
Section 5. Statement of State and Federal Permits/Agency Letters

- Maine Historic Preservation Commission (MHPC)
- Maine Inland Fisheries and Wildlife (MIFW)
- Maine Natural Areas Program (MNAP)

Statement of State and Federal Permits

The proposed project will create 0.81 acres of non-vegetated surface and therefore is not subject to the State of Maine Stormwater Law.

The project will not disturb any jurisdictional waters of the state (wetlands); therefore, project is not subject to State or Federal review of wetland impacts.

Copies of letters from other State of Maine agencies are enclosed.



February 8, 2017
16533

Ms. Lisa St. Hilaire
Maine Natural Areas Program
93 State House Station
Augusta, ME 04333-0093

Maine Natural Areas Program Review
1728 Washington Avenue
Portland, Maine

Dear Ms. St. Hilaire:

On behalf of our client, Bedrock Holdings LLC, we are currently in the process of filing a site plan application to the City of Portland. As part of this submittal, a review of the proposed site by the Maine Natural Areas Program for any lands that support rare and endangered plants, rare natural communities and ecosystems, and other natural communities and ecosystems is needed.

The site is identified as Lot A3 on City of Portland Tax Map 351. The property is approximately 2.37± acre parcel located on the west side of Washington Avenue approximately 0.5 miles south of the intersection of Washington Avenue with Riverside Street. The site is currently a single family colonial farmhouse with barns and outbuildings. The proposed development will subdivide the parcel into 9 residential lots. The existing farmhouse will remain on lot 9; however the barns and outbuildings will be removed.

The coordinates for this project are as follows:

Latitude:	43°42'32.51"N	Or	UTM	Zone 19T
Longitude:	70°17'50.46"W		Northing:	4840374
			Easting:	395479

For your reference, a copy of the USGS quadrangle and a plan depicting the proposed development have been enclosed. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at ghavu@sebagotechnics.com or on my direct line at (207) 200-2090. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Glissen Havu".

Glissen Havu
Civil Engineer

GJH/Ilg
Enc.



PAUL R. LePAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

WALTER E. WHITCOMB
COMMISSIONER

February 28, 2017

Glissen Havu
Sebago Technics
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Via email: ghavu@sebagotechnics.com

Re: Rare and exemplary botanical features in proximity to: 9-lot residential subdivision, 1728 Washington Avenue, Portland, Maine

Dear Ms. Havu:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received February 8, 2017 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Portland, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM



PHONE: (207) 287-8044
FAX: (207) 287-8040
WWW.MAINE.GOV/DACF/MNAP

Letter to Glissen Havu, Sebago
Comments RE: 1728 Washington Ave, Portland
February 28, 2017
Page 2 of 2

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Don Cameron | Ecologist | Maine Natural Areas Program
207-287-8041 | don.s.cameron@maine.gov



February 8, 2017
16533

Kirk F. Mohney, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

**Re: Site Plan Submittal – 1728 Washington Avenue
Portland, Maine**

Dear Mr. Mohney:

On behalf of our client, Bedrock Holdings LLC, we are currently in the process of filing a site plan application to the City of Portland. As part of this submittal, a review of the proposed site by the Maine Historic Preservation Commission for any known historical sites, structures or archeological sites is required.

The site is identified as Lot A3 on City of Portland Tax Map 351. The property is a parcel of approximately 2.37± acres located on the west side of Washington Avenue approximately 0.5 miles south of the intersection of Washington Avenue with Riverside Street. The site is currently a single family colonial farmhouse with barns and outbuildings. The proposed development will subdivide the parcel into 9 residential lots. The existing farmhouse will remain on lot 9; however the barns and outbuildings will be removed.

For your reference, a copy of the USGS quadrangle and a plan depicting the proposed development have been enclosed. Also enclosed are photos of the farmhouse and outbuildings on site and a copy of the Historic Building/Structure Form. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at ghavu@sebagotechnics.com or on my direct line at (207) 200-2090. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Glissen Havu".

Glissen Havu, E.I.
Civil Engineer

GJH/llg
Enc.

Glissen Havu

From: Mohney, Kirk <Kirk.Mohney@maine.gov>
Sent: Monday, February 27, 2017 3:14 PM
To: Glissen Havu
Subject: Site Plan Submittal - 1728 Washington Ave, MHPC #0194-17

Project: MHPC #0194-17 -- Proposed Subdivision, 1728 Washington Street
Town: Portland, ME

Dear Ms. Havu,

In response to your recent request, I have reviewed the information received February 10, 2017 to initiate consultation on the above referenced project. It is our understanding that your request is in preparation for filing a site plan application to the City of Portland.

