ATTACHMENT B

From:	Cough, Jamie
To:	Daniell, Celina
Subject:	David Farm Road CMP Ability to Serve Request
Date:	Monday, July 24, 2017 6:35:09 AM
Attachments:	image001.jpg Easement_Information_Worksheet.doc Standard Easement Sample.pdf EDET July 2017.xlsx

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7/24/17

Stephen Bushey, PE,
Stantec Consulting Services
482 Payne Road Scarborough Court
Scarborough ME 04074-8929
Sent via email to: Stephen.Bushey@stantec.com

RE: CMP Ability to Serve Letter for Proposed Warehouse Development 4 Davis Farm Road, Portland, Maine

Project Description:

The project will consist of construction of a 5,000 SF warehouse with the reuse of an existing 5,675 SF building on a 1.51-acre parcel area. The developer is proposing a single-phase service to the building with a 400-amp panel.

Dear Mr. Bushey:

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, **please contact CMP at 800-565-3181.**

New Service Milestones

- Connect to http://www.cmpco.com/YourAccount/GetConnected/installationchecklists.html. This will show you which documents you need depending on your project.
- Contact CMP at 1-800-565-3181 and set up an SAP Notification to begin the process. At that time, the CMP Representative will discuss the relevant documentation and will be able to answer any questions relative to your project.

In general:

- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them to your contact AFTER you have established your SAP Notification. You may also be asked to submit Load information. If so, please complete this CMP spreadsheet using load information. This may not be necessary for a single family development.
- Contact your local telephone company if you want telephone service. In some cases, they may be installing the poles.
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Applicable State or Local Permits for poles or underground locations
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

CMP Handbook of Standard Requirements
(http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf)

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to http://www.cmpco.com/YourAccount/puc324.html and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If you project is under 660 KW You will be able to have a Customer Net Energy Billing contract. Information concerning Chapter 313 (Customer Net Energy Billing) can be accessed thru the Chapter 324 website or by clicking here: Net Energy Billing .

If you have any questions, please contact me.

Attachments:
Excel Load Sheet
Easement Worksheet and Sample Standard Easement

Regards,

Jamie

Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

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From: Pelletier, Mark
To: Daniell, Celina
Subject: RE: Ability to Serve 4 Davis Farm Road
Date: Monday, July 24, 2017 5:34:37 PM

Celina,

Hoping this email reply will work for your ability to serve request…..

Spectrum cable does have coax plant on Riverside St only. We do not currently have any main cable plant on Davis Farm Rd at all, From one end to the other going by Fairpoint Telephone. If new services are to come from a pole(s) on Davis Farm Rd, then we need to an application with Fairpoint and that can take an average of 4-6 months on their end and would take 6-8 weeks for our plant extension after we have legal approvals to attach to pole(s). So there maybe a changes to our existing plant depending on the scope of work and routing of utility services to new bldg. We would also need to apply to CMP to attach to those same pole(s) on Davis Farm Rd. 4-6 weeks turn around on CMPs application approval.

As far as cost go. Spectrum Business Class does absorb quite a bit of monies to get services to a new customer. What and if any to this new customer will depend on scope or work if any? Those cost if any to this new customer/bldg also in composes overhead and underground improvements, construction costs and engineering fee's all as one. Those discussions will be with bldg owner/customer if they request our services.

If utilities are to be underground the we require one 4 inch plastic pipe with pull rope. From base of riser pole to inside the demark location. Both ends swept up above final grade.

Hope this helps,

Mark

From: Daniell, Celina [mailto:Celina.Daniell@stantec.com]
Sent: Friday, July 21, 2017 3:07 PM
To: Pelletier, Mark <Mark.Pelletier@charter.com>
Subject: Ability to Serve 4 Davis Farm Road

Attached please find a request for an ability to serve the project.

If you have any questions, please contact our office.

Thank you,

Celina Daniell
Senior Technical Assistant
Stantec
482 Payne Road Scarborough Court, Scarborough ME 04074-8929
Phone: (207) 887-3469

Celina.Daniell@stantec.com

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July 24, 2017

Stephen Bushey, PE
Stantec Consulting Services Inc.
482 Payne Road Scarborough Court,
Scarborough ME 04074-8929

Re: 4 Davis Farm Road, Portland, Maine

Dear Steve:

Thank you for your interest in using natural gas for the above referenced project.

