen & Francine H. Hemingway
21 Harmony Road
Portland, ME 04103-1509
Tel. 207-838-6079

To: All Planning Board Members
City of Portland

From: Glen & Francine Hemingway 

Cc: See below

Re: 114 Subdivision off Stuart Street
"Conrad Clark"

Date: August 14, 2000

This notice of concern is being hand delivered to the Portland Planning Office in individual envelopes to be distributed to each board member.

Please be advised that my property located at the end of Harmony Road has sustained damage with each approval that was extended to Developers without taking into consideration the drainage problems that already existed on and around my property.

The First Stage:

The land clearing on Stuart and Milton Street area. This area was a flood zone consequently it required extensive compacting of rock to ensure draining in the area and of course dry enough to build. The continual pounding caused stress on my property which resulted with cracks in my walls, wood beams and ultimately resulted or at least assisted in the failure of our sewer system. I'm sure it was a coincidence that the City had conveniently requested that Jim Wolfe place an outlet at the end of our land for us to hook into. So thanks to stage one and evacuation notice from The City we had to hire a contractor to hook on to City Sewer.

The Second Stage:

The houses being built behind me (Stuart Street) were elevated. The removal of the trees and the ground elevation caused my "entire" back and side yard to be under water. My lawn was literally washing down to the end of my property line. Numerous City Officials were involved in this matter and documentation can be found in the Planning files (Melody Estabrook was in place at this time). This problem took 6 months to resolve to some degree between Wolfe and the City. Wolfe agreed to drop 3 truck loads of dirt to help elevate our property. I had to hire a contractor again to spread the dirt and re-seed the area. My property still has water 9 months out of the year in a 30 foot radius of my back yard and the side that is adjacent to Mr. Charles Rodway.

PROPOSED THIRD STAGE:

I have seen the plan for a 14 unit condo subdivision off Stuart Street which extends into the back yards of Harmony Road. This street can not handle the present run off. This can be found through your Public Works Division. Numerous trucks getting stuck in the mud, grating of the road due to large pot holes etc. Harmony Road is the drainage road for the center of Newton Street. I have had to install three culverts to date because the water that comes down from the top of the street is massive during certain times of the year. Even my large street culvert (expense to me) that was installed a few years ago is lifting again because of the water that runs down from the undeveloped lots and road. This can be seen with the stream that flows through my cellar.

The required tree cutting and proposed water retention pond at the end of my property will place my back yard under water and the water being pumped from the site to Harmony Road will be devastating for my yard, driveway and cellar. This will ultimately decrease the value of my home, add to any health hazard presently in place from pounding water from Charles Rodway's property and make living in my own home unbearable.

The situations listed above can be easily confirmed through City Records and doing a physical inspection of Harmony Road. I would also recommend that you receive a copy of any Contractor that may have been hired by the City that may have evaluated this subdivision.

It is imperative that the City of Portland Planning Board Members review carefully and inspect all aspects to ensure that this proposed development meets the letter of the Law. The size of the complex will definitely impact my drainage problem and with the elimination of the trees and brush on 3.2 acres it will impact the houses on Stuart that are adjacent to my back yard and Mr. Rodway on Harmony Road. The 25 five foot buffer is a minimal requirement and to maximize this land at the cost of negatively impacting all present residents should be seriously reconsidered. A 35 foot buffer "with the original vegetation" in place plus tree plantings "large ones" in the 35 foot area would offer the same appearance that can presently be found with the Condos presently off Stuart Street that are welcomed by everyone in this community.

Your assistance and prompt attention to this urgent matter would be greatly appreciated I would appreciate a status report from the Planning Board as this review process goes forward.

Cc: Joseph E. Gray, Jr. Director
Alex Jaegerman, Chief
Jamey Caron
Deborah Krichels
Syrus Hagge
Kenneth Cole III
Mark Malone
Erin Rodriguez
Orlando Delogu
Kandi Talbot
Jay Hibbard, Councilman

August 4, 2000

Matthew Ek
Project Manager
Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

RE: Homes at Meadow Woods, Stuart Street

Dear Matthew:

At the Planning Board workshop meeting on July 25, 2000 regarding the Homes at Meadow Woods project, a number of issues were raised by the Planning Board and staff. Following are the issues raised that should be addressed prior to the next workshop meeting scheduled for August 22, 2000.

1. **Drainage**

- I understand that you are in discussion with the property owner on Harmony Road for an easement to pipe drainage over their property. The Developer Review Coordinator has requested that the stormwater report address the downstream conditions. Has the applicant looked into piping the drainage from the site to Lynn Street?
- Attached is the Development Review Coordinator's memo. The comments shall be addressed.

2. **Elevations**

- As mentioned in the Planning Board memo, the rear and side elevations should be enhanced. One suggestion would be to add more windows on these elevations.
- A front elevation rendering should be submitted showing the relationship of the units to the garage and to one another.
- An elevation should be submitted showing the relationship of the proposed buildings to the proposed retaining wall. A cross section of the retaining wall shall be submitted along with catalogue cuts of the proposed retaining wall.

3. **Buffers/Landscaping/Preservation**

- A preservation plan shall be submitted. It appears that there are a number of large mature trees that could possibly be preserved.
- It was mentioned at the meeting that because of the drainage swales along the exterior of the site, it would be hard to do much preservation or to increase the amount of landscaping to buffer from the abutting properties. Staff is recommending that the applicant look into piping the drainage to the detention pond instead of using drainage swales. There is a 10 – 12 unit townhouse development on Walton Street, which went into a residential neighborhood. That development seems to work well, because the applicant maintained a buffer around the property.
- Details and catalogue cuts should be submitted for the stockade fence and the split-rail fence proposed.
- The City Arborist is currently reviewing the landscape plan. When comments are available, they will be forwarded to you.

4. **Adjacent House Locations**

- The applicant should show on the plans, the location of houses on abutting properties. The applicant should provide existing topography of abutting properties if possible. If you cannot get permission from the abutting property owners, than approximate locations of homes by aerial photos would be acceptable.

5. **Lighting**

- Catalogue cuts of lighting should be submitted along with a lighting photometric plan.

6. **Other Information**

- A letter of financial capability shall be submitted.
- Proposed condominium documents should be submitted for review by Corporation Counsel
- Utility capacity letters shall be submitted.
- The applicant shall obtain and submit the rights from the developer of Stuart Street to tie into existing utilities.
- The Fire Department is recommending that the access drive be 24 ft. wide based on Fire Safety standards.

- Staff is recommending that the applicant provide an interior sidewalk to connect Stuart Street to the units and to the recreation area.

Any further comments will be forwarded to you as soon as they are received. If you have any questions, do not hesitate to contact me at 874-8901.

Sincerely,

Kandi Talbot
Planner

CC: Alex Jaegerman, Chief Planner
Steve Bushey, Development Review Coordinator

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Kandi Talbot" <KCOTE@ci.portland.me.us>
Date: Thu, Jul 27, 2000 3:23 PM
Subject: Re: Stuart Street

-----Original Message-----

From: Kandi Talbot <KCOTE@ci.portland.me.us>
To: srbushey@maine.rr.com <srbushey@maine.rr.com>
Date: Thursday, July 27, 2000 10:25 AM
Subject: Stuart Street

A couple of questions for you regarding the drainage for Stuart Street.

Staff recommended that the applicant get an easement and pipe the drainage off the site instead of sheet flow over an abutter's property. I have to go out to the site to look at this, but can you tell me where the drainage goes from Harmony Road? IT APPEARS TO GO TOWARDS LYNN STREET WHERE THERE IS A CATCH BASIN AND CLOSED STORM DRAIN SYSTEM IN THE STREET. AS SHOWN ON THE PLANS THE DRAINAGE WOULD GO ACROSS THE LONE SINGLE FAMILY RESIDENCE ON HARMONY ROAD INTO WHAT RESEMBLES A DITCH ALONG THE DIRT ROAD OUT TO LYNN ST. THERE IS A SMALL PATCH OF WOODS BETWEEN THE END OF HARMONY AND LYNN THAT IS PRETTY FLAT BUT RUNOFF PROBABLY MAKES ITS WAY TO THE STREET. THIS WAS A CONCERN OF MINE AS WELL AND I DIDN'T THINK THE STORMWATER REPORT ADDRESSED THESE DOWNSTREAM CONDITIONS AT ALL. THAT'S WHY I ASKED FOR MORE DATA ON THIS.

The applicant's stormwater report says that the drainage will go to Harmony Road where it will be collected in the roadside ditch and then get directed to the Lynn Street drainage system.

Harmony Road does not go all the way through to Lynn Street. Can you tell me if the drainage has to go over other properties to get to the Lynn Street drainage system?

Would there be a way for them to pipe the drainage from their site to Lynn Street? THIS IS A POSSIBILITY, BUT THEY WOULD HAVE TO CONFIRM ELEVATIONS AND ALIGNMENT ACROSS OTHER PROPERTIES AND THE R.O.W'S

The other thing is the preservation of the lot. I have to get Jeff Tarling to walk out there with me, but just from what I've seen, I'm recommending that they preserve as much as possible to buffer from the abutting properties. BASED ON THE CURRENT PLANS THIS WAS NOT THEIR INTENT; I AGREE THAT MORE SHOULD BE DONE TO BUFFER THE PROJECT FROM THE REAR YARDS OF THE EXISTING HOMES ON STUART STREET. THIS PROJECT REMINDS ME VERY MUCH OF THE TOWNHOUSE DEVELOPMENT ON WALTON ST. WHICH IS PROBABLY 10 YEARS OLD. THEY NESTLED 10-12 UNITS IN BETWEEN RESIDENTIAL PROPERTY AND IT DOESN'T LOOK TOO BAD, HOWEVER BUFFERING IS CRITICAL.

The applicant states that they have to clear the entire lot to allow for swales along the entire outer edge of the property for drainage. Is it possible for them to some how pipe the drainage to the detention pond instead of have the swales so that they do not have to remove so much

existing vegetation? ANYTHING IS POSSIBLE, BUT THE DEVELOPER PROBABLY DIDN'T WANT THE EXPENSE. THEY SHOULD LOOK AT THIS POSSIBILITY.

Thanks.

July 26, 2000

Matthew Ek
Project Manager
Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

RE: Homes at Meadow Woods, Stuart Street

Dear Matthew:

At the Planning Board workshop meeting on July 25, 2000 regarding the Homes at Meadow Woods project, a number of issues were raised by the Planning Board and staff. Following are the issues raised that should be addressed prior to the next workshop meeting scheduled for August 22, 2000.

1. Drainage

- I understand that you are in discussion with the property owner on Harmony Road for an easement to pipe drainage over their property. However, it is not clear where the drainage will go after that. Can the drainage be connected to the Lynn Street drainage system without getting easements from other property owners?
- Attached is the Development Review Coordinator's memo. The comments shall be addressed.

2. Elevations

- As mentioned in the Planning Board memo, the rear and side elevations should be enhanced. One suggestion would be to add more windows on these elevations.
- A front elevation rendering should be submitted showing the relationship of the units to the garage and to one another.
- An elevation should be submitted showing the relationship of the proposed buildings to the proposed retaining wall. A cross section of the retaining wall shall be submitted along with catalogue cuts of the proposed retaining wall.

3. **Buffers/Landscaping/Preservation**

- A preservation plan shall be submitted. It appears that there are a number of large mature trees that could possibly be preserved.
- It was mentioned at the meeting that because of the drainage swales along the exterior of the site, it would be hard to do much preservation or to increase the amount of landscaping to buffer from the abutting properties. Staff is recommending that the applicant look into piping the drainage to the detention pond instead of using drainage swales.
- Details and catalogue cuts should be submitted for the stockade fence and the split-rail fence proposed.
- The City Arborist is currently reviewing the landscape plan. When comments are available, they will be forwarded to you.

4. **Adjacent House Locations**

- The applicant should show on the plans, the location of houses on abutting properties. The applicant should provide existing topography of abutting properties if possible. If you cannot get permission from the abutting property owners, than approximate locations of homes by aerial photos would be acceptable.

5. **Lighting**

- Catalogue cuts of lighting should be submitted along with a lighting photometric plan.

6. **Other Information**

- A letter of financial capability shall be submitted.
- Proposed condominium documents should be submitted for review by Corporation Counsel
- Utility capacity letters shall be submitted.
- The applicant shall obtain and submit the rights from the developer of Stuart Street to tie into existing utilities.
- The Fire Department is recommending that the access drive be 24 ft. wide based on Fire Safety standards.

- Staff is recommending that the applicant provide an interior sidewalk to connect Stuart Street to the units and to the recreation area.

Any further comments will be forwarded to you as soon as they are received. If you have any questions, do not hesitate to contact me at 874-8901.

Sincerely,

Kandi Talbot
Planner

CC: Alex Jaegerman, Chief Planner
Steve Bushey, Development Review Coordinator

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Portland Planning Board

FROM: Kandice Talbot, Planner

DATE: July 25, 2000

SUBJECT: PRUD, Northstar Enterprises Inc., Applicant
Vicinity of Stuart Street

Northstar Enterprises Inc. is proposing a 14-unit condominium development in the vicinity of Stuart Street. The site is located between Stuart Street and Newton Street, which is off from Forest Avenue. A vicinity map is included as Attachment 1. The site is 3.45 acres and zoned R-3. The development is proposed as a Planned Residential Unit Development (PRUD) and will be subject to site plan and subdivision review.

Utilities

The applicant is proposing that all units will be served by public water, sewer, gas and underground electric, which will be connected, to Stuart Street. The applicant is also proposing to install a fire hydrant within the site. Utility capacity letters will need to be provided.

Stuart Street is currently an unaccepted city street. The applicant will need to obtain rights from the developer of Stuart Street to tie into existing utilities.

Drainage

The applicant is proposing that drainage from the paved areas will be collected into catch basins and piped to a proposed detention basin at the northerly side of the property. Drainage from the buildings and abutting properties will be collected along a perimeter drainage swale, which is naturally produced as a result of grading away from each building location. Drainage will leave the site from the detention pond and flow over abutting properties to the ditch line of Harmony Road and then is collected in the Lynn Street drainage system through an existing culvert.

One obvious issue is the location of the drainage outfall onto an adjacent property without benefit of a drain structure or pipe, and easement. Our experience has been that these situations will cause problems. An easement should be acquired or the drainage should be re-directed to the Stuart Street storm drain if possible.

The Development Review Coordinator has reviewed the plans and his comments are included as Attachment 6.

Dwelling Unit Type

The applicant is proposing to construct 14 condominium units in a total of seven buildings. Twelve of the units will be a cape style home with an attached one-car garage. These units will be approximately 28 x 40 with a 16 x 20 garage. Units 1 and 2 are the same style cape home with two car (24 x 20) garages. Elevations are included as Attachment 4. Staff is recommending that the applicant enhance the side and rear elevations. One option to enhance these elevations is by adding more windows.

Access

Access will be from Stuart Street. The applicant is proposing a 22 ft. wide access drive. Granite curb is proposed at the radius of the drive. It appears that the applicant is providing a sidewalk along the north side of the access drive, however it does not connect to any interior sidewalk. Staff is recommending that the applicant provide an interior sidewalk from the units to Stuart Street and to the recreation area.

Planned Residential Unit Development Standards

As a PRUD, this development must meet the PRUD design standards in the site plan ordinance. These standards include (A) Design relationship to site; (B) Internal design character and relationship to surrounding neighborhood; (C) Recreation and open space. The Board will need to make a judgment whether this development meets these standards.

The revised PRUD amendments require 300 sq. ft. of active recreation space per dwelling unit, with a minimum 6,000 sq. ft. required. The applicant is proposing a 12,000 sq. ft. recreation area, which is more than adequate for the number of units. The applicant is proposing the active recreation area in the center of the site. The applicant is also proposing a fence around the recreation area.