The subject property is not presently listed in the National Register of Historic Places. However, we have no record in our files that the house and its associated outbuildings have ever been evaluated to determine if they are eligible for listing in the National Register. If you would like the Commission to make such an evaluation, the following additional information will need to be furnished in hard copy to us:

- Photographs of the interior of the house that show existing architectural features such as stair railings, window and door surrounds, doors, mantelpieces, etc.;
- Photographs of the interior of the barn; and
- Any historical information about the property including approximate construction dates of the buildings, and the function of the outbuildings.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Kirk F. Mohney
Director
Maine Historic Preservation Commission



February 8, 2017
16533

John Perry, Environmental Coordinator
Maine Department of Inland Fisheries & Wildlife
41 State House Station
284 State Street
Augusta, ME 04333-0041

Department of Inland Fisheries and Wildlife Review
1728 Washington Avenue
Portland, Maine

Dear Mr. Perry:

On behalf of our client, Bedrock Holdings LLC, we are currently in the process of filing a site plan application to the City of Portland. As part of this submittal, a review of the proposed site by the Maine Department of Inland Fisheries and Wildlife for any lands that support rare, threatened and endangered species, designated essential and significant wildlife habitats, and fisheries habitat is required.

The site is identified as Lot A3 on City of Portland Tax Map 351. The property is a parcel of approximately 2.37± acres located on the west side of Washington Avenue approximately 0.5 miles south of the intersection of Washington Avenue with Riverside Street. The site is currently a single family colonial farmhouse with barns and outbuildings. The proposed development will subdivide the parcel into 9 residential lots. The existing farmhouse will remain on lot 9; however the barns and outbuildings will be removed.

The coordinates for this project are as follows:

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Longitude:	70°17'50.46"W		Northing:	4840374
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For your reference, a copy of the USGS quadrangle and a plan depicting the proposed development have been enclosed. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at ghavu@sebagotechnics.com or on my direct line at (207) 200-2090. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Glissen Havu".

Glissen Havu, E.I.
Civil Engineer

GJH/Ilg
Enc.



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

February 23, 2017

Glissen Havu
Sebago Technics, Inc.
75 John Roberts Road, Suite 1A
South Portland, ME 04106-6963

RE: Information Request - 1728 Washington Avenue Development, Portland

Dear Glissen:

Per your request received February 10, 2017, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *1728 Washington Avenue Development Project* in Portland. For purposes of this review, we are assuming the project will include tree removal.

Our Department has not mapped any Essential or Significant Wildlife Habitats or fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bats

Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (*M. lucifugus*, State Endangered); northern long-eared bat (*M. septentrionalis*, State Endangered); and eastern small-footed bat (*M. leibii*, State Threatened). The five remaining bat species are listed as Special Concern: big brown bat (*Eptesicus fuscus*); red bat (*Lasiurus borealis*), hoary bat (*Lasiurus cinereus*), silver-haired bat (*Lasionycteris noctivagans*), and tri-colored bat (*Perimyotis subflavus*).

While a comprehensive statewide inventory for bats has not been completed, it is likely that several of these species occur within the project area during migration and/or the breeding season. We recommend that you contact the U.S. Fish and Wildlife Service--Maine Fish and Wildlife Complex (Wende Mahaney, 207-902-1569) for further guidance, as the northern long-eared bat is also listed as a Threatened Species under the Federal Endangered Species Act. Otherwise, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

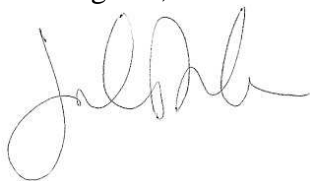
It is possible that some of these bat species could occupy the structure(s) in the project review area. Unless there is a threat to human health and safety, we recommend that construction or demolition work on bat-occupied portions of the structure not occur between June 1 and August 15, when young bats are still unable to fly and would likely die without parental care. For more information on preventing conflicts with bats, we recommend following the "Preventing Conflicts" guidelines found [here](#)¹. The

installation of a one-way exclusion device may be necessary to prevent re-entry of bats into the structure after July 31 (see bat exclusion recommendations in the above website link).

