



# PORTLAND MAINE

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## Planning & Urban Development Department

Jeff Levine, AICP, Director

## Planning Division

Alexander Jaegerman, FAICP, Director

April 23<sup>rd</sup>, 2013

Kathy Alves, Director of Operations, Trades  
City of Portland, Recreation and Facilities Management  
389 Congress Street  
Portland, ME 04101

Project Name: **Riverside Golf Course Pro Shop, amendment to approved site plan #2012-432**  
Project ID: #2013-090  
Address: 1158 Riverside Street (in UI and e-plan as 910 Riverside Street)  
CBL: 357-A-1  
Applicant: Portland Department of Recreation and Facilities Management  
Planner: Jean Fraser

Dear Ms Alves:

On April 23, 2013 the Portland Planning authority approved the amended Level II Site Plan for the construction of a new Golf Course Pro Shop with a footprint of 1702 sq ft, along with demolition of the existing building and reconfiguration of the parking lot and pedestrian access at the Riverside Golf Course at 1158 Riverside Street. The original approval was for a new Pro Shop with a footprint of 777 sq ft (Project ID #2012-432) and retention of the existing building. The conditions included in the original approval have been revised and restated in this approval as some were partially addressed by the amended proposal.

The amended plan as shown on the application and plans submitted April 5, 2013 [Sheets C001 dated 3.28.13; C002-C004 dated 3.15.13; and building plans 001,001A, 002, 003] is approved in respect of the site plan standards with the following conditions:

## WAIVERS

### 1. BICYCLE PARKING

The Planning Authority, in accordance with Ordinance Section 14-526 (a) (4b) 1&2, has reduced the required number of bicycle parking spaces to 8, based on evidence submitted by the applicant that the proposed development is expected to generate reduced demand for bicycle parking.

### 2. PARKING AISLE WIDTH

The Planning Authority waives the Technical Standard, Section 1.14 to allow the parking aisle to be 42 feet wide to accommodate golf cart access to vehicles.

## SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. That the applicant shall submit a detailed Landscape Plan for review and approval by the City Arborist and Planning Authority prior to the issuance of a Certificate of Occupancy. The Landscape Plan shall incorporate: additional planting to meet the Site Plan standards for parking lot landscaping and street trees; details of all new planting (showing location, size and species); details of screening of all utility or other equipment that will be visible from Riverside Street; location and screening of any exterior waste receptacles; and measures (eg. rip rap and tree planting) to reduce erosion currently taking place where stormwater drains along the west side of the parking lot; and
2. That the applicant shall, prior to construction, schedule an on-site meeting with the City Arborist Jeff Tarling and the Development Review Coordinator Phil DiPierro, to confirm that measures are in place to protect existing trees and other retained vegetation; and
3. That the two 10'x 20' parking spaces near the crosswalk shall be revised to meet City standards and the extra width be allocated to the painted end island at the driveway entrance (it will expand from 7 feet to 9 feet); and
4. That the applicant shall submit copies of the sewer and water capacity letters prior to the issuance of a Certificate of Occupancy; and
5. That the applicant shall install 8 bicycle parking spaces as shown on approved Plan C001; and
6. That the number and location of exterior wall mounted site lighting and parking lot/walkway lighting shall meet the City's photometric standards as currently set out in Section 12 *Site Lighting Standards* in the City's Technical Manual (the submitted light specifications appear acceptable but final locations were not confirmed); and
7. That the applicant is advised (but not required) to install pavement markings to discourage parking where the cart path enters the parking lot (for end of parking lot) to ensure that the path is not blocked by parked vehicles; and
8. That any new or relocated sign requires a separate permit through the Inspections Division; and
9. That the sidewalk, as shown on the "Proposed Sidewalk Construction and Pavement Marking Plan" dated 3.28.2013, shall be constructed and open/safe for public use on or before June 30, 2013.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

## STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed, constructed and maintained as depicted on the site plan (including the Landscape Plan required in condition #1), as described in the written submission of the applicant, and to meet all conditions of approval. All conditions of approval (except #2) shall be met prior to the issuance of a Certificate of Occupancy. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
5. **As-Built Final Plans** Final sets of as-built plans, including all plans approved and constructed to comply with the conditions of this approval letter, shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Alexander Jaegerman, FAICP  
Planning Division Director

CCs:

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services

Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department

Approval Letter File

PROJECT NAME: REVERSIDE SOUTH GOLF COURSE

PROPOSED DEVELOPMENT ADDRESS:

1010 REVERSIDE ST PTLD, ME 04103

PROJECT DESCRIPTION:

THIS PROJECT ENTAILS A 797 SQ FT PROSHOP AND 536 SQ FT MEETING SPACE

CHART/BLOCK/LOT: 360 A-2 PRELIMINARY PLAN \_\_\_\_\_ (date)  
351-A-2 FINAL PLAN \_\_\_\_\_ (date)

CONTACT INFORMATION:

<b>Applicant – must be owner, Lessee or Buyer</b> Name: <u>CITY OF PORTLAND</u> Business Name, if applicable: <u>FACILITIES</u> Address: <u>389 CONGRESS ST</u> City/State : <u>PTLD, ME</u> Zip Code: <u>04101</u>	<b>Applicant Contact Information</b> Work # <u>874-8893</u> Home# Cell # <u>233-8523</u> Fax# <u>874-8423</u> e-mail: <u>KRA@REVERSIDEME.GOV</u>
<b>Owner – (if different from Applicant)</b> Name: Address: City/State : Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell # Fax# e-mail:
<b>Agent/ Representative</b> Name: <u>KATHY ALVES</u> Address: <u>65 HANOVER ST</u> City/State : <u>PORTLAND, ME</u> Zip Code: <u>04101</u>	<b>Agent/Representative Contact information</b> Work # Cell # <u>SEE ABOVE</u> e-mail:
<b>Billing Information</b> Name: Address: City/State : Zip Code:	<b>Billing Information</b> Work # Cell # Fax# e-mail:



## APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:


1. **Seven (7) full size site plans** that must be **folded**.
2. Seven (7) copies of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. One (1) set of plans reduced to 11 x 17.

### Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

<b>Signature of Applicant:</b> 	<b>Date:</b> 3/29/13
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rec'd  
4-5-13  
PJ

# PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	9,932,000 sq. ft.
Proposed Total Disturbed Area of the Site	2,800 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
<b>IMPERVIOUS SURFACE AREA</b>	
• Proposed Total Paved Area	33,978 sq. ft.
• Existing Total Impervious Area	5032 sq. ft.
• Proposed Total Impervious Area	4467 sq. ft.
• Proposed Total Impervious Area	— sq. ft.
• Proposed Impervious Net Change	DECREASE 565 sq. ft.
<i>*SEE ATTACHED SHEET FROM WOODARD &amp; CURRAN</i>	
<b>BUILDING AREA</b>	
• Proposed Building Footprint	1702 sq. ft.
• Proposed Building Footprint Net change	1026 sq. ft.
• Existing Total Building Floor Area	676 sq. ft.
• Proposed Total Building Floor Area	1334 sq. ft.
• Proposed Building Floor Area Net Change	658 sq. ft.
• New Building	(yes or no)
<b>ZONING</b>	
• Existing	RECREATION / OPEN SPACE
• Proposed, if applicable	
<b>LAND USE</b>	
• Existing	GOLF COURSE
• Proposed	GOLF COURSE
<b>RESIDENTIAL, IF APPLICABLE</b>	
• Proposed Number of Affordable Housing Units	
• Proposed Number of Residential Units to be Demolished	
• Existing Number of Residential Units	
• Proposed Number of Residential Units	
• Subdivision, Proposed Number of Lots	
<b>PARKING SPACES</b>	
• Existing Number of Parking Spaces	68
• Proposed Number of Parking Spaces	70
• Number of Handicapped Parking Spaces	2
• Proposed Total Parking Spaces	72
<b>BICYCLE PARKING SPACES</b>	
• Existing Number of Bicycle Parking Spaces	0
• Existing Number of Bicycle Parking Spaces	0
• Proposed Number of Bicycle Parking Spaces	10
• Total Bicycle Parking Spaces	10
<b>ESTIMATED COST OF PROJECT</b>	125,000.00

SEE PLAN FIGURES #1, 2, 3



41 HUTCHINS DRIVE  
PORTLAND, MAINE 04102  
TEL. (207) 774-2112  
FAX (207) 774-6635

CLIENT Riverside Pro shop Areas  
PROJECT Net Impervious Areas  
DESIGNED BY Denise Cameron DATE 3/14/13  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_ SHEET NO. 1 OF 1

### EXISTING IMPERVIOUS AREAS

EXISTING BLDG & CONCRETE PAD	= 885 Sq FT
EXISTING BITUMINOUS AREAS	= 1101 Sq FT COMBO FIGURE #143
EXISTING COMPACTED GRAVEL	= 3046 Sq FT
TOTAL EXISTING IMPERVIOUS	<u>5032 Sq FT</u>

### PROPOSED IMPERVIOUS AREAS

BUILDING	= 1334 Sq FT
PORCH	= 368 Sq FT
CONCRETE PAD	= 120 Sq FT
GRAVEL & BITUMINOUS	= 2645 Sq FT
TOTAL PROPOSED IMPERVIOUS	<u>4467 Sq FT</u>

### TOTAL IMPERVIOUS CALCULATIONS

EXISTING	= 5032 Sq FT
PROPOSED	= 4467 Sq FT
NET DECREASE	= -565 Sq FT



Level 11 Preliminary Site Plan Amendments

4/1/13

To: Planning

From: City Of Portland (Facilities Dept)

Re: Project # 2012-432

Enclosed please find amendments that are being requested due to the relocation of the Pro Shop. The redesign was prepared by Scott Simonds Architects through Woodard Curran. Amendments being requested are as follows:

1. Construct building in location of existing structure.
2. Increase sq ft from 777 to 1702. (includes 8'X46' porch)

Using this design has significantly reduced the total amount of excavation that needs to occur. The amount of impervious area has been reduced slightly. The new parking lot layout has increased from 68 to 72 spaces, this includes 2 van accessible spaces as well.