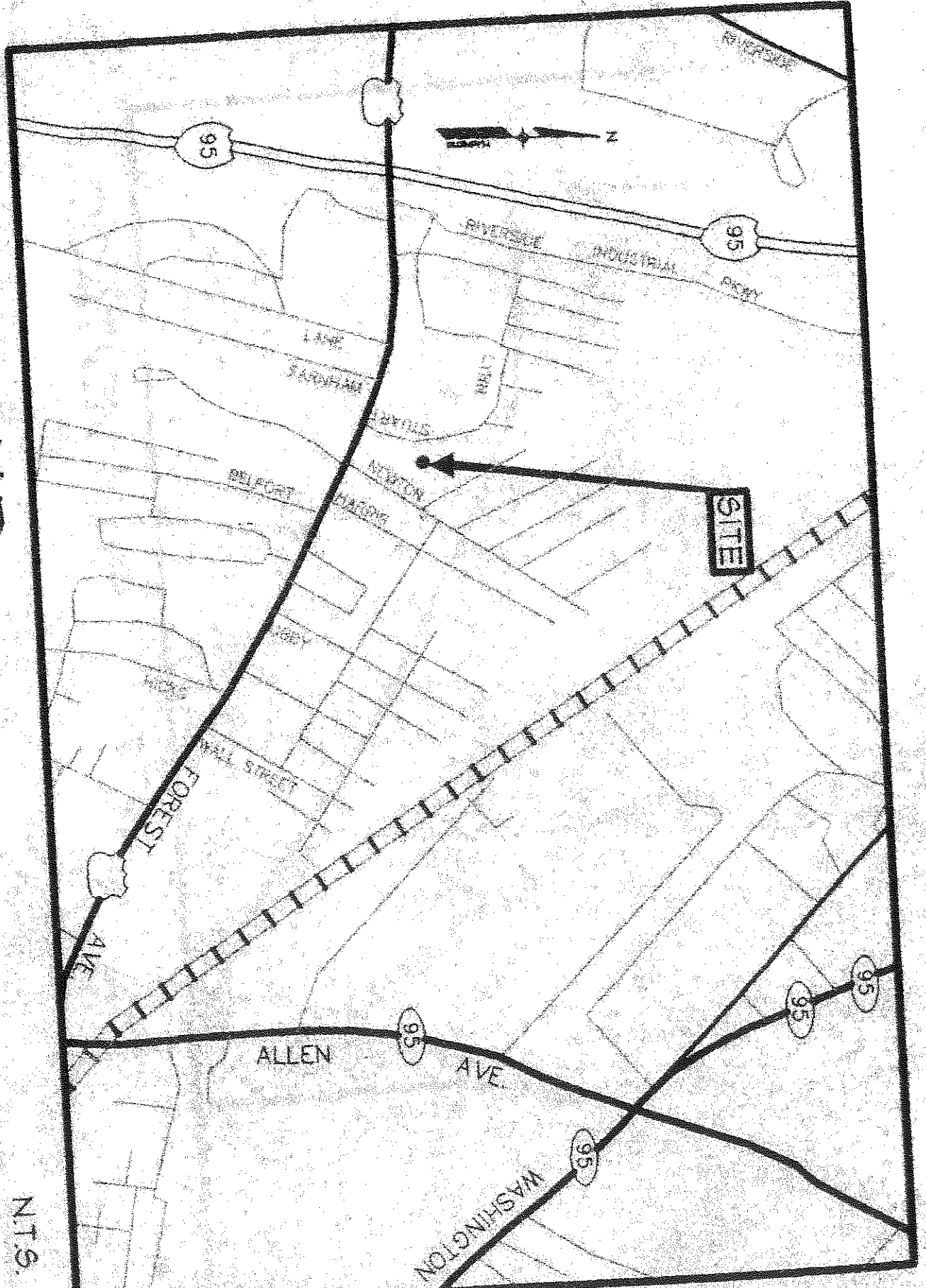
Buffers/Landscaping/Preservation

The site is currently heavily vegetated. The applicant should provide a plan showing as much preservation of existing trees as possible. The applicant is proposing to screen from abutting properties by installing a 6 ft. stockade fence around areas of the site. A landscape plan is included as Attachment 5e. The City Arborist is currently reviewing the plan.

Attachments

1. Vicinity Map
2. Applicant's Submittal
3. Stormwater Report
4. Elevations
5. Plans
6. DRC's Memo dated 7/21/00

LOCATION MAP



Att. 2



Sebago Technics
Engineering & Planning for the Future

April 28, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Preliminary Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit the preliminary plans of Homes at Meadow Woods, a 14 unit condominium project. The property is located on Stuart Street, east of Forest Avenue on Tax Map # 337, Lot # 6 and 21. The entire parcel is located on approximately 3.45 acres and is situated in the Residential 3 District (R-3 Zone). North Star Enterprises, Inc. is proposing a 14 unit development pursuant to PRUD requirements and in accordance with the enclosed net residential land calculations.

The applicant respectfully requests placement on the next available workshop agenda with the Planning Board to discuss the merits of this project. The enclosed plans propose seven buildings containing fourteen three-bedroom units with attached garages and relative site improvements.

The following are the written statements requested in Section 14-525 of the Ordinance:

- 14-525 (c)(1) We are proposing to construct 14 condominium units in a total of seven buildings, together with the driveway and utilities for these units.
- 14-525 (c)(2) Twelve of the units will be a cape style home with an attached one car garage. These units are approximately 28 x 40 with a 16 x 20 garage. Units 1 and 2 are the same cape style home with two car garages being 24 x 20. Elevation views and possible interior layouts of the units are attached with this submission.
- 14-525 (c)(3) There are no existing easements on the property. We are proposing easements for electrical, telephone, and cable lines, as well as the eight inch water main and fire hydrant.

- 14-525 (c)(4) Solid waste disposal will utilize the dumpster in the center of the development. A private waste hauler will be hired to haul and monitor frequency needed for pickup of dumpster waste.
- 14-525 (c)(5) I have spoken with the utilities and quantity was not a problem. Written statements for utility quantities will be forthcoming for the next submission.
- 14-525 (c)(6) See the attached stormwater management report.
- 14-525 (c)(7) The construction sequence is listed on the erosion and sediment control plan in note d.
- 14-525 (c)(8) A Maine Department of Environmental Protection Stormwater Permit is required for quantity. We are requesting that the City of Portland use their review authority and complete this permit review.
- 14-525 (c)(9) A letter of financial capacity will be forwarded to the Board as soon as possible. The construction estimates are being completed utilizing these drawings to allow an accurate financial capacity letter.
- 14-525 (c)(10) North Star Enterprises, Inc. (the applicant) currently owns the property. A copy of the warranty deed recorded in the Cumberland County Registry of Deeds in Deed Book 14416, Page 156 has been included in this submission.
- 14-525 (c)(11) No unusual natural area, wildlife and fisheries habitats, or archaeological sites are located on or near this project site.
- 14-525 (c)(12) Upon acceptance of this project, a CADD.DXF electronic copy of the drawings will be provided to the City.
- 14-525 (c)(13) This residential development will utilize the City's recycling programs for their recyclable waste.

We utilized the Institute of Traffic Engineering, Trip Generation Manual, 6th Edition to calculate the following rates:

Daily: Trip Generation Rate is 5.86 / dwelling unit (50% in / 50% out)
 $14 \text{ units} \times 5.86 = 82 \text{ trips (41 in / 41 out)}$

AM Peak: Trip Generation Rate is .44 trips/unit/hour (17 % in / 83% out)
 $14 \text{ units} \times .44 = 7 \text{ trips (1 in / 6 out)}$

PM Peak: Trip Generation Rate is .54 trips/unit/hour (67 % in / 33% out)
 $14 \text{ units} \times .54 = 8 \text{ trips (6 in / 2 out)}$

Upon your review of this letter and application package, please call with any questions or comments.

We look forward to meeting with the Board and staff to discuss this project in more detail.
Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Matthew W. Ek

Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises, Inc.

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

North Star Enterprises, Inc.

April 26, 2000

Applicant
5200 Summit Ridge Drive #422

Application Date
Homes at Meadowwoods

Applicant's Mailing Address
Reno, Nevada 89523

Project Name/Description
Stuart Street, Portland

Consultant/Agent
Sebago Technics, Inc.

Address Of Proposed Site
Map 337 Block C Lots 6 & 21

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) _____

20,480 sq. ft./14 units	3.45	R-3
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Matthew W. Ek (AGENT)</u>	Date: <u>4-26-00</u>
--	----------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



Sierra

Converting Corporation

2d

I, Conrad C. Clark, President of North Star Enterprises, Inc. hereby authorize Sebago Technics, Inc. to be my duly authorized agent in the submission and approval process for the condominium project formerly referred to as Homes at Meadow Woods located on Stuart Street in Portland, Maine.

Said agent has authorization to represent North Star Enterprises, Inc. before the City Planning Staff, Planning Board, and any other approval agency that may be required.

Dated: April 26, 2000

By:

A handwritten signature in cursive script, appearing to read "Conrad C. Clark".

Conrad C. Clark
President
North Star Enterprises, Inc.

ze

BK 14416 PG 156

92261

1

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, LAWRENCE E. BRYDON and ARLINE B. BRYDON, of Windham, County of Cumberland and State of Maine, for consideration paid, grants to NORTH STAR ENTERPRISES, INC., a Maine corporation with a mailing address of 5200 Summit Ridge Drive, #422, Reno, NV 59523, with WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in said Portland on the northeasterly side of Forest Avenue, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at an iron on the northeasterly side of said Forest Avenue at the northwesterly corner of land conveyed by Elbridge G. Bailey to one Mitchell by deed recorded in Cumberland County Registry of Deeds in Book 1239, Page 212; thence running N 63° 57' E by said Mitchell land passing through an iron pipe at two hundred fifty-five and thirty-six hundredths (255.36) feet a distance of three hundred forty-six and five tenths (346.5) feet to an iron; thence running S 37° 48½' E eighty-five (85) feet to an iron; thence running N 65° 6¼' E two hundred nine and fifty-eight hundredths (209.58) feet to an iron located one hundred (100) feet at right angles northwesterly from the northwesterly side of Newton Street; thence running N 5° 37' E five hundred fifty-two and seventy-five hundredths (552.75) feet to an iron and land formerly of Myron Bailey; thence running by said Myron Bailey land S 45° W passing through an iron at six hundred eighty and twenty-five hundredths (680.25) feet a distance of nine hundred thirty-two and twenty-three hundredths (932.23) feet to an iron on the northeasterly side of Forest Avenue; thence running S 37° 48½' E by said Forest Avenue eighty and nine tenths (80.9) feet to the point of beginning.

Except so much of the above-described parcel as was conveyed by the Grantors herein to Harrison Butterworth by deed dated June 27, 1991, and recorded in the Cumberland County Registry of Deeds in Book 9616, Page 56.

Also, a certain lot or parcel of land situated in said Portland on the southeasterly side of Stuart Street, bounded and described as follows:

Beginning at a point on said southeasterly side of Stuart Street three hundred forty-five and forty-eight hundredths (345.48) feet northeasterly by Stuart Street from the northeasterly side of Forest Avenue; thence southeasterly at right angles to Stuart Street eighty-four (84) feet, more or less, to the parcel of land above described; thence by said aforesaid land northeasterly at right angles

LOCUS

14416/156

BK | 44 | 6 PG | 57

①

fifty (50) feet to a point; thence northwesterly at right angles eighty-four (84) feet, more or less, to Stuart Street; thence southwesterly by Stuart Street fifty (50) feet to the point of beginning.

Being a portion of the premises conveyed to the Grantors herein by Bessie A. Dennett by Warranty Deed dated July 1, 1966, and recorded in the Cumberland County Registry of Deeds in Book 2963, Page 862.

WITNESS my hand and seal this 14⁷⁴ day of December, 1998.

WITNESS:

Walter E. Wellbe

Lawrence E. Brydon
Lawrence X. Brydon

Arline B. Brydon

Arline B. Brydon
Arline B. Brydon

STATE OF MAINE
County of Cumberland, ss.

December 14, 1998

Then personally appeared the above named LAWRENCE A. BRYDON and ARLINE B. BRYDON and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Walter E. Wellbe

Attorney at Law/Notary Public

Print Name: Walter E. Wellbe

RECEIVED
RECORDS & CLERK OF DEEDS
1998 DEC 23 AM 11:33
CUMBERLAND COUNTY
John B. O'Brien

STORMWATER RUNOFF EVALUATION

**Homes at Meadow Woods
Stuart Street
Portland, Maine**

prepared for

**North Star Enterprises Inc.
5200 Summit Ridge Drive # 422
Reno, Nevada 89523**

April 2000

Narrative describing existing surface drainage on the site and a storm water management plan indicating measures which will be taken to control surface water runoff.

The housing project is located just off outer Forest Avenue and is encompassed by the following streets. Stuart Street to the West, Forest Avenue to the South, Newton Street to the East, and Harmony Road to the North. The property in question abuts the back lots of all properties located with frontage on these streets. The area of the parcel is approximately 3.4 acres and mostly vegetated with young saplings and good cover. A soils investigation was conducted and the soils type was determined to be a scantic series with a D classification. Land with an approximate area of 3.64 acres abutting three sides of the site contribute runoff to the parcel. The soils type were assumed to be a scantic series also for the purpose of runoff calculations.

To help with increasing detention times of flow from the abutting properties, which helps reduce the peak flows to the outlet of the site, the drainage is collected along a perimeter drainage swale which is naturally produced as a result of grading away from each building location. This will enhance the drainage from the abutting properties and will drain any low areas that might have resulted when those properties were developed.

Drainage leaving the site flows over abutting properties to the ditch line of Harmony Road and is collected in the Lynn Street drainage system through an existing culvert.

APPROACH:

The following outline discusses the approach taken in calculating the runoff of the site.

(1) Pre Development Conditions:

- (a) The off site area and the project site were combined as one drainage shed using runoff curve numbers appropriate to each area. The off-site area is taken as developed residential area. The project area is undeveloped wooded area with good cover.
- (b) The time of concentration was calculated as one drainage shed with type D soils.

(2) Post Development Conditions:

- (a) The off site condition is assumed to remain the same. The runoff from the South is split into two directions SA-7 and SA-8 around the development and is collected at the detention pond at the north of along with the abutting properties to the East and West. The majority of the project site drains to the North as SA-9 and is combined with SA-7 and SA-8 for the total flow to the detention pond.

Because the time of concentrations of SA-7 and SA-8 are kept reasonably close to that of the pre-development conditions the peak flow from SA-9 reaches the pond before the peak from these two areas. This has the affect of reducing the peak flow to the pond and therefore keeping the increase between the pre and post-development peak flows to a minimum.

Suspended Solids removal is attained by using the wet pond method which according the literature should provide a removal rate of 55 %. The standard for this type of development is 40% removal.

SUMMARY

The study point is located at the most northerly point of the site where the existing runoff now departs from the site. There is a defined swale at this location as the drainage leaves the site.

Pre-Development Conditions

The pre-two year, ten year and twenty five year peak flows were calculated to be 6.74 cfs., 13.8 cfs. and 17.23 cfs. respectively. The area of drainage for the proposed development is 3.39 acres and that of the contributing area is 3.65 acres for a total drainage area of 7.04 acres. The time of concentration for the pre developed condition is calculated at approximately 26 minutes. The CN value was calculated as 82 which was derived from combining the CN value of 87 for the existing developed areas and a CN value of 77 for the wooded area of the proposed development. Refer to the pre-condition drawing 1 of 2 for additional information.

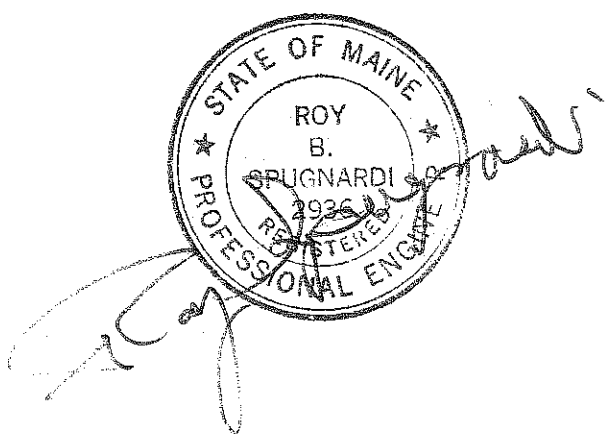
Post-Development Conditions

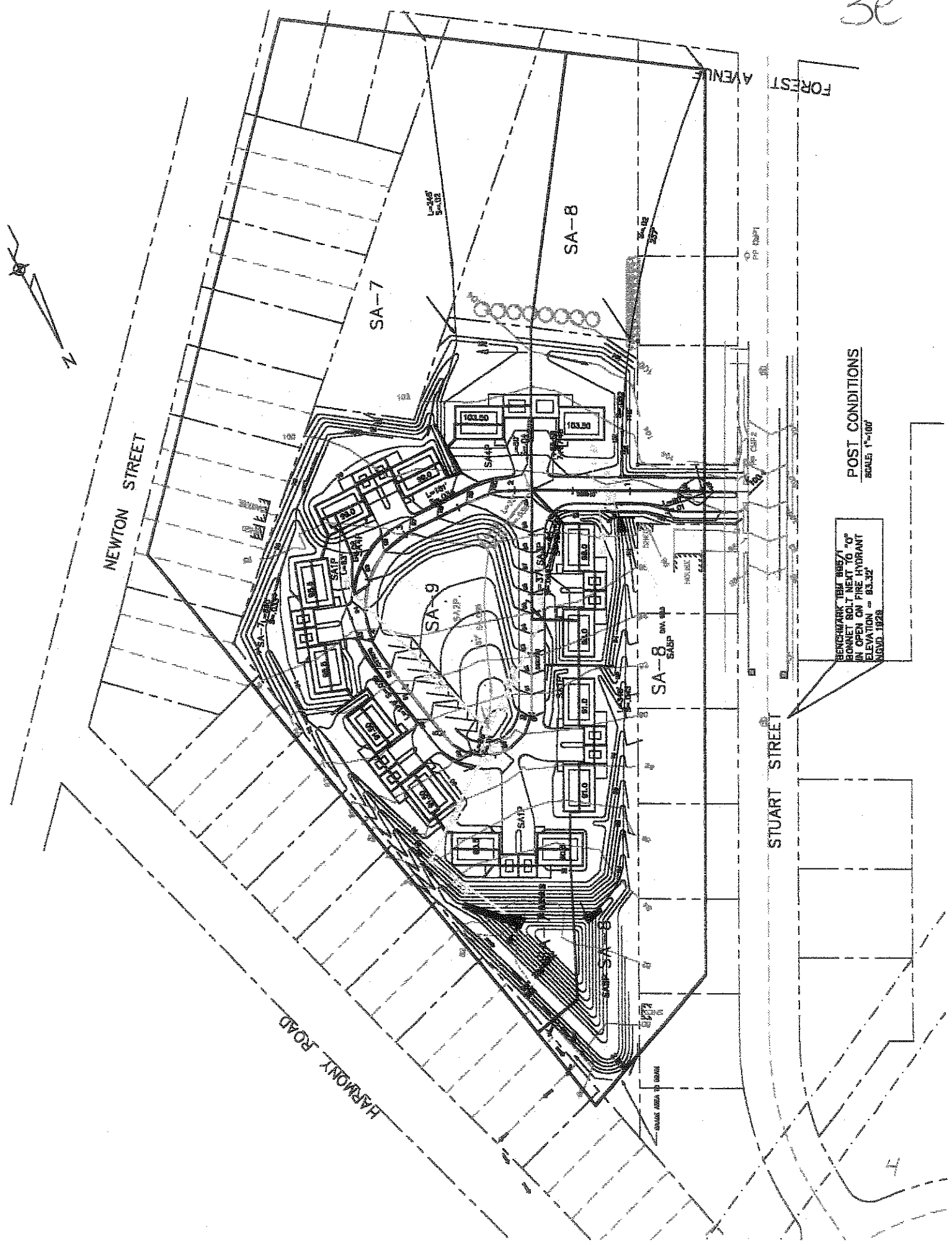
The post-two year, ten year, and twenty-five year peak flows were calculated to be 8.6 cfs., 16.2cfs. and 19.8 cfs. respectively. The area of drainage was calculated as being the same as that of the pre-development conditions of 7.04 acres with the contributing area of the surrounding properties remained the same. Three sub-areas were calculated as follows. SA-7 with approximately 3.27 acres, SA-8 with approximately 2.34 acres and SA-9 with approximately 1.43 acres. For a total of 7.04 acres. The time of concentration of the above areas are 24.9, 22.0 and 10 minutes respectively. The CN value for SA-7 was calculated as 86, that for SA-8 was calculated as 86 and that for SA-9 as 90. Refer to the post-condition drawing 2 of 2 for additional information.