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

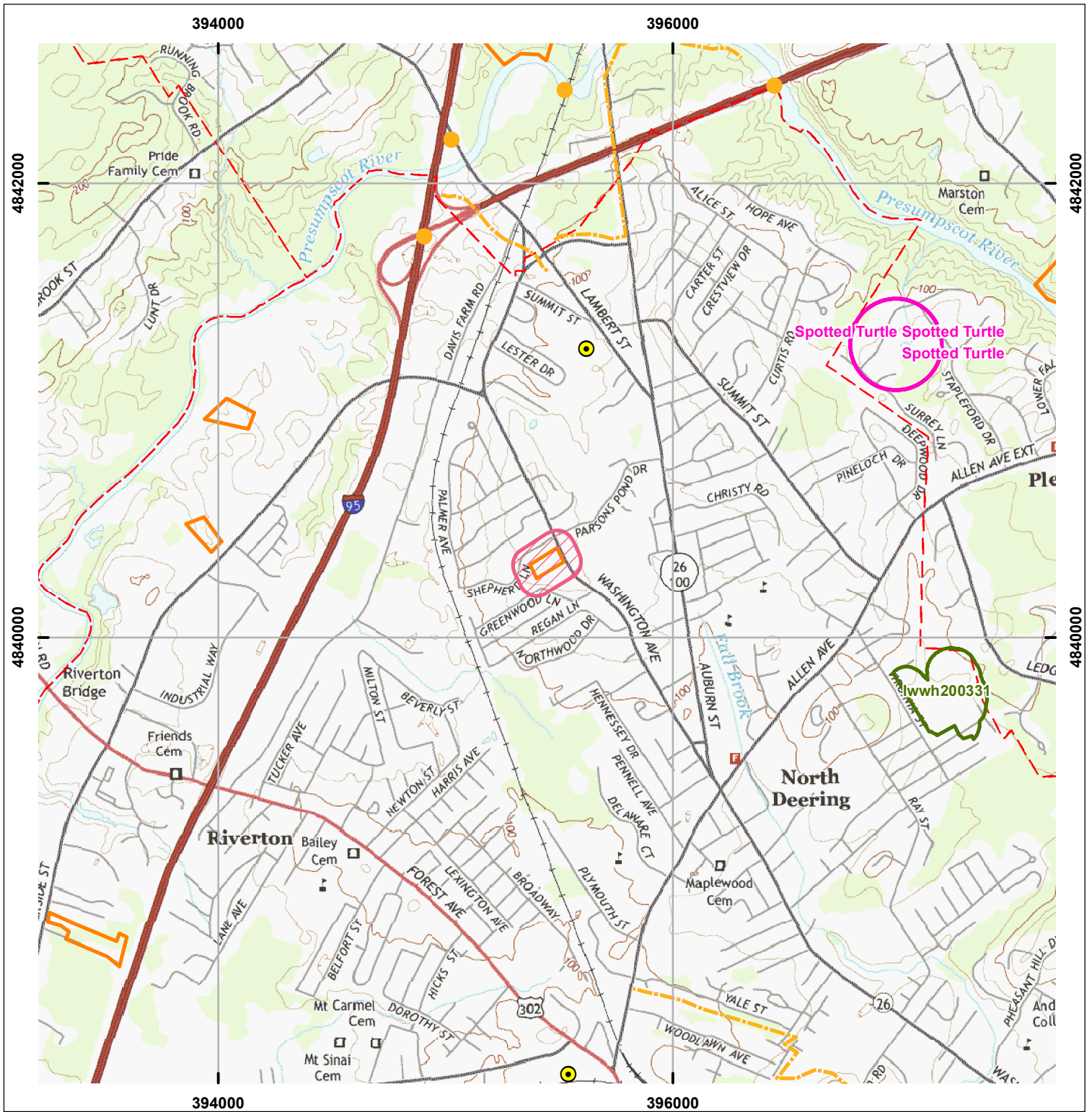
Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in black ink, appearing to read 'John Maclaine', written in a cursive style.

John Maclaine
Biologist

¹“Living with Wildlife: Bats.” Maine Department of Inland Fisheries and Wildlife.
https://www1.maine.gov/ifw/wildlife/human/lww_information/bats.html

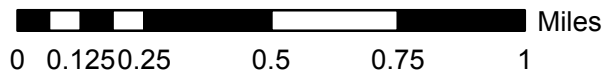


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Portland, 1728 Washington Ave development (Version 1)



Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 2/18/2017