Original Site Plan Review Conditions 1-8 will be addressed as follows:

1. New landscape plan will be provided by city arborist.
2. The condenser unit has been removed from the project.
3. Attached is a proposed WPLED-9 fixture that would replace the existing fixture located on the utility pole. Also attached are cut sheets for exterior fixtures to be mounted on the building. \*Note- WRAP9 KIM fixture is the same fixture used on the Bayside Trail. All proposed lighting is a standard we use on most city properties.
4. Myself and Captain Pirone met and discussed this item. The sq ft increase falls below the NFPA code to require fire protection. There are 2 fire hydrants located within this area. One at 315' the other at 600'. See attached sheet from the Portland Water District.
5. Myself and Frank Brancley met on this matter as well. Due to failure of the septic system at some point records are not available. Water was used minimally and un metered. These issues are being addressed in the project.
6. The septic system was removed by the city in the fall of 2012.
7. No signage will be added as part of this project. Recreation will apply for permits once they have a design and plan.
8. The sidewalk I've been told will be done in the next 60 days by Public Services.

Project progress as of 4/1/13:

Demo Permit issued on 3/12/13- Existing building has been removed.

Trench opening permit issued on 3/25/13- Trench has been opened, conduits have been installed.

Unitil Application Approved on 3/29/13: City staff met on site with Unitil on 4/1/13 to discuss gas tap. This is all set and will happen on 4/3/13.

Portland Water District Approval 3/29/13- Application was submitted and approved for water tap location. Fees have been paid.

Foundation permit request has been submitted as of 4/1/13. Building permit request will be submitted on Monday 4/8/13.

Street opening application has been submitted for Unitils work on 4/3/13.

An onsite meeting was held with Phil DiPierro on 4/1/13. Phil had a few minor request that we resolved on this day.



# PORTLAND MAINE

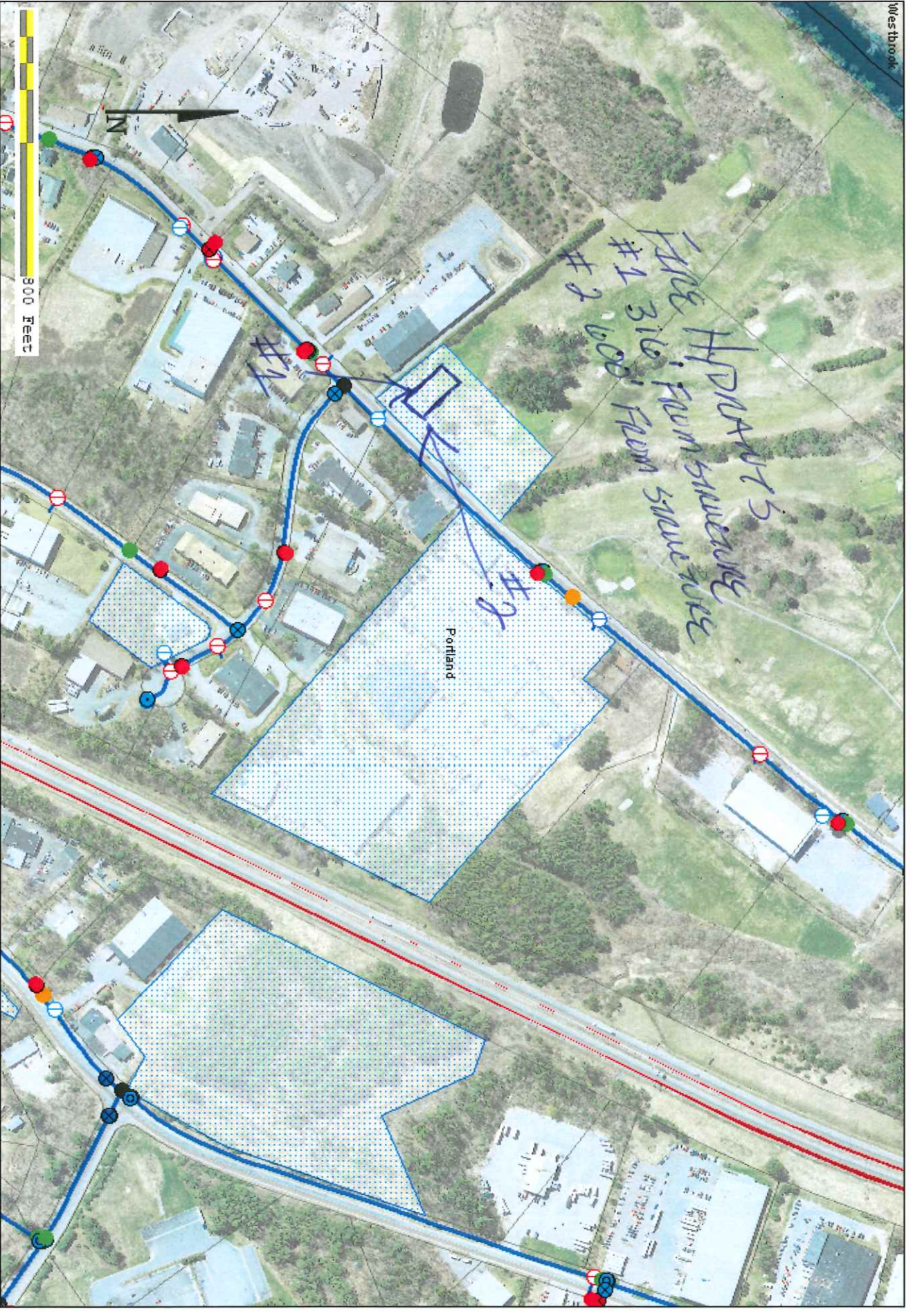
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4/1/13

**Please review proposed amendments to project # 2012-432 Riverside So Golf Course**

**Fire Dept Check List Review Sheet items 1-10:**

1. **City of Portland 389 Congress St Portland, Me Facilities Dept 874-8895**
2. **Scott Simonds 75 York St Portland, Me 772-4656**
3. **Mercantile Space**
4. **1334 Sq Ft Single Story Structure**
5. **See Attached Plans**
6. **N/A as discussed between Chris Pirone and Kathy Alves on 4/1/13.**
7. **See attached drawing per Portland Water District.**
8. **6" Main into property for irrigation, 1" Domestic line with a 1" meter in building.**
9. **See Drawing 001. 2 Access points have been provided.**
10. **Code summary review was done on 4/1/13.**



# 1158 Riverside Street

Amendment to Wastewater Capacity Application

4/1/13

Planning Project#: 2012-432

To: Planning/ Sewer Division

Re: 1010 Riverside St (Riverside Golf Course South)

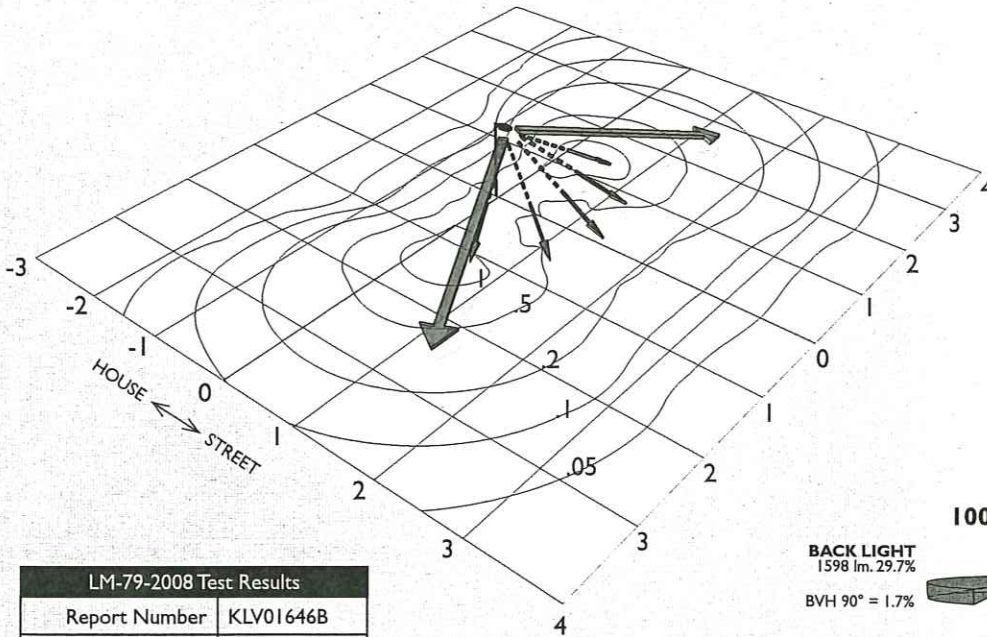
Prior consumption was not available due to the fact that a septic system was in place originally. The septic system failed sometime ago, water usage was not being metered at the time, therefore consumption records are not available.

The new design calls for a forced main to be put in place. A new 1" meter will monitor water flow for domestic use. GPD calculations are based on 75 persons a day @ 12 gallons each per Mr. Brancley.

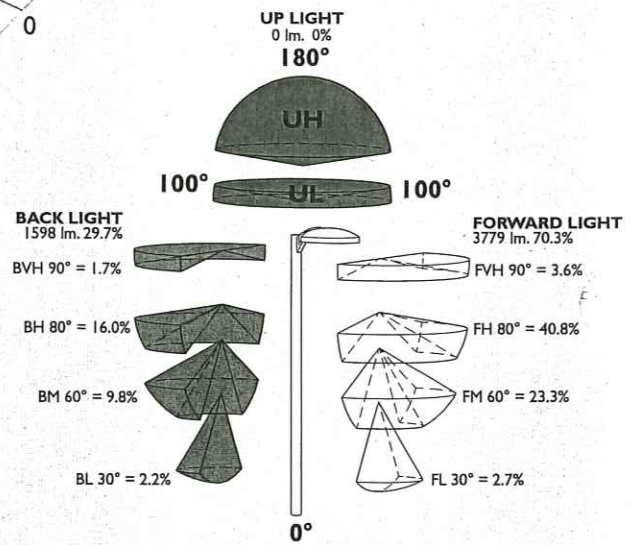
See attached sheets COO2/COO3 for design.