Flow Control Device

The flow control device was designed to allow the peak pre-condition flows to pass through and to retain those peak flows above the pre-condition flows for the two and twenty five year storms. There was no stage added to the device for the 10 year storm as the difference in pond elevations and volume of flow between the 10 and twenty five year storms are not appreciably different making the third stage undesirable. Refer to page 51 of the calculations. The device was designed to pass the 25 year storm as was the emergency spill way located next to the control structure.

Prepared by:
Roy Spugnardi, PE 2936



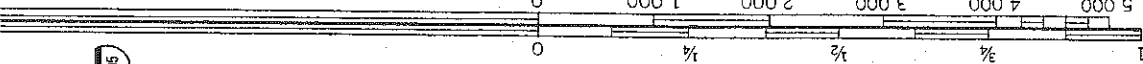


POST CONDITIONS
SCALE: 1"=100'

BENCHMARK: BM 1027
BOWMET: BOLT HEIGHT: 10' 10"
IN OPEN ON FIRE HYDRANT
ELEVATION = 83.32
MAY 20, 1978

3f

Scale 1:20 000



(Joins sheet 76)

465 000 FEET

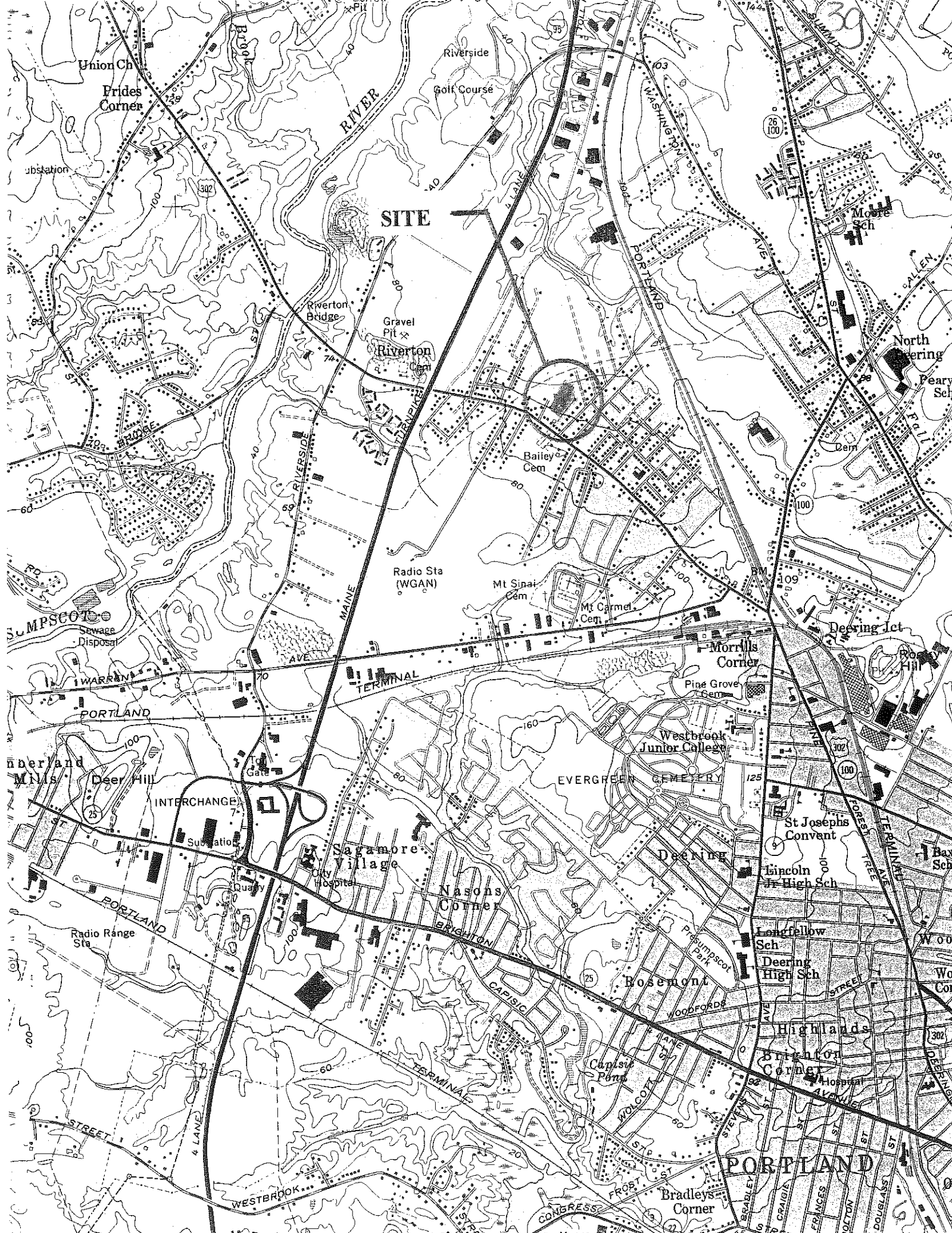
313 000 FEET



(Joins sheet 81)

Bub

17



SITE

Union Ch
Frides
Corner

Riverside
Golf Course

Riverton
Bridge

Gravel
Pit
Riverton
Cem

Bailey
Cem

Radio Sta
(WGAN)

Mt Sinai
Cem

Mt Carmel
Cem

Deering Jct

Morrills
Corner

Pine Grove
Cem

Westbrook
Junior College

EVERGREEN CEMETERY

St Josephs
Convant

Deering

Lincoln
High Sch

INTERCHANGE

Sagamore
Village

Nasons
Corner

Longfellow
Sch

Deering
High Sch

Rosemont

Highlands

Brighton
Cem

PORTLAND

Bradleys
Corner

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

June 26, 2003

Mr. Conrad Clark
North Star Enterprises Inc.
21 Stuart Street
Portland, ME 04103

RE: Homes at Meadow Woods, Stuart Street
ID #2000-0087, CBL #337-C-006

Dear Mr. Clark:

Thank you for submitting a revised landscaping plan to the City for the Stuart Street project. Please consider this letter your approval for this revision. You may proceed with the installation of the landscaping according to this new plan.

Also, pursuant to our site walk on June 11, 2003, the following items also need to be completed in order to finish the site work:

1. Fencing in rear of buildings must be installed.
2. Gate must be installed on the dumpster enclosure.
3. Grading in rear of Units 4 and 6 needs improvements to better drainage.

As stated in Kandice Talbot's previous letter dated April 14, 2003, the city is still requiring the work be completed by August 29, 2003. If you have any questions, please do not hesitate to contact me at 874-8632. Thank you.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
✓ Kandice Talbot, Planner
Penny Littell, Associate Corporation Counsel
Mr. Art Fuller, 37 Leisure Lane, Portland, ME 04103

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 24, 2003

Mr. Conrad Clark
North Star Enterprises Inc.
21 Stuart Street
Portland, ME 04103

RE: Homes at Meadow Woods, Stuart Street
ID #2000-0087, CBL #337-C-006

Dear Mr. Clark:

On April 20, 2003, Letter of Credit #6101125 for the Homes at Meadow Woods project will automatically extend for one year. The following work must be completed prior to release of the Letter of Credit:

1. Fence must be installed.
2. Dumpster enclosure must be installed.
3. Landscaping
4. Final coat of pavement must be completed throughout the development.

Could you please address in writing when you will be completing the outstanding items? If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

Kandice Talbot
Planner

CC: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Penny Littell, Associate Corporation Counsel

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 14, 2003

Mr. Conrad Clark
North Star Enterprises Inc.
21 Stuart Street
Portland, ME 04103

RE: Homes at Meadow Woods, Stuart Street
ID #2000-0087, CBL #337-C-006

Dear Mr. Clark:

As you are aware, there is still site work that needs to be completed for the Homes at Meadow Woods project prior to release of the Letter of Credit. On April 20, 2003, Letter of Credit #6101125 for the Homes at Meadow Woods project will automatically extend for one year. The following work must be completed prior to release of the Letter of Credit:

1. Fencing must be installed. Some has been installed, but not according to plan.
2. Fencing in rear of buildings not installed.
3. Gate must be installed on the dumpster enclosure.
4. Landscaping. Some has been installed, but not according to plan.
5. Grading in rear of Units 4 and 6 needs improvements to better drainage. Also, it doesn't appear that the drainage fabric was ever installed (per plan).
6. Electrical conduit between transformer pad and pump station has been run above ground. **This conduit may pose a safety issue and should be addressed immediately.** This conduit should be run below ground, and the transformer needs to be backfilled.

At this time, almost all units are built and occupied. The City would like to see this matter resolved; therefore we are giving you until the end of August to complete the fence and landscaping, which were included in the approved subdivision/site plan. If the work is not completed by August 29, 2003, the City will call the Letter of Credit and complete the outstanding site work. If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

✓ Kandice Talbot
Planner

From: Jay Reynolds
To: Kandi Talbot
Date: 2/11/03 11:55AM
Subject: Fwd: Re: Stuart Street Condo Development

Last time I was out there, the last pair of condo's were being constructed. I believe all others have been sold already.

As far as site work, what remains is:

Fence** , Dumpster Enclosure**, Landscaping (unresolved revision request), and Final Coat of pavement throughout.

** (might be completed since last reduction)

Jay

>>> Kandi Talbot 02/11/03 11:39AM >>>

Jay,

Can you help me with this information? As far as what still needs to be complete and how many units have been constructed. Thanks.

Kandi

CC: Sarah Hopkins

From: Penny Littell
To: Kandi Talbot
Date: 2/12/03 2:35PM
Subject: Re: Stuart Street

ok- let's write a letter to the developer reminding him of the outstanding issues which need to be addressed or the potential for an extended LOC. (How can he do landscaping/paving etc by April 20- not possible) Ask how and when he is planning to address the remaining items. Also, alert Jay so a more complete inspection can be done. This is a good example as to hwy pg should not expire so close to the end of winter! I am happy to review anything you draft up.

>>> Kandi Talbot 02/12 1:31 PM >>>

The performance guarantee for this project expires on April 20, 2003. It does appear to have an auto extend clause in the letter.

Kandi

SITE PLANS/SUBDIVISION
PERFORMANCE GUARANTEE
LETTER OF CREDIT
ACCOUNT # 6101125

April 23, 2001

Joseph E. Gray, Jr.
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Application of North Star Enterprises, Inc. For "Homes At Meadow Woods"
P.R.U.D. at ~~Stuart Street~~ Portland, Maine

Pepperell Bank and Trust hereby issues its Irrevocable Letter of Credit for the account of North Star Enterprises, Inc., as developer, (hereinafter referred to as "Developer"), in the name of the City of Portland, in the aggregate amount of \$400,000. These funds represent the estimated cost of installing site improvements as depicted on the "Homes At Meadow Woods" P.R.U.D., approved on January 9, 2001 under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Irrevocable Letter of Credit is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Pepperell Bank & Trust's offices located at 163 Main Street, Biddeford, Maine, stating that:

1. the Developer has failed to satisfactorily complete by April 20, 2003 the work on the improvements contained within the site improvements approval dated January 9, 2001; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or

SACO BRANCH
270 Main Street
Saco, Maine 04072
207-282-9210
Fax: 207-283-9209

DRIVE-UP/WALK-UP
Corner of Jefferson &
Washington Street
Biddeford, ME 04005
207-282-8009

HOLLIS BRANCH
366 Hollis Road
Hollis, ME 04042
207-929-8009
Fax: 207-929-8098

4. the Developer has failed to notify the City for inspections.

In the event of Pepperell Bank & Trust's dishonor of the City of Portland's sight draft, Pepperell Bank & Trust shall inform the City of Portland in writing of the reason or reasons thereof within three (3) working days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize Pepperell Bank & Trust, by written certification to reduce the available amount of the Letter of Credit by a specified amount.

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, Pepperell Bank & Trust notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that Pepperell Bank & Trust elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development, at Pepperell Bank & Trust's offices located at 163 Main Street, Biddeford, Maine stating that:

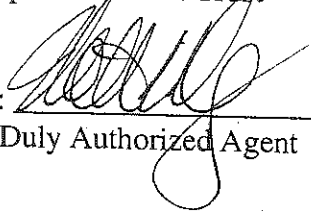
1. this drawing results from notification that Pepperell Bank & Trust has elected not to renew its Letter of Credit No. 6101125; or
2. the Developer has failed to satisfactorily complete by April 20, 2003 the work on the improvements contained within the "Homes At Meadow Woods" P.R.U.D. (as applicable) approval dated January 9, 2001; or
3. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
4. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
5. the Developer has failed to notify the City for inspections.

This Letter of Credit will automatically expire upon the earlier of:

1. Pepperell Bank & Trust's receipt of written notification from the City of Portland that said work contained within the "Homes At Meadow Woods" P.R.U.D. (as applicable) approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications and Pepperell Bank & Trust's Letter of Credit No. 6101125 may be canceled; or
2. the expiration date of April 20, 2003 or any automatically extended date as specified herein.

Very truly yours,

Pepperell Bank & Trust

By: 
Its Duly Authorized Agent

Date: April 23, 2001

Seen and Agreed to:

By: _____

Reviewed pursuant to Portland Code of Ordinances, Chapter 14 §§501, 525:

By: Alexander Jaeger
Director of Planning and Urban Development

Date: 4/30/01

By: _____
Director of Finance

Date: _____

By: Penny Kittell
Corporation Counsel

Date: 4/27/01



CITY OF PORTLAND

November 30, 2000

Matthew Ek
Project Manager
Sebago Technics, Inc.
One Chabot Street
Westbrook, ME 04098-1339

RE: Stuart Street

Dear Mr. Ek:

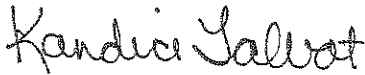
After review of your most recent submittal dated November 28, 2000, for the Homes at Meadow Woods project proposed on Stuart Street, the following comments have been generated.

1. Vegetation preservation still remains a concern with staff. The concern is that the proposed five (5) – ten (10) foot vegetation preservation will not be able to withstand the construction phase (swales and buildings) of the project. Staff is recommending that the applicant revise the plans to show water tolerant trees the entire perimeter of the site along the preservation area to provide additional buffer of the property. Once the construction has been completed, prior to planting of trees, the applicant may request a meeting with the City Arborist and Planning staff to review the preservation area. When reviewed by the City Arborist and Planning staff, the number of trees to be planted along the preservation area may be reduced depending on the existing vegetation remaining.
2. A letter of financial capability from a responsible financial institution must be submitted prior to the public hearing.
3. Staff is recommending that the applicant continue the sidewalk along the outer edge of the access drive, in front of the units. As proposed, it does not appear to be useful for pedestrian access from the units to Stuart Street.
4. Staff will also be recommending to the Planning Board that the design engineer be retained during the construction phase and to provide certification that the site is built in accordance with the approved plans. For example, the catch basins rims will need to be low enough relative to grade to achieve positive grading of the site.
5. A letter from the Portland Sewer Division stating that there is sewer capacity in this area is required.

6. Since the loop road is proposed as a one way drive, staff is recommending that the applicant also provide "one way only" signs and "do not enter" signs. Sign details must be submitted for these signs, along with the project sign and the "no on street parking sign."
7. The Fire Department is currently reviewing the proposed 22 ft. one way access drive. Once comments are received, I will forward them accordingly.
8. The applicant must submit a proposed street name prior to public hearing for review and approval by the Fire Department.
9. Corporation Counsel is currently reviewing the condominium documents. Comments will be forwarded as soon as possible.
10. The Development Review Coordinator is currently reviewing the plans and comments will be forwarded if necessary.
11. An executed drainage maintenance agreement must be submitted prior to issuance of a building permit. A form is attached so you may create a draft maintenance agreement prior to the public hearing.
12. Details and catalogue cuts of the retaining wall must be submitted to staff for review.
13. As I mentioned to you during a recent telephone conversation, please dimension the recreation open space to show that you have provided, at a minimum, a contiguous area of six thousand (6,000) square feet, with a minimum dimension of fifty (50) feet.
14. Please provide catalogue cuts of the proposed lighting.

If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,



✓Kandice Talbot
Planner

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
Penny Littell, Corporation Counsel

BK 14416PG156

Att. 18

0

92261

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, LAWRENCE E. BRYDON and ARLINE B. BRYDON, of Windham, County of Cumberland and State of Maine, for consideration paid, grants to NORTH STAR ENTERPRISES, INC., a Maine corporation with a mailing address of 5200 Summit Ridge Drive, #422, Reno, NV 89523, with WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in said Portland on the northeasterly side of Forest Avenue, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at an iron on the northeasterly side of said Forest Avenue at the northwesterly corner of land conveyed by Elbridge G. Bailey to one Mitchell by deed recorded in Cumberland County Registry of Deeds in Book 1239, Page 112; thence running N 63° 57' E by said Mitchell land passing through an iron pipe at two hundred fifty-five and thirty-six hundredths (255.36) feet a distance of three hundred forty-six and five tenths (346.5) feet to an iron; thence running S 37° 48 1/2' E eighty-five (85) feet to an iron; thence running N 65° 6 1/2' E two hundred nine and fifty-eight hundredths (209.58) feet to an iron located one hundred (100) feet at right angles northwesterly from the northwesterly side of Newton Street; thence running N 5° 37' E five hundred fifty-two and seventy-five hundredths (552.75) feet to an iron and land formerly of Myron Bailey; thence running by said Myron Bailey land S 45° W passing through an iron at six hundred eighty and twenty-five hundredths (680.25) feet a distance of one hundred thirty-two and twenty-three hundredths (132.23) feet to an iron on the northeasterly side of Forest Avenue; thence running S 37° 48 1/2' E by said Forest Avenue eighty and nine tenths (80.9) feet to the point of beginning.

Except so much of the above-described parcel as was conveyed by the Grantors herein to Harrison Butterworth by deed dated June 27, 1991, and recorded in the Cumberland County Registry of Deeds in Book 9616, Page 56.

Also, a certain lot or parcel of land situated in said Portland on the southeasterly side of Stuart Street, bounded and described as follows:

Beginning at a point on said southeasterly side of Stuart Street three hundred forty-five and forty-eight hundredths (345.48) feet northeasterly by Stuart Street from the northeasterly side of Forest Avenue; thence southeasterly at right angles to Stuart Street eighty-four (84) feet, more or less, to the parcel of land above described; thence by said aforesaid land northeasterly at right angles

LOUIS

14416/156

BK 14416 PG 157

0 18a

fifty (50) feet to a point; thence northwesterly at right angles eighty-four (84) feet, more or less, to Stuart Street; thence southwesterly by Stuart Street fifty (50) feet to the point of beginning.

Being a portion of the premises conveyed to the Grantees herein by Bessie A. Dennett by Warranty Deed dated July 1, 1966, and recorded in the Cumberland County Registry of Deeds in Book 2963, Page 863.

WITNESS my hand and seal this ^{7th} 14 day of December, 1998.

WITNESS:
[Signature]
[Signature]

Lawrence A. Brydon
Lawrence A. Brydon
Arline B. Brydon
Arline B. Brydon

STATE OF MAINE
County of Cumberland, ss.

December 14, 1998

Then personally appeared the above named LAWRENCE A. BRYDON and ARLINE B. BRYDON and acknowledged the foregoing instrument to be their free act and deed.

Before me,
[Signature]
Attorney at Law/Notary Public
Print Name: Walter E. Wilbur

RECEIVED
REGISTRY OF DEEDS
1998 DEC 23 AM 11:33
CUMBERLAND COUNTY
John B. [Signature]

**DECLARATION OF CONDOMINIUM
HOMES AT MEADOWOODS CONDOMINIUM ASSOCIATION**

By

NORTH STAR ENTERPRISES, INC.

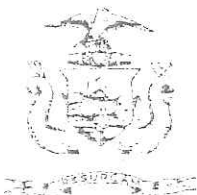
Maine Unit Ownership Act

Filed:

Cumberland County Registry of Deeds

Book _____ Page _____

*This is on file at
the Planning Office*



CITY OF PORTLAND

4 December 2000

Mr. Matthew W. Ek, PLS,
Project Manager,
Sebago Technics, Inc.,
P.O. Box 1339,
Westbrook, Maine 04098-1339

**RE: The Capacity to Handle Wastewater Flows, from the Proposed
“Meadow Woods” subdivision (337-C-6 & 21) at #37 Stuart Street.**

Dear Mr. Ek:

As we have discussed, Stuart Street is not an “accepted” street. However, you have stated that you have secured the right to discharge into the Stuart Street sewer, from its current owner, Mr. Wolf.

The eight-inch diameter P.V.C sanitary sewer pipe, located in Stuart Street has adequate capacity to transport the anticipated wastewater flows of 3,780 GPD, from your proposed subdivision. The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 3,780 GPD, from your proposed subdivision.

Anticipated Wastewater Flows from the Proposed Condominiums

Proposed 14 Units @ 270 GPD/ (Three-Bedroom) Unit	= 3,780 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 3,780 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB

- CC: Joseph E. Gray, Director, Department of Planning, & Urban Development, City of Portland
- ✓ Kandice Talbot, Planner, Dept. of Planning, & Urban Development, City of Portland
- Katherine A. Staples, PE, City Engineer, City of Portland
- Bradley A. Roland, PE, Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, PE, Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk File

Date: 11/10/00
JN: 1350.10
Project: Stuart Street (Meadow Woods)
Subject: Project Review
To: Steve Bushey
From: John Iennaco

Att. 21

This review was based upon a site visit and the following submission items:

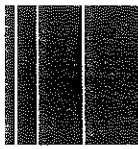
- Lighting Plan by Cooper Lighting dated 1/31/00
- Review comments by Steve Bushey dated 7/21/00
- Secondary submission letter dated 9/21/00 w/attachments
- Drawings #1 - #9 revised dated 9/21/00
- Drawings #1 - #9 revised dated 10/25/00
- Letter from Sebago Tech. To the Planning Board Dated 10/25/00

Comments:

1. Detail shows 22' wide road versus Site Plan, which shows 24' wide road. A detail shows curb on both sides whereas the Plan shows the inside of the loop road as uncurbed.
2. Lighting plan dated 1/31/00 by Cooper Lighting does not show current site layout for its base.
3. Drawing #9 previously showed a spillway crest elevation of 83.00' which is below the 10-year stage of 83.6' shown on Drawing #8. This has been corrected on the revised drawings.
4. Your previous comments suggested that the Applicant investigate alternate locations for the sewage pump station and showing the location of the control panel. These items were apparently not addressed in the 10/25/00 letter or revised Drawings.
5. The secondary submission letter dated 9/22/00 indicates that abutting houses were added to the Subdivision Plan per previous comments however these are not shown on the Drawings.
6. Exact locations of curb types and transitions are still not shown on the site Layout Plan per previous review comments.
7. Per previous comments, clarification has been provided as to the location of storm water travel after being discharged from the detention basin. The detention basin discharge is directed across the Rodway parcel by a proposed storm drain to a proposed storm drain on Harmony Street. The proposed storm drain on Harmony discharges to an existing catch basin on Milton Street.
8. The Secondary Submission Letter indicates a 50' wide drainage/utility easement agreement has been obtained for the Rodway parcel. The note on the Drainage Plan that previously showed a 60' wide R/W at this location was deleted from the Drainage Plan revised 10/25/00. The Subdivision Plan does not show a proposed easement at this location.

9. The Landscape Plan was revised to show a combination of stockade fence and plantings which generally surround the site and provide a buffer to abutting residences. 21a
10. Additional Storm drains were added which allow a 10' buffer to be maintained around portions of the site's perimeter as shown on Drawing #7. A note on Drawing #7 apparently allows the buffer to be cleared provided 6' evergreen trees are planted 10' to 15' apart.

C: Kandi Talbot



Sebago Technics
Engineering & Planning for the Future

Att. 22

November 28, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Final Plan Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit this final subdivision submission of Homes at Meadow Woods, a 14-unit condominium project. Since our second workshop meeting with you on November 14th, we have made a few changes.

The major change was the relocation of the proposed sidewalk. The sidewalk was shown as a painted area on the 24-foot wide roadway. This painted area has been removed from the roadway and a 5-foot wide paved sidewalk has been added to the center island. A grass esplanade was placed between the 24-foot wide road and the 5-foot sidewalk to allow the same drainage pattern to occur. Catch Basin #2 was relocated and the lengths and slopes of the connected storm drains were adjusted. The storm drainage calculations were checked and the additional pavement and slope adjustments were minimal. No down stream adjustments were needed.

The 50-foot wide drainage easement over land of Charles Rodway has been delineated and dimensioned on the subdivision plan. The deed for this easement will be executed and provided to the Planning Department prior to any building permit applications.

A sign has been added to the entrance drive stating that no on-street parking is allowed.

The vegetative buffer is delineated on the subdivision and the landscape plans. A note was also added to both plans stating: "The vegetative buffer as shown on this plan shall be flagged for review by the City Arborist prior to construction. The areas lacking sufficient vegetation shall have 6 foot evergreen trees placed 10 to 15 feet on center in a staggered formation prior to construction." This note was reviewed and approved by Jeff Tarling, the City Arborist.

229

The curbing at the entrance shall be granite until the end of the entrance radius per the note on the plan. The curbing on site shall be vertical bituminous at the sidewalk and bituminous cape cod on the right side of the entrance drive, as shown on the plan.


The declaration condominium documents have been included in this submission for review by the City attorney.

These are the limits of the changes that have been made. We look forward to meeting with you to discuss these modifications.

Upon your review of this letter and application package, please call with any questions or comments. We look forward to meeting with the Board. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises Inc.

Date: 12/01/00
JN: 1350.10
Project: Stuart Street (Meadow Woods)
Subject: Project Review
To: Kandi Talbot
From: Steve Bushey

Att. 24

This review was based upon the following submission items:

- Revised drawings dated 11/28/00

Comments:

1. Detail shows 22' wide road versus Site Plan, which shows 24' wide road. A detail shows curb on both sides whereas the Plan shows the inside of the loop road as uncurbed. It should be clarified if the inside of the loop will be curbed. Planning staff should review the acceptability of sidewalk on the inside of the loop.
2. The plans should identify the location of the control panel for the pump station. In addition the engineer should provide documentation as to the sizing of the station and available capacity for emergency purposes in the event of a power outage.
3. A 50' wide drainage/utility easement agreement has been obtained for the Rodway parcel. Is it necessary to have any further easement rights within Harmony Road or is that portion of the paper street City of Portland Property?

A.H. 25

From: Jeff Tarling
To: Kandi Talbot
Date: Fri, Dec 8, 2000 12:08 PM
Subject: Re: Stuart Street Plantings

Kandi,

The following plant material list is recommended for the Stuart Street buffer planting. I would recommend a mixture of trees and shrubs; the following is a mixture of native and hardy plants that could grow in a wet area and are quick growing. Trees should be 2-2.1/2" caliper, conifers 5-6' height, shrubs 24"+in height.

Trees -

Red Maple, including 'Armstrong' Red Maple- an upright variety.
Hawthorn
Hornbeam
Larch
Shadbush or Amelanchier, single and multi-stem
River Birch

Evergreens-

Arborvitae
Spruce. 'Serbian' Spruce is an upright variety
White Pine

Shrubs-

Elderberry
Honeysuckle
Highbush Blueberry
Forsythia
Lilac
Viburnum
Witchhazel
Winterberry

Spacing of trees - 25' (depending on type), shrubs - 6-8'

Kandi, I would be available to assist the applicant on selection or spacing as needed.

Jeff Tarling
City Arborist

CC: Sarah Hopkins

Att. 26
16 Fambour ST.
Portland, Me.
Nov. 13, 2000

Joseph Gray, Jr.
Director of Planning and Urban Development
City Hall 389
Congress Street
Portland, Me. 04101

Dear Sir,

Thank you for the notice which I have received regarding the residential development in the area of Stuart Street; at a recent meeting of district "5" a man complained about the sewer problems in the area.

I do not want any more traffic in this area! We have had it! Enough is enough! I used to live in the country, but now I live in the city. Some house! It is hard to understand what the city thinks they are doing to the quality of life for all of us. I pity anyone who may, in all circumstances, ~~may~~ live there. Please think about this! I beg you not to continue with this project.

Sincerely,

Virginia Phillips



CITY OF PORTLAND

November 30, 2000

Matthew Ek
Project Manager
Sebago Technics, Inc.
One Chabot Street
Westbrook, ME 04098-1339

RE: Stuart Street

Dear Mr. Ek:

After review of your most recent submittal dated November 28, 2000, for the Homes at Meadow Woods project proposed on Stuart Street, the following comments have been generated.

1. Vegetation preservation still remains a concern with staff. The concern is that the proposed five (5) – ten (10) foot vegetation preservation will not be able to withstand the construction phase (swales and buildings) of the project. Staff is recommending that the applicant revise the plans to show water tolerant trees the entire perimeter of the site along the preservation area to provide additional buffer of the property. Once the construction has been completed, prior to planting of trees, the applicant may request a meeting with the City Arborist and Planning staff to review the preservation area. When reviewed by the City Arborist and Planning staff, the number of trees to be planted along the preservation area may be reduced depending on the existing vegetation remaining.
2. A letter of financial capability from a responsible financial institution must be submitted prior to the public hearing.
3. Staff is recommending that the applicant continue the sidewalk along the outer edge of the access drive, in front of the units. As proposed, it does not appear to be useful for pedestrian access from the units to Stuart Street.
4. Staff will also be recommending to the Planning Board that the design engineer be retained during the construction phase and to provide certification that the site is built in accordance with the approved plans. For example, the catch basins rims will need to be low enough relative to grade to achieve positive grading of the site.
5. A letter from the Portland Sewer Division stating that there is sewer capacity in this area is required.

26a

Charles B. Houghton
45 Stuart St.
Portland ME 04103
Phone 878-3850

Nov 17, 2000

Memo to Portland Planning Board Members
City of Portland Maine

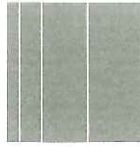
Re: Meadow Woods Development - off Stuart St.

After attending the workshop on Nov. 14, I have the following observations:

1. First of all, it was a good meeting and "hard questions" were directed to the developer.
2. I am still concerned about the tightness of the project. Adding a 5' to 10' buffer is an excellent move, but the buffer will probably be closer to 5' if the developer makes the final determination. Since half of the units will be built within 25' of the property line the back yards will be limited to 15' if they offer a 10' buffer and will encourage the eventual owners to encroach upon the buffer area. There should be a 10' buffer zone, period:
3. The developer claims that the many vacant lots on Harmony Rd. will probably not be developed, so we will have open space in the neighborhood. This is a bad assumption since all vacant land in Portland is ripe for development.
4. The only solution to the "tightness" in the development is fewer units, as suggested by two members of the Board. I heartily concur with this suggestion and feel that it will result in a condo community that will not be a blight on the neighborhood.

Respectfully submitted:


Charles B. Houghton



Sebago Technics

Engineering & Planning for the Future

October 27, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Revised Preliminary Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit this revised preliminary submission of Homes at Meadow Woods, a 14-unit condominium project. Since our workshop meeting with you on July 25th, we have resubmitted plans addressing the Planning Board's comments. The planning staff had further comments with this submission.

We met with Jeff Tarling, the City Arborist, on site on October 4th. We discussed the existing vegetation and the possibility of keeping a ten-foot buffer where there is adequate existing vegetation. We determined that this could be done in most areas. The landscape plan has been revised to show the vegetation buffer areas. A note has also been added stating that, where the proposed vegetative buffer does not have an existing vegetative buffer, the developer shall place six foot evergreen trees ten to fifteen feet on center in a staggered formation.

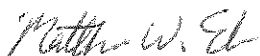
We met with members of the planning staff, the Development Review Services Manager, and the Development Review Coordinator on Monday October 16th to discuss further issues. We discussed the meeting and results with the City Arborist. The lighting schematic plan copies were provided. We reviewed the drainage system. An agreement was reached to add several storm drain field inlets near the perimeter of the project to reduce the amount of flow in the surface swales. The perimeter swales were shifted to allow for the vegetative buffer as shown. All off-site drainage was moved into underground pipes. Copies of the drainage easement option with Charles Rodway connecting the site to Harmony Road were provided. The detention pond was sized to allow for a major reduction in off-site flow in the post-development calculations. Currently, the peak off-site flow for the 25-year storm is 18 cfs. With the proposed system, this will be reduced to a 6 cfs flow.

We look forward to meeting with you again to discuss these modifications.

Upon your review of this letter and application package, please call with any questions or comments. We look forward to meeting with the Board and staff to discuss this project in more detail. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Matthew W. Ek".

Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises Inc.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Caron and Members of the Portland Planning Board

FROM: Kandice Talbot, Planner

DATE: November 14, 2000

SUBJECT: PRUD, North Star Enterprises Inc., Applicant
Vicinity of Stuart Street

North Star Enterprises Inc. is proposing a 14-unit condominium development in the vicinity of Stuart Street. The Planning Board had a number of issues that they wanted the applicant to address at the last workshop meeting. Those issues were screening, preservation, landscaping, drainage and elevations. The applicant has since revised the plans.