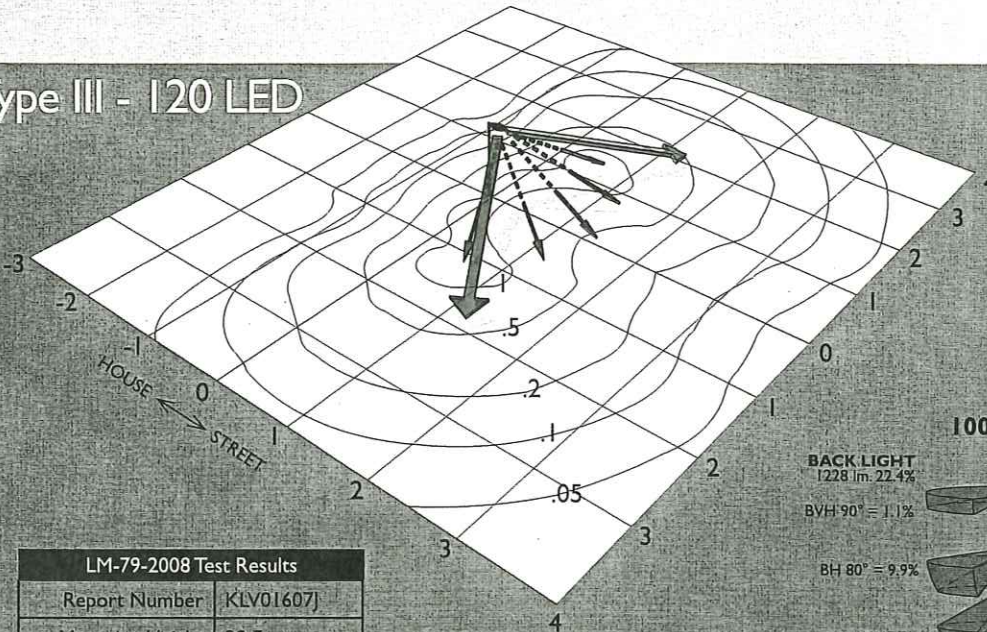
# Large WARP9 LED Photometry



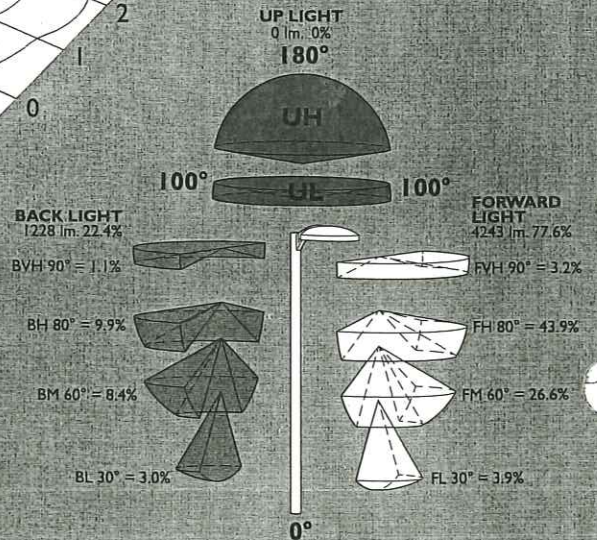
LM-79-2008 Test Results	
Report Number	KLV01646B
Mounting Height	20 Feet
Light Dist. Type	Type II
Total Flux	5377 Lm.
System Watts	175W



## Type III - 120 LED



LM-79-2008 Test Results	
Report Number	KLV01607J
Mounting Height	20 Feet
Light Dist. Type	Type III
Total Flux	5471 Lm.
System Watts	175W

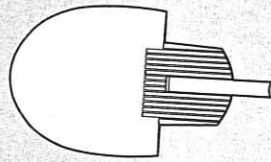


# Small Specs

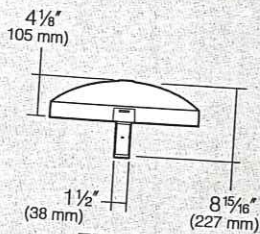
# Large Specs

**WP9SE**

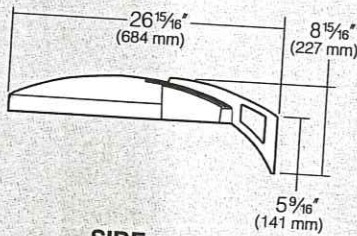
Small LED  
60 LEDs  
EPA: .52  
Maximum Weight:  
17 lbs.  
Maximum System  
Watts = 88 W



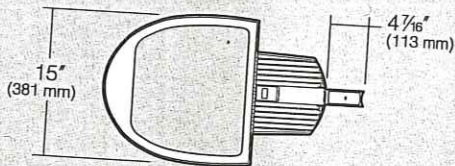
TOP



FRONT



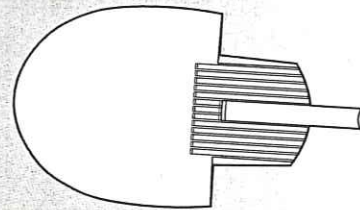
SIDE



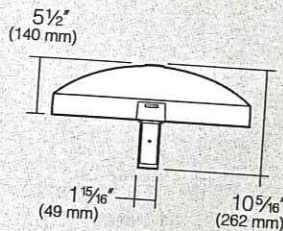
BOTTOM

**WP9LE**

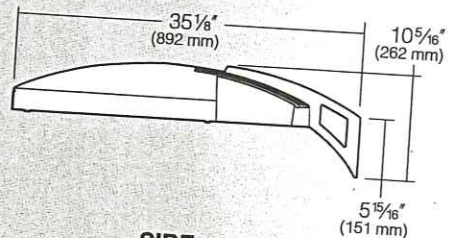
Large LED  
120 LEDs  
EPA: .95  
Maximum Weight:  
35 lbs.  
Maximum System  
Watts = 175 W



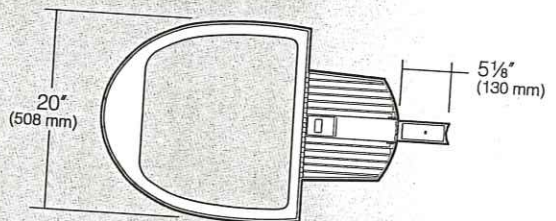
TOP



FRONT



SIDE



BOTTOM

## Specifications

**HOUSING:** One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling ribs over the electrical compartment. Solid barrier wall separates optical and electrical compartments. A single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber. A one-piece extruded and vulcanized silicone gasket seals the housing against the lens surface.

**ELECTRONIC DRIVER MODULE:** One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling ribs over exposed bottom surface. Integral hinges and slide latch with stainless steel hardware provides no-tool mounting and removal from housing. All electronic components are UL and CSA recognized and mounted directly to the driver tray for maximum heat dissipation.

**LENS:** Clear 3/16" thick tempered glass lens retained by a stainless steel piano hinge and a single die-cast aluminum cam-latch. The edges are camouflaged to conceal the outer portion of the housing.

**OPTICAL MODULE:** Precision injection molded, high specular reflectors are positioned to achieve directional control toward desired task. Secondary high specular reflector 95% Miro4 panels surround the module to redirect light downward. No fasteners are placed on the reflective surface. The entire assembly fastens to the housing as a one-piece module and features wiring quick-connects for easy upgrading.

**SUPPORT ARM:** Heavy cast, low copper alloy aluminum with stainless steel mounting bolts. A pole reinforcing plate is provided with wire strain relief. Arm is circular cut for specified round pole.

**FINISH:** Super TGIC thermoset polyester powder coat paint, 25 mil nominal thickness applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance, rating. Standard colors are: Black, Dark Bronze, Stealth Gray™, Platinum Silver or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

### Listings and Ratings

UL cUL I398	CE	IP66	25°C Ambient
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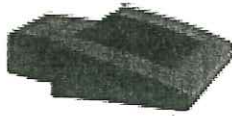
Kim Lighting reserves the right to change specifications without notice.



CUT SHEET #2

**RAB**  
LIGHTING

**WPLED26/PC**



JOB NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

TYPE: \_\_\_\_\_

**DESCRIPTION**

LED 26 Watt Wallpacks

**SPECIFICATIONS**

**Ambient Temperature**

Suitable for use in 40C ambient temperatures.

**California Title 24**

WPLED complies with California Title 24 building and electrical codes.

**Cold Weather Starting**

The minimum starting temperature is -40°C

**Color Accuracy**

66 CRI

**Color Stability**

RAB LED products significantly exceed Energy Star Requirements for Chromatic Stability during LM-80 Testing.

**Color Temperature (Nominal CCT)**

5169 K (Daylight)

**Color Uniformity**

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

**Country of Origin**

Designed by RAB in New Jersey and assembled in Taiwan

**Dark Sky Approved**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**Equivalency**

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

**Finish**

Chip and fade resistant polyester powder coat finish.

**Fixture Efficacy**

61 Lumens per Watt

**For use on LEED Buildings**

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

**GSA Schedule**

This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4

**Green Technology**

RAB LEDs are Mercury, Arsenic and UV free.

**HID Replacement Range**

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

**Heatsink**

Cast aluminum thermal management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

**LED Light Engine**

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6 KV Surge Protection, 100V-277V, 50-60 Hz, 100-240V .4 Amps

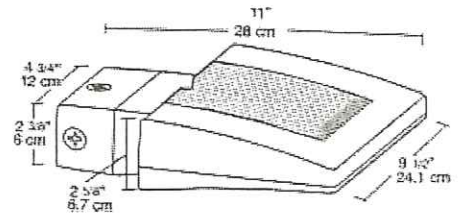
**Patents**

The WPLED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Trade Agreements Act Compliant**

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

**DIMENSIONS**



**ORDERING INFORMATION**

LED	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps				Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
					120V	208V	240V	277V				
Lamp supplied with fixture	26	LED	Thermal	Constant Current	.4 A/.4 A	.4 A/.4 A	.4 A/.4 A	.4 A/.4 A	30.2	N/A	1816	50000
Factory Installed Options			Photocontrol for 277V (PC2)									
Add suffix to Catalog Number			nk									

Note: Specifications may change without notice

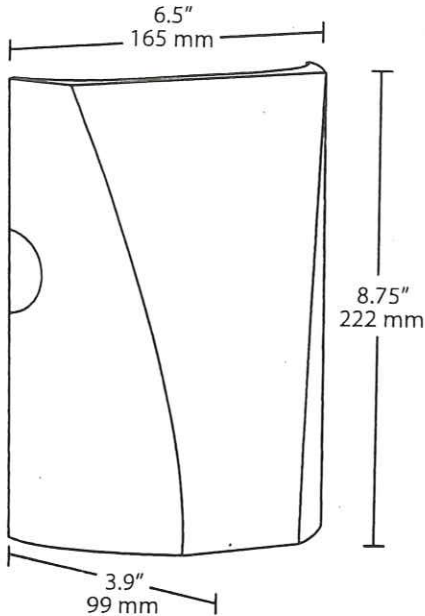
**RAB Lighting, Inc.** • 170 Ludlow Ave • Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com  
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Cut SHEET #3