The proposed project Homes at Meadow Woods is located between Stuart Street and Newton Street, which is off from Forest Avenue. A vicinity map is included as Attachment 1. The site is 3.45 acres and zoned R-3. The development is proposed as a Planned Residential Unit Development (PRUD) and will be subject to site plan and subdivision review.

Utilities

The applicant is proposing that public water, sewer, gas and underground electric will serve all units. These utilities will be connected to Stuart Street. The applicant is also proposing to install a fire hydrant within the site. The applicant has submitted a capacity letter from the Portland Water District, which is included as Attachment 3. The applicant will need to provide a capacity letter from the Portland Sewer Division.

Stuart Street is currently an unaccepted city street. The applicant has submitted an agreement with the developer of Stuart Street, to allow sewer and water connection rights to North Star Enterprises, which is included as Attachment 6.

Drainage

The applicant is proposing that drainage from the paved areas will be collected into catch basins and piped to a proposed detention basin at the northerly side of the property. The applicant is also proposing that several storm drain field inlets will be installed near the perimeter of the project to reduce the amount of flow in the surface swales. Drainage from the buildings and abutting properties will be collected in these storm drain field inlets. Drainage will leave the site from the detention pond and will be piped through a property on Harmony Road to the Lynn Street drainage system. The applicant has submitted an agreement with the property owner of the Harmony Road site. Prior to issuance of a building permit, the applicant will need to submit an executed easement deed with description of the property and granting language.

The Development Review Coordinator is currently reviewing the revised site plans and storm water management plan.

Dwelling Unit Type

The applicant is proposing to construct 14 condominium units in a total of seven buildings. Twelve of the units will be a cape style home with an attached one-car garage. These units will be approximately 28 x 40 with a 16 x 20 garage. Units 1 and 2 are the same style cape home with two car (24 x 20) garages. Elevations are included as Attachment 17. Staff was concerned with the side and rear elevations. The applicant has added an additional window to each end of the buildings on the first floor and a skylight on each unit on the rear. They have also submitted an elevation view of Units 12 and 13 with the landscaping and the double retaining wall between them, as requested by the Planning Board.

Access

Access will be from Stuart Street. The Fire Department recommended that the applicant provide a 24 ft. wide access drive. The applicant has revised the plans to show that the access drive would be 24 ft. wide. It was recommended that the applicant provide interior sidewalks to connect to the recreation open space area.

The applicant is proposing a 5-foot wide sidewalk on the pavement in the center of the loop drive. This sidewalk would have a white painted line separating the loop drive and the sidewalk. The applicant is proposing this to allow the proposed drainage to run off the drive and on the embankments of the center area. Staff is recommending that the applicant bring the sidewalk away from the travel lane, either by curbing or providing an esplanade between the sidewalk and driveway. This recommendation is made to provide safety for pedestrian circulation. The Planning Board has never approved a sidewalk along a driveway.

Buffers/Landscaping/Preservation

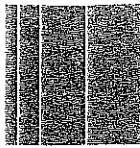
The site is currently heavily vegetated. The applicant is proposing to preserve approximately 5 ft. to 10 ft. of existing vegetation around the perimeter of the site, with the exception of the detention basin area. In the area where the preservation area will be only 5 ft. the applicant is also proposing a stockade fence. The applicant has also added a note stating that where the proposed vegetative buffer does not have existing vegetation the developer shall place 6 ft. evergreen trees 10 to 15 feet on center in a staggered formation. The City Arborist has reviewed the plan and feels that it is acceptable. The City Arborist is recommending that a note be added to the plan stating that the preservation area will be marked prior to construction and will be protected during construction. The Planning Board may wish to give direction to the applicant on whether the proposed buffer is adequate.

Attachments

1. Developer Profile
2. Letter from Applicant dated 9/22/00
3. Portland Water District Letter
4. Letter from Applicant dated 10/27/00
5. Pictures of Proposed Site
6. Agreement with Developer of Stuart Street
7. Agreement with Harmony Road Property Owner
8. Staff Letter dated 8/4/00
9. Staff Letter dated 9/27/00
10. Staff Letter dated 10/24/00
11. City Arborist's Memo dated 10/10/00
12. City Arborist's Memo dated 11/8/00
13. Public Works' Memo dated 10/11/00
14. Neighborhood Letters
15. Plans
16. Lighting Plan
17. Elevations
18. Planning Board Memo dated 7/25/00

DEVELOPER PROFILE
for
Conrad C. Clark

- d.b.a. Neighborhood Planners, Inc.
North Star Enterprises, Inc.
- 1973-1974 Presque Isle, Me.- Planned, gained necessary approvals and developed "City View Estates" a residential subdivision of thirty seven homesites.
- 1988-1990 Scarborough, Me.- Planned, gained necessary approvals and developed "Olde Blue Point Estates" an executive style nineteen lot residential subdivision.
- 1989-1991 Presque Isle, Me.- Planned, gained necessary approvals and developed a fifty nine lot mobile home park on twenty six acres. Park was sold to Walmart prior to completion in 1991.
- 1996-1997 Gorham, Me.- Employed by Maple Leaf Homes, Inc. of Fredericton, N.B., Canada to lease, obtain approvals and develop a retail sales lot on Route 25. Upon completion of project I was retained as sales manager for the operation.
- 1983-1999 Purchased and sold various parcels of residential development land located in South Portland and Scarborough all of which have been developed with the most recent approaching fifty percent completion.



Sebago Technics
Engineering & Planning for the Future

AH. 2

September 22, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Secondary Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit this second submission of Homes at Meadow Woods, a 14-unit condominium project. At the July 25th Planning Board Workshop, several issues were raised. Please review this letter, the plans, and attachments for response to those issues.

We have obtained an easement agreement for a 50-foot wide drainage/utility easement crossing land of Charles Rodway to connect the site to Harmony Road. We have also completed a topographic survey of this easement area as well as the downstream area to the catch basin on Milton Street.

You requested enhancements on the building elevations. We have added an additional window to each end of each building on the first floor and a sky light on each unit on the rear. We have added the proposed landscaping to the elevation views and combined the units with the garages to all views. See the attached 11" x 17" color copies. Also as requested, we provided an elevation view of Units 12 and 13 with the landscaping and the double retaining wall between them.

We enhanced the landscape plan to reduce the use of stockade fence as the sole buffer. We added the stockade fence and split rail fence details to the landscape plan. A stockade fence end section will be used at every fence end to transition the fence section into the landscape section. The drainage swales near the property boundaries have not been put underground. The drainage swales provide stormwater treatment and the landscaping chosen will endure the temporary drainage flow without hindering the flow.

The abutting house locations have been added to the subdivision plan. The houses were taken from aerial photographs with a few field verifications.

The lighting photometric plans have been included as an attachment with this submission. There are cutoffs on the lights to minimize the light intrusion onto abutting properties. The proposed lights are "Traditionare" post-top lantern on 16-foot (round-straight aluminum) pole (manufactured by McGraw-Edison, or equal).

Local contractors are estimating the cost of construction now. Upon receipt of those estimates, the developer will obtain an accurate financial capacity letter. This capacity letter will be submitted with the final submission. The condominium documents shall be submitted with the final submission as well.

The developer is in discussion with the owner of Stuart Street, discussing the City acceptance or permission to enter utilities in his privately owned street.

The site had a sidewalk on the proposed entrance drive. We have added a 5-foot wide sidewalk on the pavement in the center of the loop drive. This sidewalk would have a white painted line separating the loop drive and the sidewalk. This will allow the proposed drainage to run off the drive and on the embankments of the center area. This grass drainage around the edges of the center area will help the treatment of the stormwater.

Upon your review of this letter and application package, please call with any questions or comments. We look forward to meeting with the Board and staff to discuss this project in more detail. Thank you for your consideration.

Sincerely,

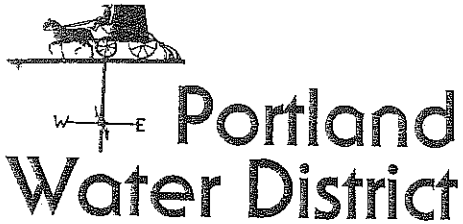
SEBAGO TECHNICS, INC.

Matthew W. Ek

Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises Inc.



Received
5/1/00 AH.3
SEBAGO TECHNICS

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8329
www.pwd.org

April 28, 2000

Mr. Matthew W. Ek, PLS
Sebago Technics, Inc.
P.O. Box 1339
12 Westbrook Common
Westbrook, Maine 04098-1339

Re: Meadow Woods, Portland

Dear Matthew:

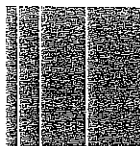
The Portland Water District has an 8" water main in Stuart Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 62 psi; residual pressure 49 psi; with a flow of 1175 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor



Sebago Technics

Engineering & Planning for the Future

Att. 4

October 27, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Revised Preliminary Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit this revised preliminary submission of Homes at Meadow Woods, a 14-unit condominium project. Since our workshop meeting with you on July 25th, we have resubmitted plans addressing the Planning Board's comments. The planning staff had further comments with this submission.

We met with Jeff Tarling, the City Arborist, on site on October 4th. We discussed the existing vegetation and the possibility of keeping a ten-foot buffer where there is adequate existing vegetation. We determined that this could be done in most areas. The landscape plan has been revised to show the vegetation buffer areas. A note has also been added stating that, where the proposed vegetative buffer does not have an existing vegetative buffer, the developer shall place six foot evergreen trees ten to fifteen feet on center in a staggered formation.

We met with members of the planning staff, the Development Review Services Manager, and the Development Review Coordinator on Monday October 16th to discuss further issues. We discussed the meeting and results with the City Arborist. The lighting schematic plan copies were provided. We reviewed the drainage system. An agreement was reached to add several storm drain field inlets near the perimeter of the project to reduce the amount of flow in the surface swales. The perimeter swales were shifted to allow for the vegetative buffer as shown. All off-site drainage was moved into underground pipes. Copies of the drainage easement option with Charles Rodway connecting the site to Harmony Road were provided. The detention pond was sized to allow for a major reduction in off-site flow in the post-development calculations. Currently, the peak off-site flow for the 25-year storm is 18 cfs. With the proposed system, this will be reduced to a 6 cfs flow.

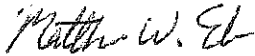
We look forward to meeting with you again to discuss these modifications.

Att. 4a

Upon your review of this letter and application package, please call with any questions or comments. We look forward to meeting with the Board and staff to discuss this project in more detail. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises Inc.

Proposed Site

Att. 5



Proposed Site

Att. 5a

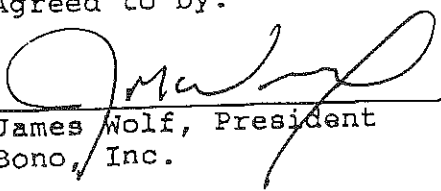


Att. 6

Bono, Inc., a Maine Corporation, being the present owner of Stuart Street in Portland, Maine, as of October 31, 2000 hereby agrees to convey sewer and water connection rights to North Star Enterprises, Inc under the following terms. Any rights granted shall not waive those fees payable by North Star Enterprises to the Portland Water District and the City of Portland for street opening or connection permits.

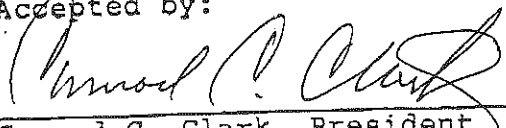
1. The fee for each housing unit being connected shall be \$ 1,000.00
2. The amount of \$ 4,000.00 representing the connection fee for four housing units shall be paid to Bono, Inc. upon its signing of this agreement by a duly authorized officer of Bono, Inc.
3. Upon final approval of the " Homes at Meadowoods " project currently under review by the Portland Planning Board and final determination as to the number of housing units to be allowed, North Star Enterprises, Inc. shall remit within ten days of final approval the amount due Bono, Inc. for the remainder of housing units to be connected in accordance with the terms of this agreement.

Dated: 10/31/00

Agreed to by:


 James Wolf, President
 Bono, Inc.

Dated: 10/31/00

Accepted by:


 Conrad C. Clark, President
 North Star Enterprises, Inc.

I, Charles Rodway, sole owner of property located on Harmony Road, Portland, Maine and shown in Assessor's Office 336-L-8 To 12 being property directly abutting a proposed developement by North Star Enterprises, Inc. and referred to as Homes at Meadowoods agree upon receipt of an undisclosed amount to convey a 50' (fifty foot) easement across my property to Harmony Road for the purpose draining surface water, runoff, storm water and ground water from Grantee's Land and the right and easement to lay, maintain, repair and replace utility lines, including without limitation, gas, electricity, telephone, sewer, water and cable TV, and otherwise make improvements to meet standards required by the local municipality for developement of Grantee's Land. The granted easement shall not be used to erect above ground utility polls or wires.

Dated: 9/8/00

By: 

Owner: Charles Rodway



CITY OF PORTLAND

August 4, 2000

Matthew Ek
Project Manager
Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

RE: Homes at Meadow Woods, Stuart Street

Dear Matthew:

At the Planning Board workshop meeting on July 25, 2000 regarding the Homes at Meadow Woods project, a number of issues were raised by the Planning Board and staff. Following are the issues raised that should be addressed prior to the next workshop meeting scheduled for August 22, 2000.

1. Drainage

- I understand that you are in discussion with the property owner on Harmony Road for an easement to pipe drainage over their property. The Developer Review Coordinator has requested that the stormwater report address the downstream conditions. Has the applicant looked into piping the drainage from the site to Lynn Street?
- Attached is the Development Review Coordinator's memo. The comments shall be addressed.

2. Elevations

- As mentioned in the Planning Board memo, the rear and side elevations should be enhanced. One suggestion would be to add more windows on these elevations.
- A front elevation rendering should be submitted showing the relationship of the units to the garage and to one another.
- An elevation should be submitted showing the relationship of the proposed buildings to the proposed retaining wall. A cross section of the retaining wall shall be submitted along with catalogue cuts of the proposed retaining wall.

3. **Buffers/Landscaping/Preservation**

- A preservation plan shall be submitted. It appears that there are a number of large mature trees that could possibly be preserved.
- It was mentioned at the meeting that because of the drainage swales along the exterior of the site, it would be hard to do much preservation or to increase the amount of landscaping to buffer from the abutting properties. Staff is recommending that the applicant look into piping the drainage to the detention pond instead of using drainage swales. There is a 10 – 12 unit townhouse development on Walton Street, which went into a residential neighborhood. That development seems to work well, because the applicant maintained a buffer around the property.
- Details and catalogue cuts should be submitted for the stockade fence and the split-rail fence proposed.
- The City Arborist is currently reviewing the landscape plan. When comments are available, they will be forwarded to you.

4. **Adjacent House Locations**

- The applicant should show on the plans, the location of houses on abutting properties. The applicant should provide existing topography of abutting properties if possible. If you cannot get permission from the abutting property owners, than approximate locations of homes by aerial photos would be acceptable.

5. **Lighting**

- Catalogue cuts of lighting should be submitted along with a lighting photometric plan.

6. **Other Information**

- A letter of financial capability shall be submitted.
- Proposed condominium documents should be submitted for review by Corporation Counsel
- Utility capacity letters shall be submitted.
- The applicant shall obtain and submit the rights from the developer of Stuart Street to tie into existing utilities.
- The Fire Department is recommending that the access drive be 24 ft. wide based on Fire Safety standards.

AH. 86

- Staff is recommending that the applicant provide an interior sidewalk to connect Stuart Street to the units and to the recreation area.

Any further comments will be forwarded to you as soon as they are received. If you have any questions, do not hesitate to contact me at 874-8901.

Sincerely,



Kandi Talbot
Planner

CC: Alex Jaegerman, Chief Planner
Steve Bushey, Development Review Coordinator



CITY OF PORTLAND

September 27, 2000

Mr. Matthew Ek
Project Manager
Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

Re: Homes at Meadow Woods, Stuart Street

Dear Mr. Ek:

After review of your recent submission, dated September 22, 2000, regarding the Homes at Meadow Woods project located in the vicinity of Stuart Street, the following information will need to be submitted or addressed prior to scheduling this project for a workshop. This information includes:

1. It has been stated that an easement agreement for a 50-foot wide drainage/utility easement crossing land of Charles Rodway to connect the site to Harmony Road has been obtained. Please submit that agreement to the staff for review.
2. Your letter mentions that the developer is in discussion with the owner of Stuart Street. Because Stuart Street is not a City accepted street, the applicant must obtain and submit the rights from the developer of Stuart Street to tie into existing utilities. The applicant must submit an agreement with the owner of Stuart Street.
3. Staff has serious reservations regarding the design of this project and how the design relates to our standards. The purpose of the R-3 zone is to allow planned residential unit developments on substantially sized parcels, which respond to the physical qualities of a site and complement the scale, character and style of the surrounding neighborhood.

This parcel of land is largely wooded with mature vegetation. This vegetation is the most distinctive natural feature of this property. Planned residential unit developments must meet the following standard. Section 14-526(14)a states "design relationship to site: The layout and design of buildings, roadways, parking areas, open spaces, recreation amenities, landscaping, drainage facilities and control mechanisms and other site improvements are organized to complement and accentuate the natural topography, vegetation, streams, water features, and other existing features of the site..." The plans do not appear to meet this standard.