# SLIM™ LED WALLPACK

Dimensions

**Weight:**  
4.5 lbs.



## Catalog Numbers

SLIM12	12 Watts, Bronze, Cool Light
SLIM12W	12 Watts, White, Cool Light
SLIM12N	12 Watts, Bronze, Neutral Light
SLIM12NW	12 Watts, White, Neutral Light
SLIM12Y	12 Watts, Bronze, Warm Light
SLIM12YW	12 Watts, White, Warm Light

SLIM18	18 Watts, Bronze, Cool Light
SLIM18W	18 Watts, White, Cool Light
SLIM18N	18 Watts, Bronze, Neutral Light
SLIM18NW	18 Watts, White, Neutral Light
SLIM18Y	18 Watts, Bronze, Warm Light
SLIM18YW	18 Watts, White, Warm Light

SLIM26	26 Watts, Bronze, Cool Light
SLIM26W	26 Watts, White, Cool Light
SLIM26N	26 Watts, Bronze, Neutral Light
SLIM26NW	26 Watts, White, Neutral Light
SLIM26Y	26 Watts, Bronze, Warm Light
SLIM26YW	26 Watts, White, Warm Light

## Specifications

**UL Listing:** Suitable for wet locations. Suitable for mounting within 4' of the ground.

**LED:** Multi-chip, long-life LED

**Lifespan:** 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**12W Driver:** Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC: 0.3 - 0.15 Amps, 277VAC: 0.15 Amps, THD<20%, Power Factor: 99%

**18W Driver:** Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 500mA, 100-240VAC: 0.3 - 0.15 Amps, 277VAC: 0.15 Amps, THD<20%, Power Factor: 99%

**26W Driver:** Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC: 0.4 Amps, THD≤20%, Power Factor: 99%

**Cold Weather Starting:** Minimum starting temperature is -40°F / -40°C

**Ambient Temperature:** Suitable for 40°C (104°F) ambient temperatures

**Thermal Management:** Superior heat sinking with internal Air-Flow fins

**Housing:** Precision die-cast aluminum housing

**Mounting:** Heavy-duty mounting bracket with hinged housing for easy installation

**Lens:** Tempered glass

**Reflector:** Specular thermoplastic

**Gaskets:** High-temperature silicone

**Finish:** Chip and fade resistant polyester powder coat finish

**Color Stability:** RAB LED performance exceeds industry standards for chromatic stability

**Color Uniformity:** RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

**Green Technology:** Mercury and UV free, and RoHS compliant

**IESNA LM-79 & LM-80 Testing:** RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

**Patents:** The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

\*Values shown for cool temperature. Visit [rabweb.com](http://rabweb.com) for neutral and warm.



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# SLIM™

## LED WALLPACK

### Easy installation



The universal junction box has knockouts to match every surface and recessed box we could find, or just screw it directly to the wall.

Electrical wiring is a dream with conduit entry from the back, sides and top.

A helpful third-hand rest for the fixture helps you finish your electrical connections safely and conveniently.

Integrated bubble level ensures every SLIM is installed plumb and true without any guesswork.

When you're ready to button it up, the guide-right screw simplifies the process and makes installation a snap.

- Full Cutoff, Fully Shielded LED Wallpack
- Available in 12, 18 and 26 Watt Models
- 100,000-Hour LED Life

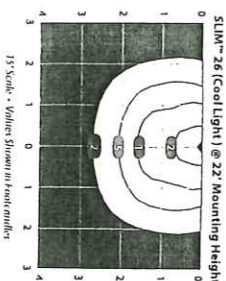
- DesignLights Consortium Qualification Pending
- Can be Used as Downlight or Uplight
- 5-Year Warranty

## SLIM™ 26

REPLACES 175W MH / Mounting Height up to 22 ft.

Input Watts @ 120V	31.4
Output Lumens	2648
Lumens per Watt	84
Color Accuracy (CRI)	68
Correlated Color Temp. (Nominal CCT)	5100K

Values shown for cool temperature. Visit [raibweb.com](http://raibweb.com) for neutral and warm.

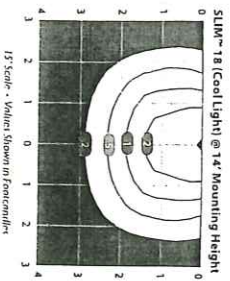


## SLIM™ 18

REPLACES 100W MH / Mounting Height up to 14 ft.

Input Watts @ 120V	20.9
Output Lumens	1909
Lumens per Watt	91
Color Accuracy (CRI)	69
Correlated Color Temp. (Nominal CCT)	5100K

Values shown for cool temperature. Visit [raibweb.com](http://raibweb.com) for neutral and warm.

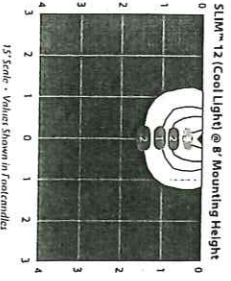


## SLIM™ 12

REPLACES 75W MH / Mounting Height up to 8 ft.

Input Watts @ 120V	14.5
Output Lumens	1401
Lumens per Watt	97
Color Accuracy (CRI)	69
Correlated Color Temp. (Nominal CCT)	5100K

Values shown for cool temperature. Visit [raibweb.com](http://raibweb.com) for neutral and warm.



Cut SHEET #4

**RAB**  
LIGHTING  
**WPLEDC52**



JOB NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TYPE: \_\_\_\_\_

**DESCRIPTION**

LED 52 Watt Wallpacks

**SPECIFICATIONS**

**Color Temperature (Nominal CCT)**

5000k

**Fixture Efficacy**

57 Lumens per Watt

**Surge Protection**

6 KV

**Color Accuracy**

67 CRI

**Heatsink**

Cast aluminum thermal management system for optimal heat sinking. The WPLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

**Finish**

Chip and fade resistant polyester powder coat finish.

**Country of Origin**

Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

**Mounting**

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

**Arm**

Die-cast aluminum with wiring access plate.

**LEDs**

Four (4) multi-chip, 13W high-output, long-life LEDs

**Gaskets**

High temperature silicone.

**Reflector**

Hydroformed aluminum designed for maximum efficiency.

**Housing**

Precision die cast aluminum housing, lens frame.

**Warranty**

RAB LED fixtures give you peace of mind because both the fixture and light engine components are backed by RAB's 5 Year Warranty. For more information,

**IESNA LM-79 & IESNA LM-80 Testing**

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

**Color Stability**

RAB LEDs exceed industry standards for chromatic stability.

**Color Uniformity**

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

**Ambient Temperature**

Suitable for use in 40C ambient temperatures.

**UL Listing**

Suitable for wet locations as a downlight.

**Patents**

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Replacement**

The WPLED52 replaces 250W HID Wallpacks.

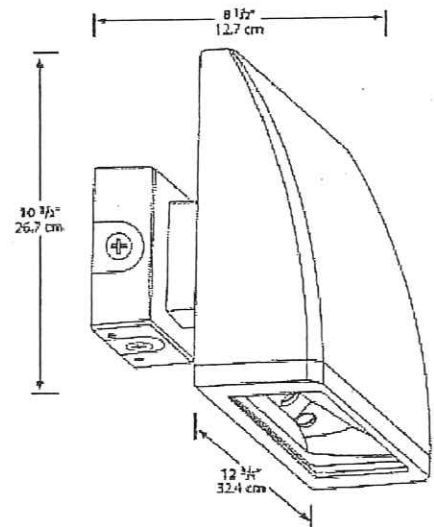
**Cold Weather Starting**

The minimum starting temperature is -40F/-40C

**California Title 24**

WPLED complies with California Title 24 building and electrical codes.

**DIMENSIONS**



**ORDERING INFORMATION**

LED Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps				Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
					120V	208V	240V	277V				
52	LED	Therm	al	Constant Current	.8 A/.8 A	.8 A/.8 A	.8 A/.8 A	.8 A/.8 A	60.0	N/A	3434	50000

**Factory Installed Options**  
Add suffix to Catalog Number

Photocontrol for 277V (PC2)  
nk  
*REVISION*

Photocontrol for 120V (IPC)

Note: Specifications may change without notice

Date : 22 Nov 2011  
 Title : City of Portland  
 Desc : 7.5 Degree Cutoff Wallpack

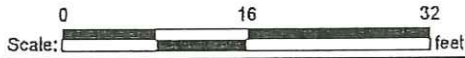
**Luminaire** *WPLEDC52*

IES Filename ITL68564.IES

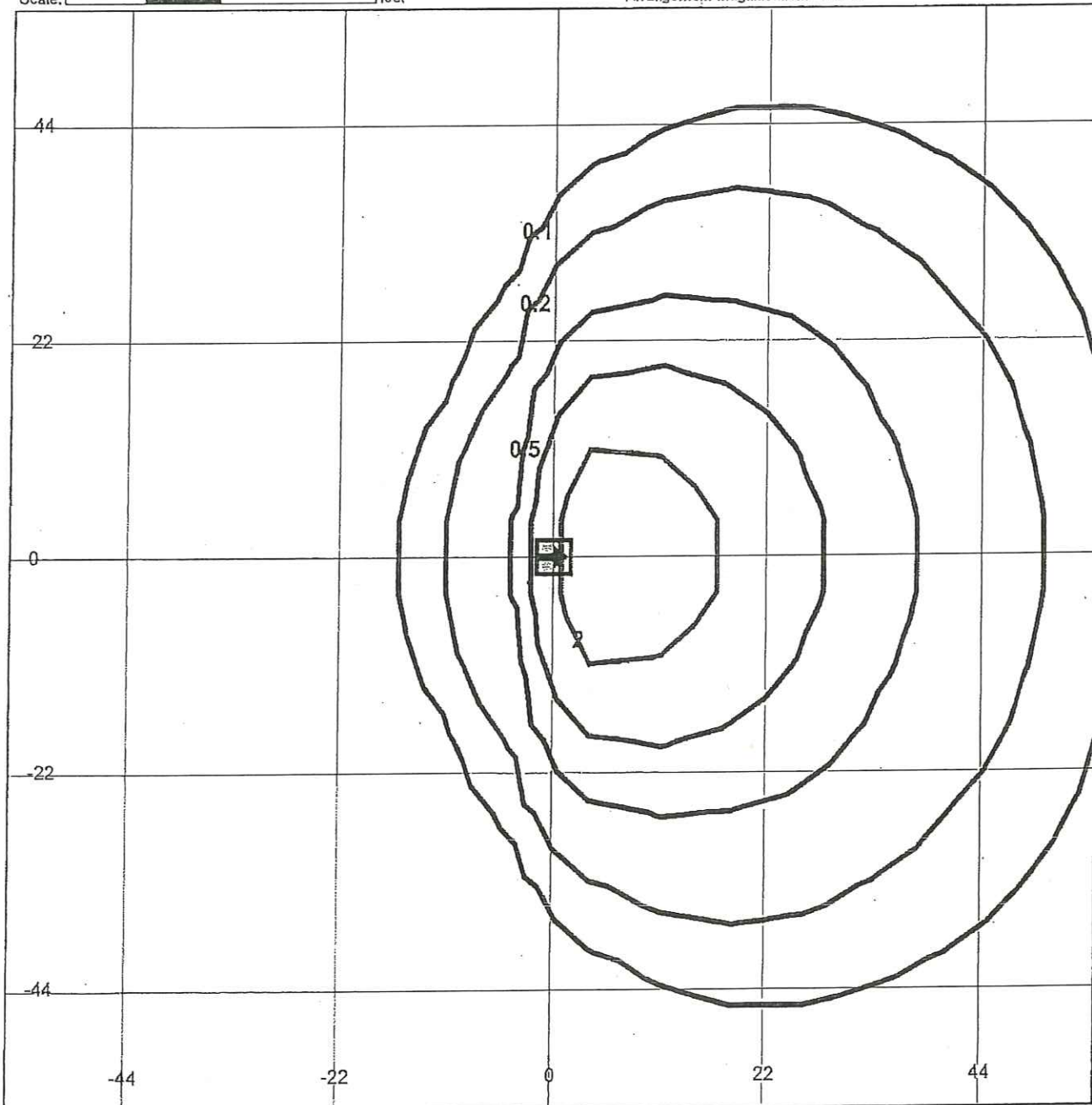
Description : WPLED52 / ALED52 - 7.5-DEGREE TILT  
 CAST FINNED METAL HOUSING, FOUR CIRCUIT  
 BOARDS EACH WITH  
 FOUR WHITE MULTI-CHIP LIGHT EMITTING

For : Kathy Alves  
 By : Stephen Russell

Light Loss Factor : 1.00  
 Number of Lamps : 4  
 Lamp Lumens : -1 lms  
 Luminaire Watts : 60 W



Arrangement Magnification: 100 %



## Jean Fraser - Fwd: Re: APP LTR amends to Golf Pro Shop, Riverside Street

---

**From:** Jean Fraser  
**To:** Alves, Kathy  
**Date:** 5/20/2013 3:58 PM  
**Subject:** Fwd: Re: APP LTR amends to Golf Pro Shop, Riverside Street

---

Kathy

I suspect that Jeff Tarling will have difficulty helping you with a Landscape Plan as per condition 1.

I have forwarded the e-mail below as it should help re the trees; could these 3 trees please be incorporated?

The Unitel stuff in the front as well as near the building should be screened; I have not had time to go out there recently so maybe this has already addressed. I know Jeff spoke to Unitel but I am not sure it needs to involve them (or if it does, where its got to).

thanks  
Jean

>>> Jeff Tarling 4/25/2013 8:07 AM >>>  
Jean -

After reviewing the Riverside Golf Course project I recommend planting three shade trees along the parking lot edge.

These trees are to be spaced out about 35' apart and can be either Red Maple or River Birch. Public Services Construction crew also agreed to install rip-rap stone, 6" size, in the two drainage swails where it leaves the parking lot.

I plan to check with UNITEL about the screening options for the gas main riser near the property line and Riverside Street.

Thanks,

Jeff

## Jean Fraser - Riverside South Project

---

**From:** Jeff Tarling  
**To:** Jean Fraser  
**Date:** 4/23/2013 8:18 AM  
**Subject:** Riverside South Project  
**CC:** Philip DiPierro

---

Hi Jean -

The Riverside Golf Course project should include a landscape plan, that includes additional parking lot tree planting to meet the site plan standard for parking lots. Existing trees should be protected during construction.

In addition the project should incorporate improving the parking lot runoff by installing rip-rap and tree planting to protect the existing drainage course. These improvements are meant to filter the sheet flow from the parking lot to the existing stream / drainage way and to reduce potential for erosion.

The screening of waste receptacles or dumpsters should also be included to meet city standards, if applicable.

I am willing to meet with the project team to out line the tree planting locations and specifications.

Thanks,

Jeff Tarling

Known as 1158 Riverside St -  
 in U1 + eplan as 910 " but  
 this is entire transfer station

4.12.13 to J. Daigle  
 only public commentor on  
 originally approved site plan

### LEVEL II SITE PLAN DEVELOPMENT REVIEW

**PROJECT:** Amendments re the shop at Golf course **Application #:** 2013-090 **Date of Public Notice:** \_\_\_\_\_  
**Review Date:** 4.22.2013 **Current Status:** approved subject to conditions

Review item	Status	Who signed off on this
Evidence of Right, Title & Interest	as per approved site plan	✓
Submitted all as in 14-527	yes - complete on 4.5.13.	✓
Additional info provided as requested:	yes - re Calcs. for net Change in impervious surfaces + lightning	✓
Sidewalks/Curbing	Condition - DPS to do.	[add cond]
Transportation, access and parking layout	OK - 2 minor points	TE - 4.11.13 2 conditions
Bicycle parking	provided to <del>be agreed</del> in data - 8 in plan.	? need 8 as per original approval
Public Transit, TDM and Trans. contributions	not applicable.	
Stormwater Management	Net decrease imp surface 565 sq ft. - redev. So no stormwater measures req'd except address erosion.	
Snow Storage/Snow Removal Plan	not req'd as parking lot much less used in winter	
Other engineering issues	—	DPS signed off 4.17.13 (D.M.-P)
Zoning	OK	MS signed off 4.8.13
Fire Department	OK	Chris Pione of Fire Dept signed off 4.7.13
Design and materials	Small building designed by Scott Simon; Janet Daigle questioned location/orientation of porch but not a site plan issue + she has talked w/ applicant	
Preservation of Significant natural features		
Landscape Preservation and Site Landscaping incl Screening	Condition as per previous approval to be applied as City Arbust to dev/install.	
Street trees	2 shown, may need more	per land plan
Lighting	Specs + photometrics provided but not location of wall mounted ones - nearby + lighting contours (for each) meet Stds.	no sensitiveness
Letter of financial capability		
Capacity letter water	} no different from approved Project	
Capacity letter sewer		
Waste management	not shown - cond. re future need.	
Other issues		

Conditions: {  
 Landscape  
 TE - 2  
 erosion  
 lighting  
 2 bicycle parking spaces  
 rubbish etc.



## **TRANSPORTATION STANDARDS:**

1. Impact on Surrounding Street Systems
  - i. Safety and Congestion
2. Access and Circulation
  - i. Site Access and Circulation
  - ii. Loading and Servicing
  - iii. Sidewalks
  - iv. Public Transit Access
    - i. waiver
3. Parking
  - i. Location & Required # of Vehicle Parking Spaces
- ii. Location & Required # of Bicycle Parking Spaces
  - i. Waiver
- iii. Motorcycle and Scooter Parking
- iv. Snow Storage
4. Transportation Demand Management (TDM)
  - i. Major development in B-7 zone or otherwise required
  - ii. TDM Standards

## **ENVIRONMENTAL QUALITY STANDARDS:**

1. Preservation of Significant Natural Features
  - a. Significant natural features
  - b. Habitat Connectivity
    - i. Waiver provision
- ii. Parking Lot Landscaping (2 trees or 1 tree & 3 shrubs/5spaces)
- iii. Street Trees – all development
  1. Waiver
2. Landscaping & Landscape Preservation
  - a. Landscape Preservation
    - i. Limit Disturbance
    - ii. Preserve 30% in setbacks
    - iii. Protection during Construction
      1. Waiver
  - b. Site Landscaping
    - i. Landscaped Buffers (screening, understory planting 6 shrubs/45ft, I and B zones, Buffer
3. Water Quality/ Stormwater Management/Erosion Control
  - a. General requirements – All Development
  - b. Basic, General and Flooding Standards
  - c. Urban Impaired Stream Watersheds
  - d. Single and two family homes
  - e. Groundwater protection
  - f. Sanitary sewage disposal

## **PUBLIC INFRASTRUCTURE AND COMMUNITY SAFETY STANDARDS:**

1. Consistency with Related Master Plans
  - a. Consistency w/ Council Approved Master Plans
  - b. Continuance of off-premises infrastructure
2. Public Safety & Fire Prevention
  - a. CEPTD
  - b. Emergency Access
3. Availability and Adequate Capacity of Public Utilities
  - a. Infrastructure Capacity
  - b. Underground electrical service
  - c. New or Utility Upgrades
  - d. Sanitary collection and treatment
  - e. Trash and Recycling
- c. Fire Prevention

## **SITE DESIGN STANDARDS:**

1. Massing, Ventilation and Wind Impact
  - a. Bulk, location or height
  - b. Shadows
  - c. Snow and Ice Loading
  - d. View corridors
2. Historic Resources
  - a. Developments affecting designated landmarks or within designated historic districts or historic landscape districts
  - b. Development adjacent to designated landmarks, historic districts or historic landscape districts
  - c. Preservation &/or Documentation of Archaeological Resources
    1. Waiver Criteria
3. Exterior Lighting
  - a. Site Lighting
  - b. Architectural and Specialty Lighting
  - c. Up-lighting
  - d. Street Lighting
4. Noise and Vibration
  - a. Zoning- Based Requirements
  - b. HVAC and Mechanical Equipment
5. Signage and Wayfinding
  - a. General Provision
  - b. Historic Preservation
  - c. Commercial Signage and Directional Traffic Signage
    1. Waiver Criteria
6. Zoning-Based Design Standards
  - a. B3, B5, B5-b, B7, B6, EWPZ, RP Zone, B1, B1-b, B2, B2-b Zones, USM Overlay Zone
  - b. Residential Developments
1. Residential Development in the following districts: PRUDS in the R3, R5 and R5a zones; Multiple family and multiplex developments in the R5 zone; Small residential lot development of single family homes in the R5 zone; Multiple family and multiplex development in the R6 zone on lots of 10,000 square feet or less.
2. Residential Development of the following types: Manufactured housing parks; Two-family and multiple family housing not already specified above; Special needs independent living units; Lodging houses; Bed and breakfasts; Emergency Shelters.