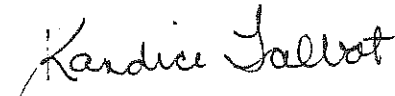
The standards require more preservation of existing vegetation. In order to preserve more vegetation, the applicant may wish to consider reducing the number of units. If the number of units were reduced, the remaining buildings and pavement could be arranged to provide more preservation of existing vegetation.

Staff is also strongly urging the applicant to design an underground pipe system to route perimeter stormwater to the detention basin, instead of using surface drainage swales. The swales require the removal of all natural vegetation and prohibit the planting of a buffer. Staff is also extremely concerned with the drainage swales around the exterior of the property, because of the concern that it would not be possible to do the grading without encroaching on abutting properties.

This is a preliminary review of the submission. Any additional comments will be submitted to you upon receipt.

As mentioned previously, this project will not be scheduled for Planning Board review until these major issues are resolved. The resolution of these issues may require the redesign of the project. If you have any questions or would like to set up a meeting to discuss these concerns, please do not hesitate to contact me at 874-8901.

Sincerely,


✓ Kandice Talbot
Planner

CC: Alex Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
Conrad Clark, North Star Enterprises Inc.

Att. 10

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 24, 2000

Matthew Ek
Project Manager
Sebago Technics, Inc.
One Chabot Street
Westbrook, ME 04098-1339

RE: Stuart Street

Dear Mr. Ek:

Corporation Counsel has reviewed the purported "easement agreement" for property owned by Charles Rodway located on Harmony Road. The following comments have been generated:

1. Is this document an option agreement?
2. Is it intended to be a deed conveying an easement? If so, the following changes are required:
 - a. Title "Easement Deed."
 - b. Identification of grantor and grantee.
 - c. Proper conveying language.
 - d. The deed must have a metes and bounds property description.
 - e. The deed must be notarized.

These comments are made to benefit not only the City, but also you, as the developer. If you have any questions, please do not hesitate to contact me at 874-8901 or Penny Littell at 874-8480.

Sincerely,

Kandice Talbot
Planner

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
Penny Littell, Corporation Counsel

Att. II

From: Jeff Tarling
To: Kandi Talbot
Date: Tue, Oct 10, 2000 9:19 AM
Subject: Stewart Street

Kandi,

I met with the developers and engineer for the Stewart Street project Friday on site. The only way to save some of the buffer vegetation is to save 10-15' along the property line. This would mean that the drainage swail would need to be surface and closer to the buildings than the property line. I feel the saving of the existing trees would cause less impact for the neighborhood. There also might be trees in the recreation area that would be good to save, can they save a few? Also, the condition note would relay that the City Arborist will review save areas prior to cutting or something like that...

Jeff Tarling

AH. 12

From: Jeff Tarling
To: Kandi Talbot
Date: Wed, Nov 8, 2000 3:29 PM
Subject: Re: Stuart Street

Kandi,

I reviewed the plans and the notes, it looks ok, I would like the condition to mention that the buffer area be marked and protected. I wasn't sure if fencing would be an option... how do the neighbors feel?

Jeff t

AH. 13

From: Anthony Lombardo
To: Kandi Talbot
Date: Wed, Oct 11, 2000 11:03 AM
Subject: Meadow Woods...10/11/00

I have reviewed the submittal dated 9/22/00 and offer the following Public Works comments:

1. The applicant proposes to tie the storm drain system into a catch basin located in Milton Street, an unaccepted City street. As a result, the applicant must show proof of an agreement from the developer of Milton St. which allows this connection.
2. The proposed sanitary sewer system connects into the main located in Stuart St., an unaccepted City street. Once again, the applicant must provide proof of an agreement, from the developer of Stuart St., which allows this connection.

Charles B. Houghton
45 Stuart St.
Portland, ME 04103
Ph 878-3850

Aug. 3, 2000

Ms. Kandice Talbot, Planner
Portland City Hall
Portland, ME 04101

Re: MEADOW WOODS off Stuart St.

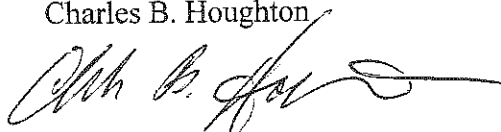
Dear Ms. Talbot:

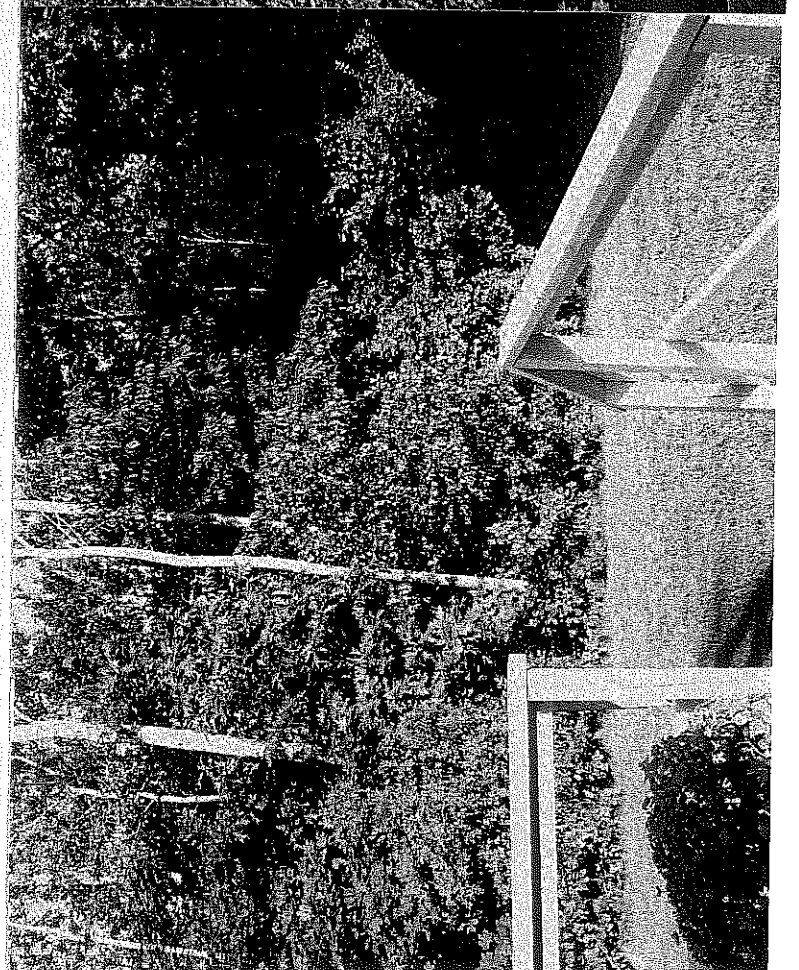
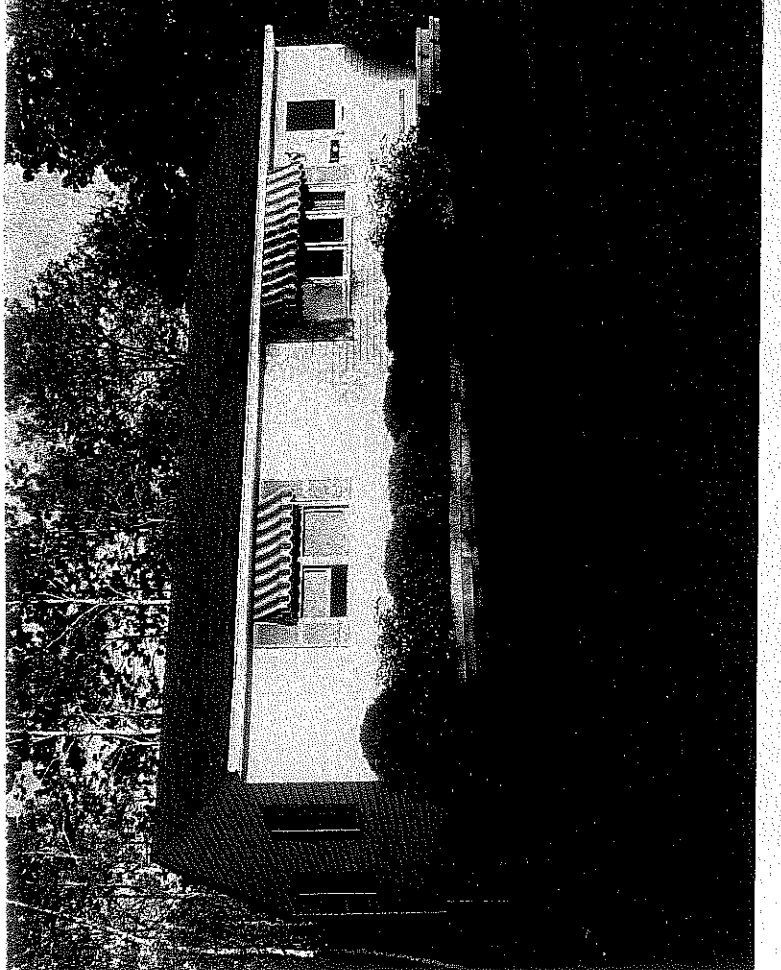
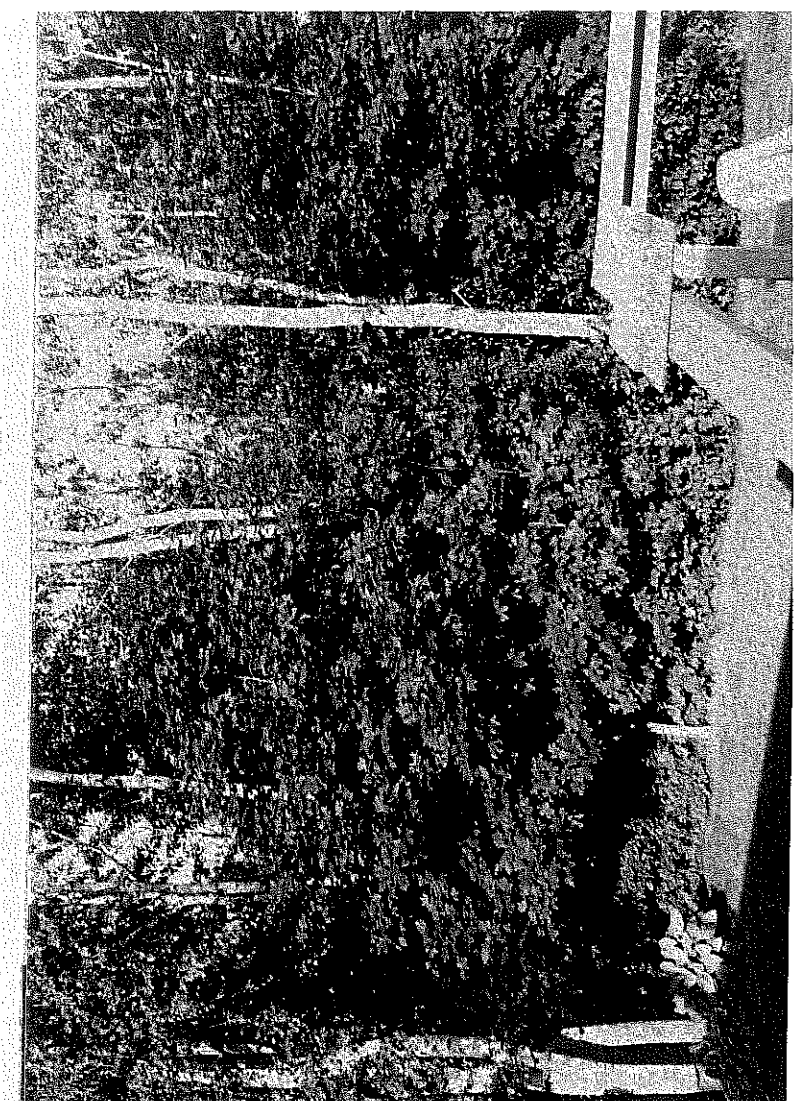
As an abutter to the above 14 unit Condo proposed development, I am strongly opposed to it in its present format for the following reasons.

1. The 3.45 acre lot is heavily wooded and it appears as though most of the trees will have to be removed. Many of the larger trees are around the perimeter of the lot and form a beautiful backdrop for the backyards of over a dozen homes. Furthermore the taller trees enhance the skyline for many homes that do not abut the lot.. Replacing these trees with a 6' stockade fence would be a landscaping disaster that would ruin property values for the abutting homes. Leaving a 10 to 20 ft. buffer zone of existing trees would enhance the visual surroundings for those of us now living here as well as the future Condo residents. This buffer zone would also absorb rain runoff and reduce the need for swales and other drainage solutions planned by the developer.
2. I do not feel that any construction should take place until Stuart St. is accepted by the city. Why should the current Street owner benefit from payments for sewer line hookups? The owner of the street is dragging his feet in bringing the street up to code. I have lived here for over four years and the delay predates my move.
3. If the project does proceed, there should be evergreen plantings along the access road of Stuart St. I admit that this particularly concerns me since I also abut the access road.
4. Hillcrest West, another Condo is also off Stuart St. This development is well sited and does not create a visual disaster for surrounding properties. There is natural heavy vegetation, including trees surrounding at least two sides of the development.
5. I agree that people have the right to develop their property, but it should be in harmony with the surroundings and in this case it is mostly single family, owner occupied homes.
6. Recent photos are enclosed showing current back yard views.

Respectfully submitted,

Charles B. Houghton





146

John & Carol Dudley
51 Stuart Street
Portland, Maine 04103
Telephone: 878-1385

August 9,2000

Ms. Kandice Talbot, Planner
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: Proposed 14-Unit Condo Development off Stuart Street
To Be Known As "Homes at Meadow Woods"

Dear Ms. Talbot:

We, as abutters to the above proposed development, are strongly opposed to the proposal as presented. We feel the adverse effects of the development on existing homes would be devastating.

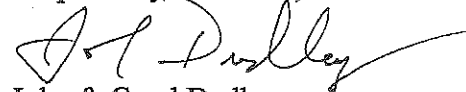
We bought our home from William Train in December of 1999. We had been in our house only two weeks when surveyors were at work at the back of our property in anticipation of this development. We were shocked and dismayed. One of the reasons we were attracted to this home was the privacy afforded us in the back yard. If this proposal goes through as presented, instead of looking out our back windows and from our deck at beautiful trees and wildlife, we will see a 6-foot stockade fence!

We have read our next door neighbor's (Charles Houghton) letter to you of August 3rd and concur with all six points. Also, abutters McNeil-Davis and Crocket support our position and will attend the next workshop and hearing.

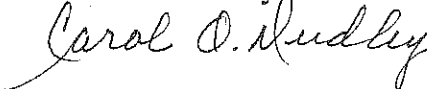
The major change we all want the developer to make is the addition of a 15- to 20-foot buffer zone of existing trees which would benefit not only existing homeowners but the future condo residents, as well. Good neighbors don't put up spite fences. We hope this critical point can be conveyed to the developer and changes can be made.

Enclosed, please find photos of our home and backyard. The stockade fence would come near the edge of our property (see clothesline in one of the photos).

Respectfully submitted,

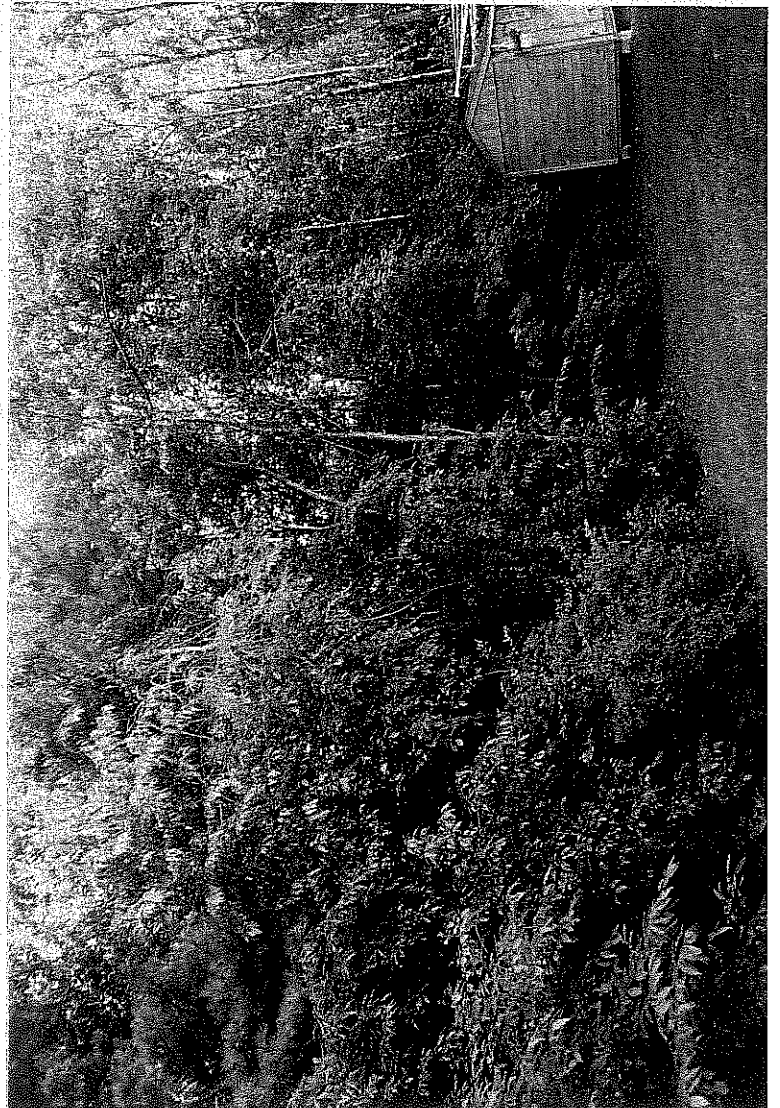
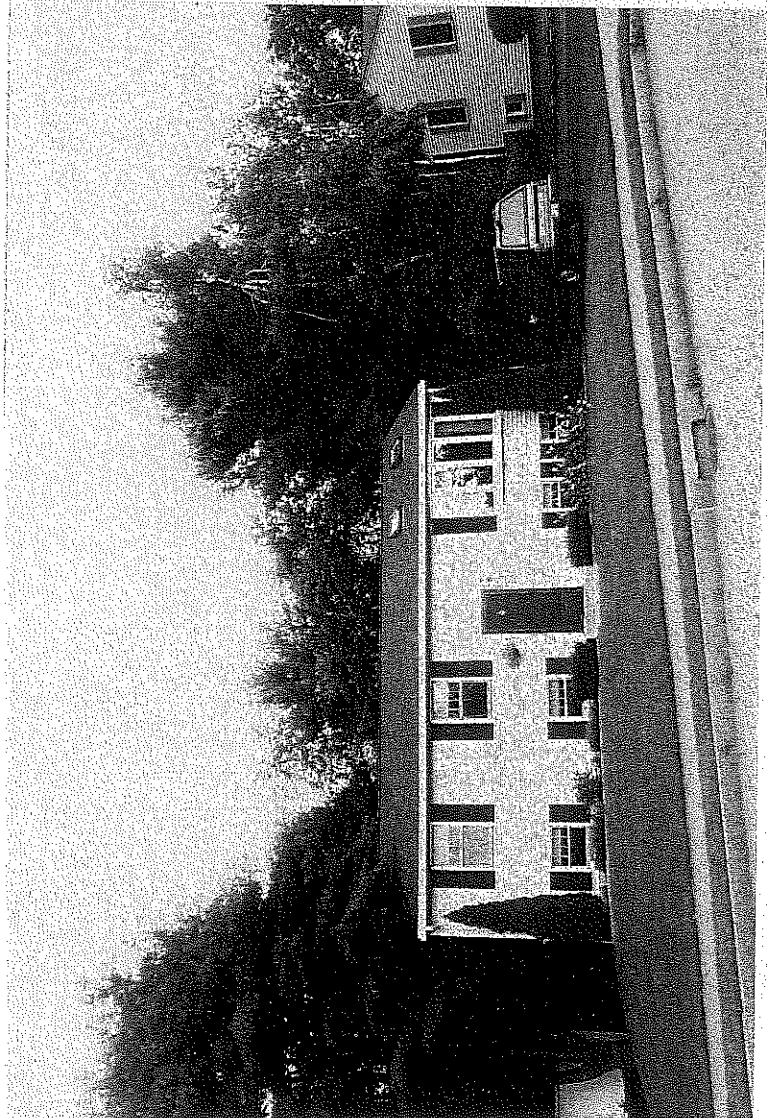


John & Carol Dudley



Enclosures


14c



14d

Glen & Francine H. Hemingway
21 Harmony Road
Portland, ME 04103-1509
Tel. 207-838-6079

To: All Planning Board Members
City of Portland

From: Glen & Francine Hemingway 

Cc: See below

Re: 114 Subdivision off Stuart Street
"Conrad Clark"

Date: August 14, 2000

This notice of concern is being hand delivered to the Portland Planning Office in individual envelopes to be distributed to each board member.

Please be advised that my property located at the end of Harmony Road has sustained damage with each approval that was extended to Developers without taking into consideration the drainage problems that already existed on and around my property.

The First Stage:

The land clearing on Stuart and Milton Street area. This area was a flood zone consequently it required extensive compacting of rock to ensure draining in the area and of course dry enough to build. The continual pounding caused stress on my property which resulted with cracks in my walls, wood beams and ultimately resulted or at least assisted in the failure of our sewer system. I'm sure it was a coincidence that the City had conveniently requested that Jim Wolfe place an outlet at the end of our land for us to hook into. So thanks to stage one and evacuation notice from The City we had to hire a contractor to hook on to City Sewer.

The Second Stage:

The houses being built behind me (Stuart Street) were elevated. The removal of the trees and the ground elevation caused my "entire" back and side yard to be under water. My lawn was literally washing down to the end of my property line. Numerous City Officials were involved in this matter and documentation can be found in the Planning files (Melody Estabrook was in place at this time). This problem took 6 months to resolve to some degree between Wolfe and the City. Wolfe agreed to drop 3 truck loads of dirt to help elevate our property. I had to hire a contractor again to spread the dirt and re-seed the area. My property still has water 9 months out of the year in a 30 foot radius of my back yard and the side that is adjacent to Mr. Charles Rodway.

PROPOSED THIRD STAGE:

I have seen the plan for a 14 unit condo subdivision off Stuart Street which extends into the back yards of Harmony Road. This street can not handle the present run off. This can be found through your Public Works Division. Numerous trucks getting stuck in the mud, grating of the road due to large pot holes etc. Harmony Road is the drainage road for the center of Newton Street. I have had to install three culverts to date because the water that comes down from the top of the street is massive during certain times of the year. Even my large street culvert (expense to me) that was installed a few years ago is lifting again because of the water that runs down from the undeveloped lots and road. This can be seen with the stream that flows through my cellar.

The required tree cutting and proposed water retention pond at the end of my property will place my back yard under water and the water being pumped from the site to Harmony Road will be devastating for my yard, driveway and cellar. This will ultimately decrease the value of my home, add to any health hazard presently in place from pounding water from Charles Rodway's property and make living in my own home unbearable.

The situations listed above can be easily confirmed through City Records and doing a physical inspection of Harmony Road. I would also recommend that you receive a copy of any Contractor that may have been hired by the City that may have evaluated this subdivision.

It is imperative that the City of Portland Planning Board Members review carefully and inspect all aspects to ensure that this proposed development meets the letter of the Law. The size of the complex will definitely impact my drainage problem and with the elimination of the trees and brush on 3.2 acres it will impact the houses on Stuart that are adjacent to my back yard and Mr. Rodway on Harmony Road. The 25 five foot buffer is a minimal requirement and to maximize this land at the cost of negatively impacting all present residents should be seriously reconsidered. A 35 foot buffer "with the original vegetation" in place plus tree plantings "large ones" in the 35 foot area would offer the same appearance that can presently be found with the Condos presently off Stuart Street that are welcomed by everyone in this community.

Your assistance and prompt attention to this urgent matter would be greatly appreciated I would appreciate a status report from the Planning Board as this review process goes forward.

Cc: Joseph E. Gray, Jr. Director
Alex Jaegerman, Chief
Jamey Caron
Deborah Krichels
Syrus Hagge
Kenneth Cole III
Mark Malone
Erin Rodriguez
Orlando Delogu
Kandi Talbot
Jay Hibbard, Councilman

149

Charles B. Houghton

45 Stuart St.
Portland ME 04103
PH 878-3850

Aug. 21, 2000

Ms. Kandice Talbot, Planner
Portland City Hall
Portland ME 04101

Re: Proposed MEADOW WOODS Development

Dear Ms. Talbot:

Supplementing my letter of 8/3/00, I respectfully submit the following:

1. A petition signed by 22 neighbors who will be affected by the proposed Meadow Woods development; and additional photos that are self explanatory.
2. John Dudley, my neighbor and I circulated the petition. All of us are greatly concerned over the "tightness" of the proposed development that will require cutting hundreds of trees. There appear to be no provisions for a buffer zone. Several residents located at the lower elevations are even more upset over drainage problems since they already have water problems after heavy rains.
3. The name Meadow Woods is ironic. If the development proceeds as currently planned, the woods will be gone and the meadow will be mostly paved.

Sincerely,



Charles B. Houghton

cc - Jay Hibbard

14h

PETITION TO PORTLAND PLANING COMMISSION
RE: PROPOSED MEADOW WOODS CONDO DEVELOPMENT

We, the undersigned, oppose the above development in its current format for the following reasons:

1. The proposed layout would require the clear cutting of a heavily wooded 3.45 acre plot. which will lower current property values.
2. A green wall of Maple, Oak, and Poplar trees and wild shrubs at the rear of many currently developed lots would be replaced with a bleak stockade fence surrounding rather ugly buildings.
3. Although the developer promises to plant new trees and shrubs, it will take 20 to 30 years before they mature.
4. The project will greatly change the ecology of the neighborhood and destroy the habitat of hundreds of songbirds and other wildlife.
5. One possible compromise would be to leave a 15 to 20 foot greenbelt of the existing vegetation around selected segments of the perimeter.

Respectfully submitted:

DATE	PRINTED NAME	ADDRESS	SIGNATURE
8/11/00	JOHN DUDLEY	51 STUART ST.	John Dudley
8/11/00	CAROL DUDLEY	51 STUART ST.	Carol D. Dudley
8/11/00	SCOTT DAVIS	61 Stuart St	Scott Davis
8/11/00	Jane McNeil-Davis	61 Stuart St	Jane McNeil-Davis
8-11-00	Catherine Crockett	71 Stuart St.	Catherine Crockett
8-11-00	JAY LYONS	79 Stuart St.	Jay Lyons
8-11-00	Marytracey Lyons	79 Stuart St.	Marytracey Lyons
8-12-00	STEVEN MCKAY	95 STUART ST	Steven McKay
8-12-00	KIM DONOVAN	82 Stuart St	Kim Donovan
8-12-00	LEONARD HELMICK	74 STUART ST.	Leonard Helmick
8-12-00	THOMAS CROCKETT	71 Stuart St	Thomas Crockett
8-12-00	Peter Adams	66 Stuart	Peter Adams
8-12-00	Robert Simpson	85 Stuart	Robert Simpson
8-12-00	Gail Walker	85 Stuart	Gail Walker

14i

PETITION TO PORTLAND PLANING COMMISSION
RE: PROPOSED MEADOW WOODS CONDO DEVELOPMENT

We, the undersigned, oppose the above development in its current format for the following reasons:

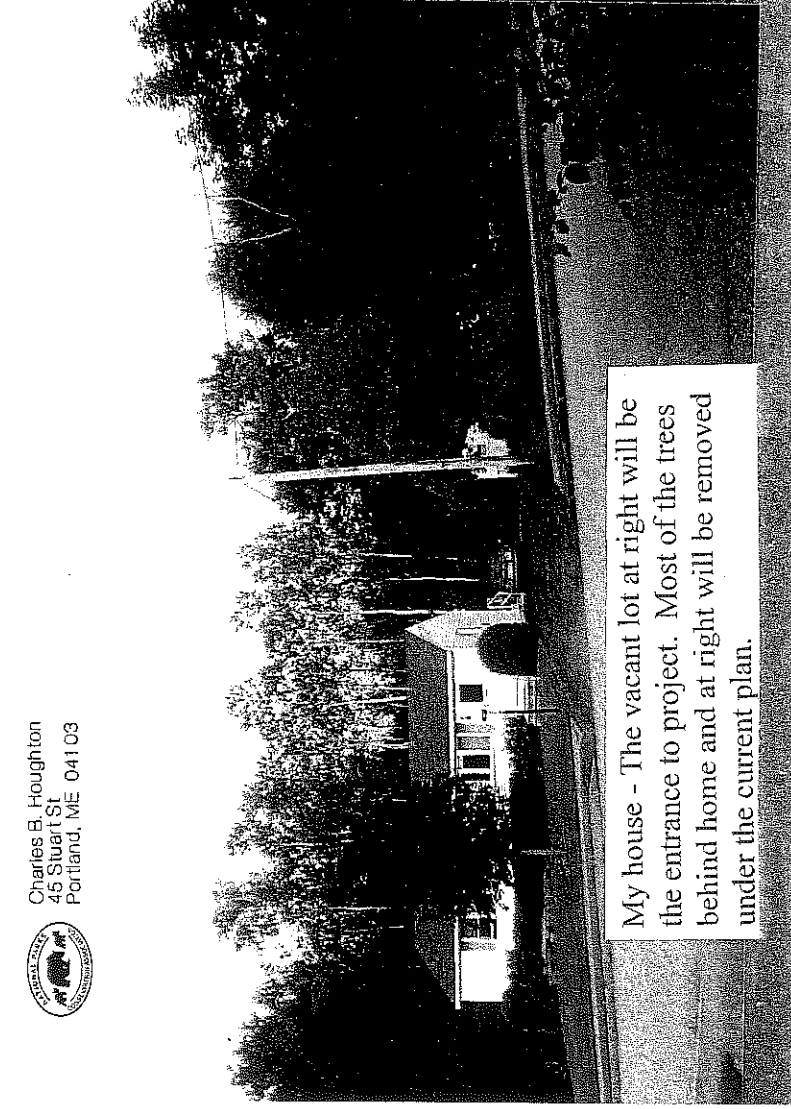
1. The proposed layout would require the clear cutting of a heavily wooded 3.45 acre plot which will lower current property values.
2. A green wall of Maple, Oak, and Poplar trees and wild shrubs at the rear of many currently developed lots would be replaced with a bleak stockade fence surrounding rather ugly buildings.
3. Although the developer promises to plant new trees and shrubs, it will take 20 to 30 years before they mature.
4. The project will greatly change the ecology of the neighborhood and destroy the habitat of hundreds of songbirds and other wildlife.
5. One possible compromise would be to leave a 15 to 20 foot greenbelt of the existing vegetation around selected segments of the perimeter.

Respectfully submitted:

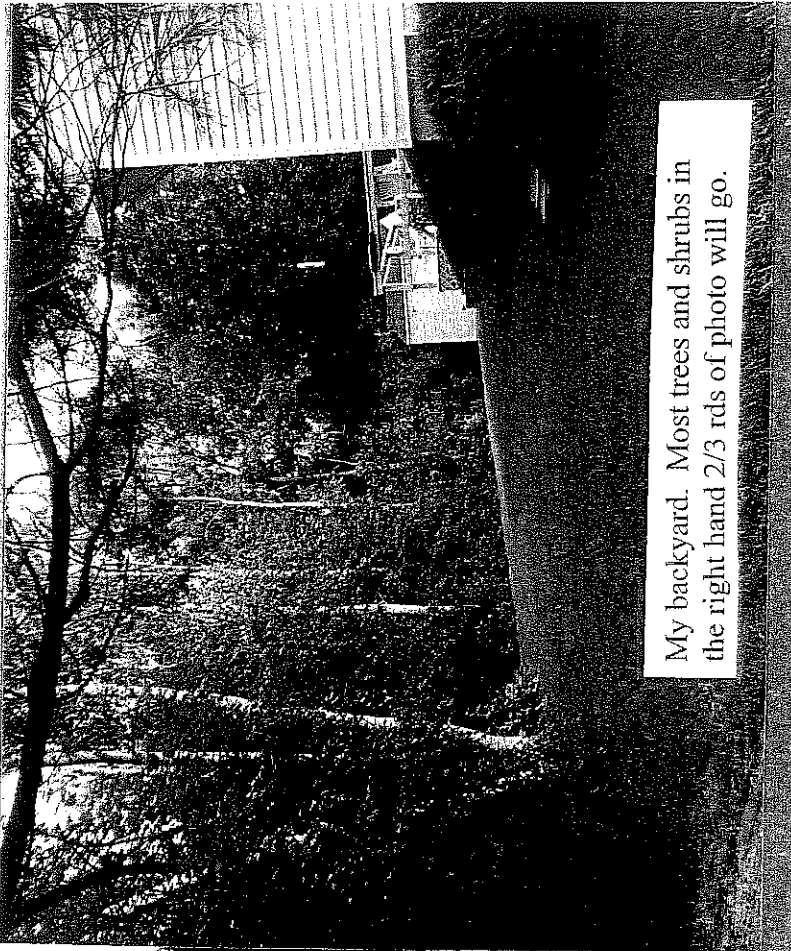
DATE	PRINTED NAME	ADDRESS	SIGNATURE
8/11/00	Charles B. Houghton	45 STUART ST	Chas B. Houghton
8-12-00	Helene M. Albert	11 Stuart St	Helene M. Albert
8-12-00	Glen Hemingway	21 Harmony Rd	Glen Hemingway
8-12-00	FRANCINE Hemingway	21 HARMONY Rd	[Signature]
8/12/00	Albert Cecene	36 Newton St	Albert Cecene
8/13/00	JAMES Higginz	28 STUART ST.	[Signature]
8/19/2000	LINDA EARLS	46 Newton	[Signature]
8/19/2000	ROBERT EARLS	46 NEWTON	Robert Earls