**From:** Marge Schmuckal  
**To:** Jean Fraser; Tammy Munson  
**CC:** Philip DiPierro  
**Date:** 4/8/2013 3:41 PM  
**Subject:** Re: LETTER e: Fwd: Amended Golf Pro Shop Project # 2012-432

Jean,  
I have just been able to review e-plan and what was submitted today - the ROS zoning setbacks are being met.  
Marge

>>> Jean Fraser 4/8/2013 3:31 PM >>>  
Tammy

I am ready to have Jeff sign the attached letter but am waiting for Marge to confirm that the location of the building (now moved from the location approved in November, and larger) meets zoning requirements. If she has signed off on the foundation permit, please let me know and then I can get Jeff to sign now.

I attach the letter (not yet sent) and the amended site plan and building plans.

thank you  
Jean

>>> Tammy Munson 4/8/2013 9:30 AM >>>  
Jean, I am working on the building permit. Could you let me know when Planning has signed off so I can issue their building permit? Thanks.

>>> Kathy Alves 4/5/2013 3:12 PM >>>  
Good Afternoon Jean and others,

Here is the electronic application and plans that coincide with the hard copy I delivered to you today. Please contact (233-8523) me if there are any questions or concerns as they arise.

We would like to be able to obtain at a minimum the FOUNDATION permit asap. Were ready to dig and have contractors waiting for this approval. If this could be expedited in any way it would be most helpful to the function of the golf course. Thanks

Kathy Alves  
Director of Operations, Trades  
389 Congress St  
Portland Me, 04101  
Office- 207-874-8893  
Fax- 207-874-8473  
kra@portlandmaine.gov

>>> Beth Richards 4/5/2013 2:54 PM >>>

**From:** Chris Pirone  
**To:** Fraser, Jean  
**Date:** 4/7/2013 8:58 PM  
**Subject:** Re: Fwd: Amended Golf Pro Shop Project # 2012-432

I am ok with it.

Captain Chris Pirone  
Portland Fire Department  
Fire Prevention Bureau  
380 Congress Street  
Portland, ME 04101  
(t) 207.874.8405  
(f) 207.874.8410

>>> Jean Fraser 04/05/13 4:40 PM >>>  
Chris

I know Kathy met with you and I understand that she has addressed your concerns.

Would you be OK with allowing a foundation permit (eg are access issues OK?)

This is an amendment to a previous site plan approval (#2012-432) so I need site plan review comments/sign off in any case (asap of course).

Thank you  
Jean

>>> Kathy Alves 4/5/2013 3:12 PM >>>  
Good Afternoon Jean and others,

Here is the electronic application and plans that coincide with the hard copy I delivered to you today. Please contact (233-8523) me if there are any questions or concerns as they arise.

We would like to be able to obtain at a minimum the FOUNDATION permit asap. Were ready to dig and have contractors waiting for this approval. If this could be expedited in any way it would be most helpful to the function of the golf course. Thanks

Kathy Alves  
Director of Operations, Trades  
389 Congress St  
Portland Me, 04101  
Office- 207-874-8893  
Fax- 207-874-8473  
kra@portlandmaine.gov

>>> Beth Richards 4/5/2013 2:54 PM >>>

## Jean Fraser - Need comments Golf Course Pro shop

---

**From:** Jean Fraser  
**To:** Tarling, Jeff  
**Date:** 4/19/2013 2:39 PM  
**Subject:** Need comments Golf Course Pro shop  
**Attachments:** City Arborist 11.14.2012 Re Golf Pro shop.rtf

---

Jeff

With your reviewers hat on could you please give some comments (I have all other comments and am drafting the approval letter now). Note that Tom wants the parking spaces nearest the drive access to be narrower so the striped area on the south side will be 9 feet wide (or they could widen the area around the walkway from the sidewalk and put in a tree there)

Could you also mention the need to address the erosion on the side of the parking lot, as the DPS comments did not mention this.

I attach your comments from last year re the DPS submitted plans and we can add a similar condition as for the previous approval - as below:

1. That the applicant shall submit a detailed Landscape Plan for review and approval by the City Arborist and Planning Authority prior to the issuance of a building permit. The Landscape Plan shall incorporate additional planting to meet the Site Plan standards for parking lot landscaping and shall show all existing trees to be protected during construction and retained, and all new planting (showing location, size and species); and
2. That the applicant shall include in the Landscape Plan (see Condition #1) show the location and screening of any exterior waste receptacles; and details of the proposed lighting to illuminate the pedestrian access walkways and nearby parking spaces; and

Thanks- sort of urgent!!!

Jean

## Jean Fraser - Riverside Golf Course

---

**From:** Tom Errico <thomas.errico@tylin.com>  
**To:** Jean Fraser <JF@portlandmaine.gov>  
**Date:** 4/11/2013 9:33 AM  
**Subject:** Riverside Golf Course  
**CC:** Kathy Alves <KRA@portlandmaine.gov>, Katherine Earley <KAS@portlandmaine...>

---

Jean – I have reviewed the revised parking lot plan for the project and find it to be acceptable (my prior waiver comments remain) with the following new comments:

- I would suggest that the two 10'x20' parking spaces near the crosswalk be revised to meet City standards and the extra width be allocated to the painted end island at the driveway entrance (it will expand from 7 feet to 9 feet).
- At the far end of the parking lot, a cart path enters the lot. To ensure that the path is not blocked by parked vehicles, pavement markings should be considered to discourage parking in this area. This is a suggestion and not a requirement for approval.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE  
Senior Associate  
Traffic Engineering Director

**TYLIN** INTERNATIONAL

12 Northbrook Drive  
Falmouth, ME 04105  
207.347.4354 direct  
207.400.0719 mobile  
207.781.4753 fax

[thomas.errico@tylin.com](mailto:thomas.errico@tylin.com)

Visit us online at [www.tylin.com](http://www.tylin.com)

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Please consider the environment before printing.

## Jean Fraser - Golf Course Pro Shop

---

**From:** David Margolis-Pineo  
**To:** Barbara Barhydt; Jean Fraser  
**Date:** 4/17/2013 1:44 PM  
**Subject:** Golf Course Pro Shop

---

Jean,

I have no comments on the above project.

# Development Review, Wednesday, April 17, 2013

PLANNING BOARD UPCOMING AGENDA			
April 23 <sup>rd</sup>			
<i>Workshop</i> 3:30 p.m.			
<i>Public Hearing</i> 7:00 p.m.	<ul style="list-style-type: none"> <li>Veranda Street Subdivision</li> <li>***R-6 to R-7 Zone Change – 91 State Street</li> <li>Phase II, Humboldt Subdivision</li> </ul>		SW CC Jf
May 14, 2013			
<i>Workshop</i> 3:30 p.m.	<ul style="list-style-type: none"> <li>409 Cumberland, R-6 to B-3 Zone Change</li> <li>Midtown, Federated</li> </ul>		CC RK
<i>Public Hearing</i> 7:00 p.m.	<ul style="list-style-type: none"> <li>2282 Congress Street – Site Plan</li> <li>91 State Street – Subdivision and Site Plan</li> </ul>		JF CC

## AGENDA PROJECTS FOR ADMINISTRATIVE AND BOARD REVIEW

### A. Preliminary Plans

1. 91 State Street Subdivision - cc
- 2.
- 3.
- 4.

### B. Final Plans

1. Pomeroy Street....nd
2. Golf course- Pro shop.....jf
3. 2282 Congress Street.....jf
- 4.

① Comments from City Arborist + DPS requested (Zoning, fire + Traffic comments rec'd)

② DPS or CA to require gravel area along pkg lot where erosion occurring.

### C. Issues, Administrative Authorizations, Curb Cuts

1. cccc...traffic control plan; sidewalk material along Free Street loading ramp area.
2. 61 India Street- review process for amendments?.....jf
3. 321 Commercial Street minor revisions.....jf
4. 765 Warren Ave revisions.....jf
5. 1062 Ocean- Old Barn Estates- approval to trail design.....jf

### D. Distribution of Plans

- 1.
- 2.
- 3.

### Pre-application Meetings for noon time meeting

1. Leighton Ave with Andy Morrell
2. 25 Hillcrest Ave. with Tim Higgins

**Jean Fraser - Re: Level II Site Plan review of amendments- Golf Pro Shop**

**From:** Jean Fraser  
**To:** Daigle, Janet  
**Date:** 4/12/2013 3:22 PM  
**Subject:** Re: Level II Site Plan review of amendments- Golf Pro Shop

Janet

Sorry.

There is no drop dead date as it depends on what issues are raised. I will be discussing it with reviewers on wednesday so it would be helpful to have any comments by then.

Yes, the city offices are closed on monday for Patriot's Day.

thank you  
Jean

>>> Janet Daigle <janetdaigle@yahoo.com> 4/12/2013 3:15 PM  
would you please answer questions 3 and 4 in my email. th

**From:** Jean Fraser <JF@portlandmaine.gov>  
**To:** "Daigle, Janet" <janetdaigle@yahoo.com>  
**Sent:** Friday, April 12, 2013 3:06 PM  
**Subject:** Level II Site Plan review of amendments- Golf  
Janet

Thank you for your reply and I am aware of your comments to  
in to the original circulation).

However, the view from the porch is not considered a site plan issue and it is up to those responsible for the building design to determine how to answer those comments. The Site Plan review of the amendments is constrained by the ordinance that I previously quoted and is largely concerned with access, traffic and parking, drainage, lighting, planting and similar issues.

Thank you

Jean>>> Janet Daigle <janetdaigle@yahoo.com> 4/12/2013 2:51 PM >>>  
Jean,

1. With reference to your email to me dated April 12, 2013 at 2:04 PM; you state, "I am now coordinating a review of this Level II site plan **amendment application**". Does this plan amendment position the "**front**" of the new Riverside South Clubhouse facing the First Fairway? The "front" includes the front porch.
2. Not to face the "front" of the clubhouse towards the First Fairway for all of the **nine reasons** listed in my email below to Kevin Adams dated 4/10/13. See "Reasons that the clubhouse should not face the North Course".

*Janet has copied me into various emails to other depts but essentially the porch orientation is not a site plan issue. JF/BB know background.*



## Jean Fraser - Re: J. Fraser( Site Plan review of amendments- Golf Pro Shop)

---

**From:** Jean Fraser  
**To:** Daigle, Janet  
**Date:** 4/12/2013 3:27 PM  
**Subject:** Re: J. Fraser( Site Plan review of amendments- Golf Pro Shop)

---

No.

>>> Janet Daigle <janetdaigle@yahoo.com> 4/12/2013 3:19 PM >>>

Does the site plan amendment application need to be approved **before** cement is poured for the "footings and frost wall"?

---

**From:** Jean Fraser <JF@portlandmaine.gov>  
**To:** "Daigle, Janet" <janetdaigle@yahoo.com>  
**Sent:** Friday, April 12, 2013 3:06 PM  
**Subject:** Level II Site Plan review of amendments- Golf Pro Shop  
Janet

Thank you for your reply and I am aware of your comments to Mark Rees and others (you copied me in to the original circulation).

However, the view from the porch is not considered a site plan issue and it is up to those responsible for the building design to determine how to answer those comments. The Site Plan review of the amendments is constrained by the ordinance that I previously quoted and is largely concerned with access, traffic and parking, drainage, lighting, planting and similar issues.

Thank you

Jean>>> Janet Daigle <janetdaigle@yahoo.com> 4/12/2013 2:51 PM >>>  
Jean,

1. With reference to your email to me dated April 12, 2013 at 2:04 PM; you state, "I am now coordinating a review of this Level II site plan **amendment application**". Does this plan amendment position the "**front**" of the new Riverside South Clubhouse facing the First Fairway? The "front" includes the front porch.

2. Not to face the "front" of the clubhouse towards the First Fairway for all of the **nine reasons** listed in my email below to Kevin Adams dated 4/10/13. See "Reasons that the clubhouse should not face the North Course".

**It would be 100 miles beyond asinine and absurd to face the clubhouse towards the North Course. It would defy any semblance of common sense.**

3. You state that your review will be completed next week. What is the drop dead date for completion of the review?

4. Is City Hall opened Monday, April 15, 2013?

Thank you.

## Jean Fraser - Level II Site Plan amendment application- Golf Pro Shop

---

**From:** Jean Fraser  
**To:** Daigle, Janet  
**Date:** 4/12/2013 2:04 PM  
**Subject:** Level II Site Plan amendment application- Golf Pro Shop  
**Attachments:** Plans\_Part1.pdf; Part2.pdf; Plans\_Part10.pdf; SP amend Applic- Extract of description.pdf

---

Janet

I understand that Anita Lachance clarified the dimensions on this before I saw the final plans.

I am now coordinating a review of this Level II site plan amendment application- see the 2 plans, elevations and note attached and as usual you are welcome to see the details associated with these if you are interested.

From the site plan perspective this is very similar to the proposal approved in November, 2012.

You may send any comments on the site plan amendments to me by e-mail or letter; it would be helpful to get them in the next few days as we hope to complete the review next week (Level II is an administrative site plan review ie by staff).

Any comments should refer to aspects or issues that are covered by the site plan ordinance review standards for Level II: see Section 14-526 of the Land Use Ordinance [<http://www.portlandmaine.gov/citycode/chapter014.pdf> page 744].

Thank you  
Jean

>>> Janet Daigle <[janetdaigle@yahoo.com](mailto:janetdaigle@yahoo.com)> 3/15/2013 3:02 PM >>>

Thank you. Why don't you just send me the dimensions in an email when you get them.

---

**From:** Jean Fraser <[JF@portlandmaine.gov](mailto:JF@portlandmaine.gov)>  
**To:** Janet Daigle <[janetdaigle@yahoo.com](mailto:janetdaigle@yahoo.com)>  
**Sent:** Friday, March 15, 2013 2:42 PM  
**Subject:** Re: J. Fraser (South Course Clubhouse-dimensions?)

Hello Janet,

I am awaiting detailed plans but I understand that its approx 47 feet long by 30 feet wide, with an 8 foot wide deck included in the total for the length.

I will let you know when I have something that I can send/you can come in and look at.

Jean

>>> Janet Daigle <janetdaigle@yahoo.com> 3/15/2013 8:07 AM >>>

Jean,

What are the updated dimensions of the new Riverside South Golf Course Clubhouse? What are the dimensions for the front porch?

Thank you.

Janet Daigle, Member  
Riverside Golf Course

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Note for file  
4-10-2013.

Dev Rev discussion re Pro Shop  
at Golf course (amendment app.)

- 1) JF confirmed ~~little~~ change in parking lot area & that impervious surface data was on pgs 5+6 of application.
- 2) TE would like parking spaces to meet standard (widen buffer to access drive instead)
- 3) Marge's comments in UI - find had renewed re hydrants
- 4) JF asked for urgent comments as need to expedite

## Jean Fraser - Permission to undertake pre-site work incl foundations Amended Golf Pro Shop Project # 2013-090

---

**From:** Jean Fraser  
**To:** Alves, Kathy  
**Date:** 4/8/2013 4:49 PM  
**Subject:** Permission to undertake pre-site work incl foundations Amended Golf Pro Shop Project # 2013-090  
**CC:** Barhydt, Barbara; DiPierro, Philip; Munson, Tammy  
**Attachments:** 4.8.13 Perm to do pre site wk incl found. re Golf ProShop #2013-090.pdf

---

Kathy

Please find attached the letter from my director that approves some pre-site work (eg foundations) prior to the final review and approval of the amended site plan received last week. That site plan still is under review by traffic, DPS and other reviewers and I will expedite that as far as possible.

I will circulate this e-mail and the letter to all those on the original circulation list.

Tammy- I understand that the foundation (building) permit is ready to be issued and this e-mail constitutes the Planning Division sign off for that permit. I will let you know when the site plan approval is finalized so that the Building Permit for the new structure can be coordinated as usual.

Please call if any questions.

thank you  
Jean  
Ext 8728

>>> Kathy Alves 4/5/2013 3:12 PM >>>  
Good Afternoon Jean and others,

Here is the electronic application and plans that coincide with the hard copy I delivered to you today. Please contact (233-8523) me if there are any questions or concerns as they arise.

We would like to be able to obtain at a minimum the FOUNDATION permit asap. Were ready to dig and have contractors waiting for this approval. If this could be expedited in any way it would be most helpful to the function of the golf course. Thanks

Kathy Alves  
Director of Operations, Trades  
389 Congress St  
Portland Me, 04101  
Office- 207-874-8893  
Fax- 207-874-8473  
kra@portlandmaine.gov

>>> Beth Richards 4/5/2013 2:54 PM >>>



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

April 8<sup>th</sup>, 2013

Kathy Alves, Director of Operations, Trades  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Project Name:** Riverside Golf Course Pro Shop/Meeting Space  
**Project ID:** 2013-090 CBL: 357-A001001  
**Address:** 1010-1158 Riverside Street

Dear Kathy:

I refer to your e-mailed request on April 5<sup>th</sup>, 2013 for approval to commence foundation work prior to the receipt of the site plan approval for the amendments.

A pro shop on this site was approved on November 26, 2012, and a site plan amendment application is currently under review for an enlarged building footprint and revised location, with minor associated site amendments.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence pre-site work on this project prior to the receipt of a site plan approval. The commencement of pre-site work is limited to the work as listed below and is subject to the conditions outlined in this letter:

Extent of Work

- 1) Excavation and installation of foundations, subject to a foundation permit from the Inspections Division;
- 2) Alteration of utility connections in compliance with all utility and DPS requirements.

Conditions

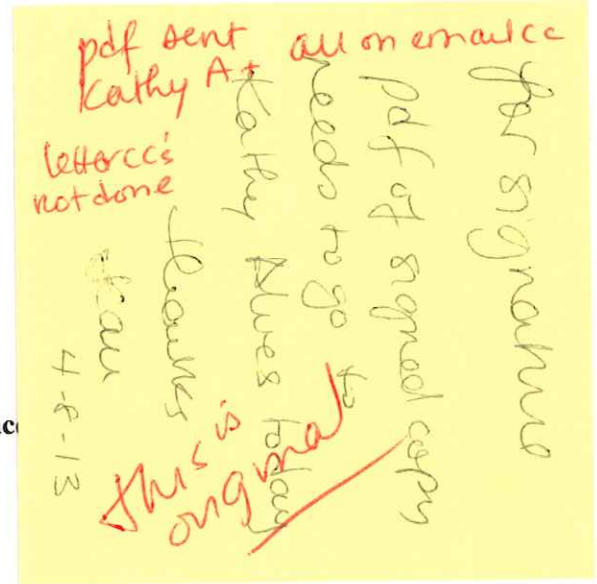
- 1) That erosion and sedimentation control measures shall be in place as advised by DRC (Phil diPierro);
- 2) That all work shall be in accordance with the submitted site plans for the amendments, as the building location shown on those plans does meet zoning requirements and is acceptable to the Fire Department.

Please be advised that you must obtain any permits that may be required from Public Works for any street openings, and building permits must be obtained from the Inspections Division for all foundations and structures.

Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the City's representative, the contractor, the Development Review Coordinator, and Public Service's representative to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If you have any questions, please contact Jean Fraser on 874-8728.

Sincerely,  
  
Jeff Levine, Director  
Planning & Urban Development Department



**CC:**

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services

Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Danielle West-Chuhta, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File  
Applicant (~~Vincent Veroneau of J.B. Brown & Sons~~)

*completed on most*

## Jean Fraser - Re: Fwd: Amended Golf Pro Shop Project # 2012-432

---

**From:** Jean Fraser  
**To:** Alves, Kathy  
**Date:** 4/8/2013 4:25 PM  
**Subject:** Re: Fwd: Amended Golf Pro Shop Project # 2012-432  
**CC:** Munson, Tammy

---

Kathy

The site plan ordinance allows the director to give permission for pre-site work to start prior to the issuance of all final approvals and permits. Barbara asked me to draft a letter and that is with the Director to sign today; it permits the foundation work (and utility connections) to start prior to the completion of the site plan review.

Tammy Munson can issue the foundation permit as soon as I have the signed letter and its sent to you and Tammy- hopefully today.

thank you  
Jean

>>> Kathy Alves 4/5/2013 3:12 PM >>>  
Good Afternoon Jean and others,

Here is the electronic application and plans that coincide with the hard copy I delivered to you today. Please contact (233-8523) me if there are any questions or concerns as they arise.