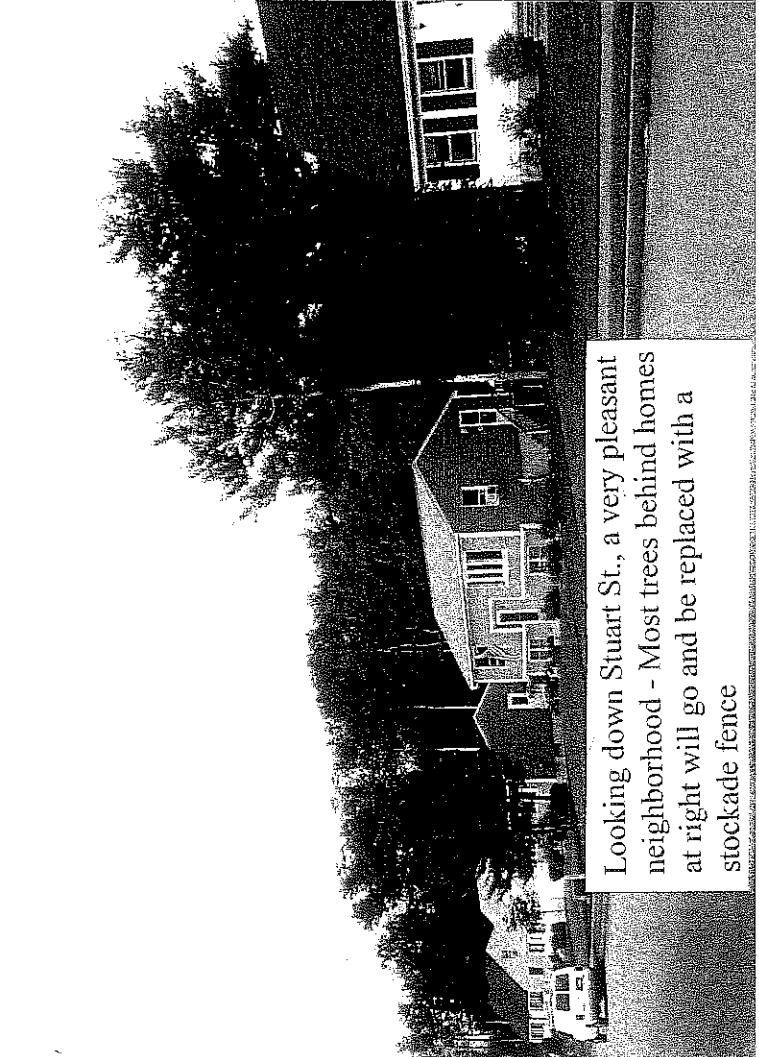
Charles B. Houghton
45 Stuart St
Portland, ME 04103



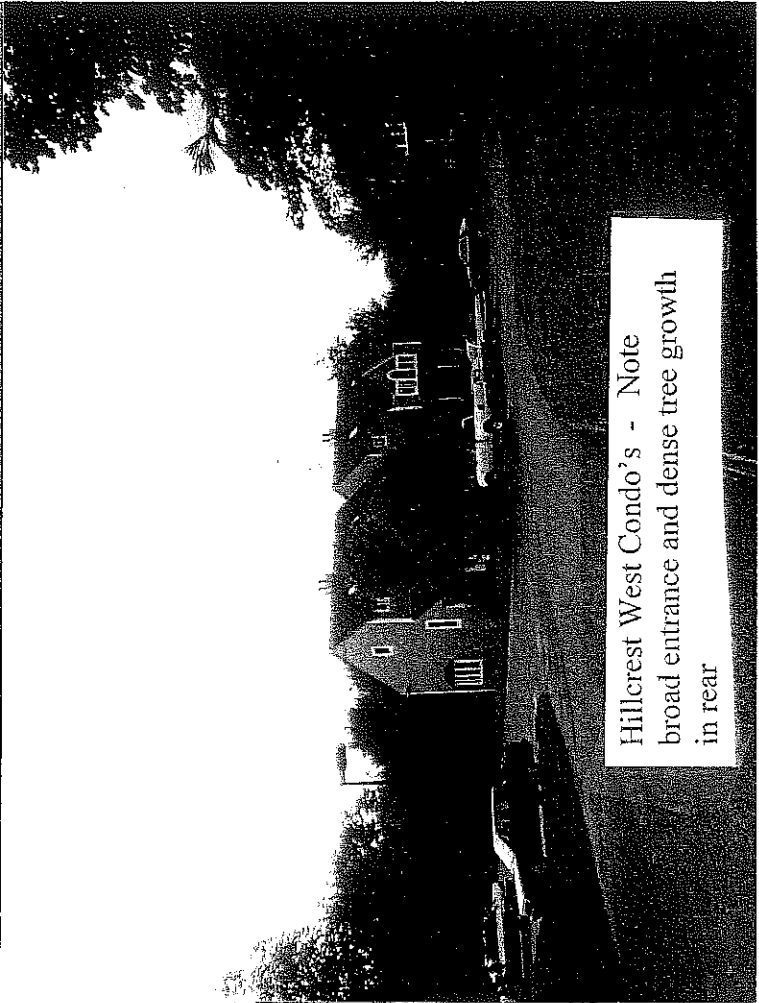
My house - The vacant lot at right will be the entrance to project. Most of the trees behind home and at right will be removed under the current plan.



My backyard. Most trees and shrubs in the right hand 2/3 rds of photo will go.



Looking down Stuart St., a very pleasant neighborhood - Most trees behind homes at right will go and be replaced with a stockade fence



Hillcrest West Condo's - Note broad entrance and dense tree growth in rear

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

July 31, 2003

Brenda Clark
21 Stuart Street
Portland, ME 04103

RE: Homes at Meadow Woods, Leisure Lane
ID #2000-0087, CBL #337-C-006

Dear Brenda:

Upon inspection of the Meadow woods project yesterday, I verified that all remaining items have been completed satisfactorily to the City.

At this time, the City considers this project to be 100% complete, with no outstanding issues.

Thank You for Your Assistance.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
✓Kandice Talbot, Planner
Penny Littell, Associate Corporation Counsel
Mr. Art Fuller, 37 Leisure Lane, Portland, ME 04103

Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

July 13, 2001

Matt Early
Pepperell Bank & Trust
163 Main Street
Biddeford, ME 04005

Re: North Star Enterprises, LOC #6101125
Homes at Meadow Woods

Dear Mr. Early:

This is to inform you that I am authorizing a reduction in the above-named letter of credit by the amount of \$43,872, which should leave a balance remaining of \$124,563.60.

If you need any further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Kline".

Duane G. Kline
Finance Director

DGK,jlb

pc: Jay Reynolds, Development Review Coordinator

04/13/2001 13:24 FAX

CITY OF PORTLAND
 B HERMANN
 Department of Planning and Urban Development
 SUBDIVISION/SITE DEVELOPMENT

GORHAM SAND

04

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: _____

Name of Project: Stuart Meadow Woods

Address/Location: Stuart Street

Developer: Northstar Enterprises Inc.

Form of Performance Guarantee: _____

Type of Development: Subdivision Site Plan (Major/Minor) _____

TO BE FILLED OUT BY THE APPLICANT:

Item	Quantity	PUBLIC		PRIVATE		
		Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	1	1,000	1,000	1	64,694	64,694
Granite Curbing	54'	84	4,536			
Sidewalks	-	-	-	500 SY	17	8,500
Esplanades	-	-	-	500 SY	3	1,500
Monuments	-	-	-	-	-	-
Street Lighting	-	-	-	8	700	5,600
Street Opening Repairs	7	3,000	21,000	-	-	-
Other	-	-	-	-	-	-
2. EARTH WORK						
Cut	-	-	-	5100 CY	5	25,500
Fill	-	-	-	3550 CY	11	36,850
3. SANITARY SEWER						
Manholes	1	1,900	1,900	5	1,900	9,500
Piping	35'	16	560	200	16	3,200
Connections	-	-	-	14	50	700
Main Line Piping	-	-	-	810	27	21,870
House Sewer Service Piping	-	-	-	585	30	17,550
Pump Stations	-	-	-	1	20,300	20,300
Other	-	-	-	-	-	-
4. WATER MAINS						
	-	-	-	1	38,000	38,000
5. STORM DRAINAGE						
Manholes	-	-	-	4	1,900	7,600
Catchbasins	-	-	-	11	1,300	14,300
Piping	-	-	-	1440	36	51,840
Detention Basin	-	-	-	1	10,000	10,000
Stormwater Quality Units	-	-	-	-	-	-
Other	-	-	-	-	-	-

04/13/2001 13:24 FAX

B HERMANN

GORHAM SAND

05

6. SITE LIGHTING

7. EROSION CONTROL

- Site Fence
- Check Dams
- Ripe Inlet/Outlet Protection
- Level Lip Spreader
- Slope Stabilization
- Geotextile
- Hay Bale Barriers
- Catch Basin Inlet Protection

			100	3	300
			1	100	100
			1	100	100
			00	100	5000
			11	50	550

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING
(Attach breakdown of plant materials, quantities, and unit costs)

1 7000 21000

T.P.5

10. MISCELLANEOUS

TOTAL:

8,296.-

391,704.-

GRAND TOTAL:

400,000.-

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$160.00		
OR			
B: Alternative Assessment:		\$2340.00	\$2500.00
Assessed by:	(name)	(name)	

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 3-29-01

Name of Project: HOMES at MEADOW Woods
 Address/Location: STUART St., PORTLAND, ME.
 Developer: NORTH STAR ENTERPRISES, INC.
 Form of Performance Guarantee: \$ 400,000. GUARANTEE FROM PEPPERELL TRUST Co.
 Type of Development: Subdivision P.R.U.D. Site Plan (Major/Minor) Biddford, ME.

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	1	65694	65694			
Grass Curbing	54	34	1836			
Sidewalks	500SY	17	8500			
Replacements	500SY	3	1500			
Measurements						
Street Lighting	8	700	5600			
Street Opening Repairs	1	3000	3000			
Other						
2. EARTH WORK						
Cut	5100 CY	5	25500			
Fill	3350 CY	11	36850			
3. SANITARY SEWER						
Manholes	6 CA	1900	11400			
Piping	285'	16	4560			
Connections	18 CA	50	900			
Main Line Piping	810'	37	30180			
House Sewer Service Piping	535'	20	10700			
Pump Stations	1 PA	20500	20500			
Other						
4. WATER MAINS						
	1	38000	38000			
5. STORM DRAINAGE						
Manholes	4 CA	1700	6800			
Catchbasins	11 CA	1500	16500			
Piping	1440'	36	51840			
Detention Basin	3	10,000	30,000			
Stormwater Quality Units						
Other						

326,950

\$ 2,500

Amt.



6. SITE LIGHTING					
7. EROSION CONTROL					
Silt Fence	100'	3	300		
Check Dams	1	100	100		
Rope Inlet/Outlet Protection	1	100	100		
Level Lip Spreader	-	-	-		
Slope Stabilization	-	-	-		
Geotextile	-	-	-		
Ray Pole Barriers	20	100	2000		
Catch Basin Inlet Protection	11	50	550		
8. RECREATION AND OPEN SPACE AMENITIES	-	-	-		
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	-	-	-		
10. MISCELLANEOUS Building Sites	1	70,000	70,000		
TOTAL:					
GRAND TOTAL:					

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 3.0% of totals:			
B: Alternative Assessment:		2,500	
Assessed by:	(name)	(name)	

73,050

400,000.00



939 Parker Farm Road, Buxton, Maine 04093

(207) 839-2442

invoice

INVOICE NUMBER: 5984

INVOICE DATE: 5/31/01

DUE DATE: 5/31/01

SOLD TO:

NORTHSTAR ENTERPRISES, INC.
21 STUART STREET
PORTLAND, ME 04103

Ship To:
MEADOW WOODS
1ST DRUM

In:
Jay Reynolds

MORSTAR		C.O.D.		
✓ 1.00	STREET/SIDEWALK - PRIVATE ROAD 100% COMPLETE		6,469.00 3	6,469.00
✓ 1.00	STREET OPENING REPAIRS-PUBLIC 100% COMPLETE		3,000.00	3,000.00
✓ 1.00	EARTHWORK -PRIVATE CUT 60% COMPLETE		20,400.00 4	20,400.00
✓ 1.00	FILL 100% COMPLETE		36,850.00 //	36,850.00
✓ 1.30	SANITARY SEWER -PUBLIC & PRIVATE MANHOLES 95% COMPLETE		10,830.00 //	10,830.00
✓ 1.00	PIPING -PUBLIC & PRIVATE 100% COMPLETE		3,760.00 //	3,760.00
✓ 1.00	CONNECTIONS - PRIVATE 100% COMPLETE		700.00 //	700.00
✓ 1.00	MAIN LINE PIPING -PRIVATE 100% COMPLETE		21,870.00 //	21,870.00
✓ 1.00	HOUSE SEWER SERVICE PIPING -PRIVATE 100% COMPLETE		10,700.00 ?	10,700.00
✓ 1.00	PUMP STATIONS -PRIVATE 50% COMPLETE.		10,250.00 //	10,250.00
✓ 1.00	WATERMANS -PRIVATE 95% COMPLETE		36,100.00 2/0	36,100.00
	Subtotal			Continued
	Sales Tax			Continued
	Total Invoice Amount			Continued
	Payment received			Continued

6,469.40
3,000
20,400
36,850
10,830
3,760
700
21,870
10,700
10,250
36,100

160,929.40
70,635.00

Check No:

We will add finance charges on invoices more than 30 days overdue

JUN- 4-01 MON 11:02 AM

8395445

Band Redux
6-7-01
Stuart St.
V.R.

(R-2) +
Release 231,564.40
Hold 168,935.60



939 Parker Farm Road, Suxton, Maine 04083
(207) 830-2442

INVOICE

INVOICE NUMBER: 5088
INVOICE DATE: 5/11/01
DUE DATE: 5/11/01

SOLD TO:

NORTHSTAR ENTERPRISES, INC.
21 STUART STREET
PORTLAND, ME 04103

Ship To:
MEADOW WOODS
1ST DRAW

NORTHSTAR		C.O.D.		2
1.00	✓	STORM DRAINAGE -PRIVATE MANHOLES 950 COMPLETE	7,220.00 \$	7,220.00
1.00		CATCH BASINS -PRIVATE 950 COMPLETE	15,675.00 \$	15,675.00
1.00		PIPING -PRIVATE 1000 COMPLETE	37,440.00 \$	37,440.00
1.00		RETENTION BASIN -PRIVATE 1000 COMPLETE	10,000.00 \$	10,000.00
1.00		EROSION CONTROL- PRIVATE 1000 COMPLETE	300.00 /	300.00
			Subtotal	231,564
			Sales Tax	
			Total Invoice Amount	231,564.
			Payment Received	

7,220.00
15,675.00
37,440.00
10,000.00
300.00

(70,635.00)

Check No:

231,564

We will add finance charges on invoices more than 30 days overdue.

JUN- 4-01 MON 11:03 AM

8395445

P. 3

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: July 5, 2001
SUBJECT: Request for Reduction in Performance Guarantee
Stuart Street Subdivision/Meadow Woods
ID# 20000087 Lead CBL#337-C-006001

A request by North Star Enterprises has been made for a reduction in the amount of Letter of Credit # 6101125 for the Stuart Street Subdivision.

Original Sum	\$400,000.00
First Reduction amount	\$231,564.40
Reduction Amount	\$ 43,872.00
Remaining Sum	\$124,563.60

This is the second reduction for the project.

Approved:

Alexander Jaegerman
Chief Planner

cc: Kandice Talbot, Planner
Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement



839 Parker Farm Road, Buxton, Maine 04083
(207) 839-2442

invoice

INVOICE NUMBER: 5979
INVOICE DATE: 6/20/01
DUE DATE: 6/20/01

LD TO:

NORTHSTAR ENTERPRISES, INC.
21 STUART STREET
PORTLAND, ME 04103

Ship To:
MEADOW WOODS
2ND DRUM

NORSTAR		C.O.D.		1
1.00	STREET/SIDEWALK ROAD PUBLIC & PRIVATE 60% COMPLETE	32,347.00	32,347.00	✓
1.00	PAVING	5,100.00	5,100.00	✓
1.00	CUT-PRIVATE 100% COMPLETE	570.00	570.00	✓
1.00	SANITARY SEWER MANHOLES - PUBLIC & PRIVATE 100% COMPLETE	1,900.00	1,900.00	✓
1.00	WATERMAINS PRIVATE 100% COMPLETE	180.00	180.00	✓
1.00	STORM DRAINAGE MANHOLES - PRIVATE 100% COMPLETE	825.00	825.00	✓
1.00	CATCH BASINS - PRIVATE 100% COMPLETE	100.00	100.00	✓
1.00	EROSION CONTROL CHECK DAMS - PRIVATE 100% COMPLETE	100.00	100.00	✓
1.00	PIPS INLET/OUTLET PROTECTION - PRIVATE 100% COMPLETE	2,000.00	2,000.00	✓
1.00	HAY BALE BARRIERS PRIVATE 100% COMPLETE			
	Subtotal		Continued	
	Sales Tax		Continued	
	Total Invoice Amount		Continued	
	Payment Received		Continued	
	Check No:		Continued	

We will add finance charges on invoices more than 30 days overdue.

JUN-20-01 WED 8:42 AM

8395445

P. 2

Handwritten in a cloud:
7-5
Stuart St.
Bond Ref #2
JR

Handwritten:
Adding 168,435.60
* This Release \$ 43,872.00
hold \$ 124,563.60

Invoice

INVOICE NUMBER: 5979

INVOICE DATE: 6/20/01

DUE DATE: 6/20/01



939 Parker Farm Road, Buxton, Maine 04093

(207) 836-3442

SOLD TO:

NORSTAR ENTERPRISES, INC.
21 STUART STREET
PORTLAND, ME 04103

Ship To:
MEADOW WOODS
2ND DRAW

NORSTAR		C. O. D.		2
1.00		CATCH BASIN INLET PROTECTION -PRIVATE 1000 COMPLETE	550.00	550.00 ✓
Subtotal				63,872.00
Sales Tax				
Total Invoice Amount				\$63,872.00
Payment Received				0.00
				\$63,872.00

Check No:

We will add finance charges on invoices more than 30 days overdue.