We would like to be able to obtain at a minimum the FOUNDATION permit asap. Were ready to dig and have contractors waiting for this approval. If this could be expedited in any way it would be most helpful to the function of the golf course. Thanks

Kathy Alves  
Director of Operations, Trades  
389 Congress St  
Portland Me, 04101  
Office- 207-874-8893  
Fax- 207-874-8473  
kra@portlandmaine.gov

>>> Beth Richards 4/5/2013 2:54 PM >>>



## Jean Fraser - Fwd: Amended Golf Pro Shop Project # 2012-432

---

**From:** Kathy Alves  
**To:** Jean Fraser  
**Date:** 4/5/2013 3:12 PM  
**Subject:** Fwd: Amended Golf Pro Shop Project # 2012-432  
**CC:** Aaron Shields; Alex Jaegerman; Anita LaChance; Barbara Barhydt; Bob ...  
**Attachments:** Application.pdf; Plans\_Part1.pdf; Part2.pdf; Plans\_Part3.pdf; Plans\_Part4.pdf; Plans\_Part5.pdf; Part6.pdf; Plans\_Part7.pdf; Plans\_Part8.pdf; Plans\_Part9.pdf; Plans\_Part10.pdf; Plans\_Part11.pdf

---

Good Afternoon Jean and others,

Here is the electronic application and plans that coincide with the hard copy I delivered to you today. Please contact (233-8523) me if there are any questions or concerns as they arise.

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>>> Beth Richards 4/5/2013 2:54 PM >>>

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**From:** Jean Fraser  
**To:** Alves, Kathy  
**Date:** 4/8/2013 4:25 PM  
**Subject:** Re: Fwd: Amended Golf Pro Shop Project # 2012-432  
**CC:** Munson, Tammy

---

Kathy

The site plan ordinance allows the director to give permission for pre-site work to start prior to the issuance of all final approvals and permits. Barbara asked me to draft a letter and that is with the Director to sign today; it permits the foundation work (and utility connections) to start prior to the completion of the site plan review.

Tammy Munson can issue the foundation permit as soon as I have the signed letter and its sent to you and Tammy- hopefully today.

thank you  
Jean

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We would like to be able to obtain at a minimum the FOUNDATION permit asap. Were ready to dig and have contractors waiting for this approval. If this could be expedited in any way it would be most helpful to the function of the golf course. Thanks

Kathy Alves  
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389 Congress St  
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>>> Beth Richards 4/5/2013 2:54 PM >>>



# PORTLAND MAINE

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## **Planning & Urban Development Department**

Jeff Levine, AICP, Director

## **Planning Division**

Alexander Jaegerman, FAICP, Director

April 8<sup>th</sup>, 2013

Kathy Alves, Director of Operations, Trades  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Project Name:** Riverside Golf Course Pro Shop/Meeting Space  
**Project ID:** 2013-090 CBL: 357-A001001  
**Address:** 1010-1158 Riverside Street

Dear Kathy:

I refer to your e-mailed request on April 5<sup>th</sup>, 2013 for approval to commence foundation work prior to the receipt of the site plan approval for the amendments.

A pro shop on this site was approved on November 26, 2012, and a site plan amendment application is currently under review for an enlarged building footprint and revised location, with minor associated site amendments.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence pre-site work on this project prior to the receipt of a site plan approval. The commencement of pre-site work is limited to the work as listed below and is subject to the conditions outlined in this letter:

### Extent of Work

- 1) Excavation and installation of foundations, subject to a foundation permit from the Inspections Division;
- 2) Alteration of utility connections in compliance with all utility and DPS requirements.

### Conditions

- 1) That erosion and sedimentation control measures shall be in place as advised by DRC (Phil diPierro);
- 2) That all work shall be in accordance with the submitted site plans for the amendments, as the building location shown on those plans does meet zoning requirements and is acceptable to the Fire Department.

Please be advised that you must obtain any permits that may be required from Public Works for any street openings, and building permits must be obtained from the Inspections Division for all foundations and structures.

Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the City's representative, the contractor, the Development Review Coordinator, and Public Service's representative to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If you have any questions, please contact Jean Fraser on 874-8728.

Sincerely,

Jeff Levine, Director  
Planning & Urban Development Department

**CC:**

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
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Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Danielle West-Chuhta, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File  
Applicant (Vincent Veroneau of J B Brown & Sons)

## Jean Fraser - Amended Golf Pro Shop Project # 2012-432

---

**From:** Jean Fraser  
**To:** Levine, Jeff  
**Date:** 4/8/2013 3:58 PM  
**Subject:** Amended Golf Pro Shop Project # 2012-432  
**CC:** Barhydt, Barbara; Munson, Tammy  
**Attachments:** Permission to undertake advance site work 4.8.13.docx

---

Jeff

Kathy Alves requested (e-mail 4.5.13) that they be allowed to move forward with the foundations prior to the issuance of the site plan approval.

The ordinance provides for a permission to be given to work in advance of final permits/approvals, and Barbara asked me to prepare a letter for you to sign that confirms that the foundation work can proceed in advance of the site plan approval.

I attach the letter which Barbara and Phil have reviewed; Marge has confirmed in writing that the building location meets zoning setback requirements and the Fire Department (Chris Pirone) has confirmed in writing that the revised location of the building is OK from a site plan/access viewpoint (he will still need to review the building permit for the building).

Tammy Munson is on standby to issue the foundation permit so it can be issued at the same time this letter is signed and sent.

I have left a paper copy of the letter to be signed with Desiree (I will send it out if Desiree is not here); it is urgent as Kathy Alves would like to start on site tomorrow.

thank you  
Jean



# PORTLAND MAINE

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## Planning & Urban Development Department

Jeff Levine, AICP, Director

## Planning Division

Alexander Jaegerman, FAICP, Director

April 8<sup>th</sup>, 2013 (draft)

Kathy Alves, Director of Operations, Trades  
City of Portland  
389 Congress St  
Portland Me, 04101

**Project Name:** Riverside Golf Course Pro Shop/Meeting Space  
**Project ID:** 2013-090 CBL: 357-A001001  
**Address:** 1010-1158 Riverside Street

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Please be advised that you must obtain any permits that may be required from Public Works for any street openings, and building permits must be obtained from the Inspections Division for all foundations and structures.

Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the City's representative, the contractor, the Development Review Coordinator, and Public Service's representative to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If you have any questions, please contact Jean Fraser on 874-8728.

Sincerely,

Jeff Levine, Director  
Planning & Urban Development Department

**CC:**

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
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David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File  
Applicant (Vincent Veroneau of J B Brown & Sons)

## Jean Fraser - Re: Riverside Golf Course Amendment

---

**From:** Jean Fraser  
**To:** Alves, Kathy  
**Date:** 4/2/2013 2:17 PM  
**Subject:** Re: Riverside Golf Course Amendment

---

Kathy

Overall looks fine in terms of including the information that we need in order to undertake the review - but....

...there are a few small things that need to be clarified:

1. Plans C001 and C002 show a large area entitled "gravel golf cart path" next to the building which you told me was mostly to be changed to pervious surface. The plans do not show this area to be changed from impervious to pervious. Please clarify.
2. Plan C001 does show a couple small areas near the parking lot to be changed from impervious to pervious and the plan should state the area (in sq ft) so it matches whats in Denise's note re impervious area changes.
3. Plan C001 shows parking as 73 and elsewhere its stated to be 72.

(Just wondering- not relevant to the submission - Does Jeff Tarling know hes doing a Landscape Plan- He has not done that before on projects. )

thanks  
Jean

>>> Kathy Alves 4/2/2013 11:48 AM >>>

Hello Jean,

Here's another attempt to complete my application. Please review and let me know what your thoughts are. I'll follow it up with hard copies once I get your blessing..

Thanks for being patience and your direction in helping me through this process. Kathy

Kathy Alves  
Director of Operations, Trades  
389 Congress St  
Portland Me, 04101  
Office- 207-874-8893  
Fax- 207-874-8473  
kra@portlandmaine.gov



## Jean Fraser - Re: South Course

---

**From:** Michael Farmer  
**To:** Alves, Kathy; Bobinsky, Michael  
**Date:** 1/31/2013 9:10 AM  
**Subject:** Re: South Course  
**CC:** Fraser, Jean; Leeman, Bob

---

The project site plan application was approved by City Staff; the Planning Board was not involved. This explains why there was no public hearing before the Planning Board. However, the City staff review included sending notices to abutters and a providing a comment period, during which anyone could have submitted written comments to the Planning Department.

Michael Farmer, Project Engineer  
 Portland Dept. of Public Services  
 55 Portland Street  
 Portland, ME 04101  
 phone: 207-874-8845

fax: 207-874-8852 >>> Michael Bobinsky 1/30/2013 12:11 PM >>>

Mike remind me was this still an administrative review process or was this a public process via the Planning Board?

>>> Michael Farmer 1/30/2013 10:56 AM >>>

I have attached the minutes from a public meeting we held last April. That is the only public meeting I know of. In addition to the minutes, some lengthy written comments regarding the project were submitted to City staff via e-mail. I will attach copies of whatever written comments I can find.

Michael Farmer, Project Engineer  
 Portland Dept. of Public Services  
 55 Portland Street  
 Portland, ME 04101  
 phone: 207-874-8845

fax: 207-874-8852 >>> Kathy Alves <KRA@portlandmaine.gov> (Kathy Alves) 1/29/2013 4:42 PM >>>

Hello Mike and Mike,

I just spoke with Jean Fraser, she thinks one of you may have the minutes, comments from 2 public hearings that were held regarding the new structure. Can you forward those to me asap. After meeting with Anita today we would like to review them prior to any changes that have been proposed .Thanks Kathy

Kathy Alves  
 Director of Operations, Trades  
 389 Congress St  
 Portland Me, 04101  
 Office- 207-874-8893  
 Fax- 207-874-8473  
 kra@portlandmaine.gov

Note for file  
Golf Course

1-29-13 Spoke (she called) to Kathy Alves

Possible amendments include relocation of building to site of existing building; diff. bldg design re roof, footprint (larger) + siding & existing bldg to be demo'd.

She was asking re public comments; I advised her we had rec'd comments based on SP not being, but that DPS had held meetings/consultations that we were not involved with & those had lead to a redesign.\*

Kathy also was interested to know "what planning requires" and was going to meet with me wed or Thurs.

\* Also mentioned that amendments would be noticed & reopen public comment/interest.

1-30-13 JF + BB on standby for discussions.

BB had confirmed to Anita that an amendment (site plan) application would be needed. Note if impervious surface increased may need more stormwater management.

1-31-13 Mike Farmer called to confirm that the Site Plan Review had not gone to PB.