Unitil has natural gas in the street in front of this lot. Once you can provide us the load and site plan we can take a closer look so that we can size the service and meter we will need as well as the best route to take to feed the existing office building as well as the new proposed warehouse.

Please see attached map showing the approximate location of the gas main on Davis Farm Rd. as a reference.

If you have any further questions or require additional information, please contact me directly at (207) 541-2543 or at carpenters@unitil.com.

Sincerely,

Scott Carpenter

Scott Carpenter
Senior Business Development Representative
Unitil Corporation
(o) 207-541-2543 (f) 207-541-2593

5 Davis Farm Rd
Portland, ME 04103
207- 797-1866 office
207- 797-1098 fax

July 27, 2017

To Whom It May Concern:

This letter is to inform that FairPoint Communications has the capacity and willingness to serve the proposed redevelopment at 4 Davis Farm Rd in Portland. FairPoint currently has underground copper and fiber optic facilities feeding the existing office building at the site. Please do not hesitate to contact me with any questions.

Sincerely,

Kyle Bouchard

FairPoint Outside Plant Engineer

207-797-1678

Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

July 21, 2017

Mr. Jamie Cough
Central Maine Power
162 Canco Road
Portland, Maine 04103

Subject: Proposed Warehouse Development
4 Davis Farm Road, Portland, Maine
Request for Ability to Serve Letter

Dear Jamie:

Our office is working as a consultant in the site planning and permitting associated with the proposed development of a warehouse at 4 Davis Farm Road, in Portland, Maine. The project site is located within a portion of property identified on Tax Map 369/Block A/Lot 19 according to the City of Portland Tax Assessor's Maps.

The project will consist of construction of a 5,000 SF warehouse with the reuse of an existing 5,675 SF building on a 1.51-acre parcel area. The developer is proposing a single-phase service to the building with a 400-amp panel.

We trust that the power supply system in the site vicinity has adequate capacity to serve this project. We are in the process of completing the Preliminary Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions and confirmation of ability to provide service to the property. The electrical design has not yet been started; however, we would like your initial assessment of project conditions and service capacity.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide.

Please include in your assessment any costs that could be associated with the following:

- Upgrades to nearby CMP infrastructure;
- All onsite overhead and underground improvements;
- Impact fees or connection fees; and
- CMP engineering costs.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.
Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

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Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

July 21, 2017

Mr. Brian Bouchard
FairPoint Communications
5 Davis Farm Road
Portland, Maine 04103

Subject: Proposed Warehouse Development
4 Davis Farm Road, Portland, Maine
Request for Ability to Serve Letter

Dear Mr. Bouchard:

Our office is working as a consultant in the site planning and permitting associated with the proposed development of a warehouse at 4 Davis Farm Road in Portland, Maine. The project site is located within a portion of property identified as Lot 369/Block A/Lot 19 according to the City of Portland Tax Assessor's Maps.

The project will consist of the construction of a new 4,500± SF warehouse with the reuse of a 5,675 SF office building on an approximately 1.51-acre parcel area.

We would like to verify Fairpoint's ability to provide communication service for the project and from which location will communications service extend underground from.

We are in the process of completing the Preliminary Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions in a timely manner.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide.

Please include in your assessment any costs that could be associated with the following:

- Upgrades to nearby Fairpoint infrastructure;
- All onsite overhead and underground improvements;
- Impact fees or connection fees; and
- Fairpoint engineering costs.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.
Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

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Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

August 26, 2017

Mr. Brad Roland, PE
City of Portland Public Works
55 Portland Street
Portland, Maine 04104-3553

Subject: Proposed Warehouse Development
4 Davis Farm Road, Portland, Maine
Wastewater Capacity Ability to Serve

Dear Brad:

Our office is working as a consultant in the site planning and permitting associated with a proposed warehouse development at 4 Davis Farm Road in Portland, Maine. The project site is located within a portion of property identified on Tax Map 369/Block A/Lot 19 according to the City of Portland Tax Assessor's Maps. On behalf of the owner/developer, we would like to verify the City's wastewater division has ability to provide wastewater capacity for the project and to determine any impact fees. We understand that Davis Farm Road may be a private way so the ownership of any sewer collection system in the road is unclear. In addition, we're trying to ascertain if the system in Davis Farm road is a gravity or Force main system.

The project will consist of the construction of a 5,000 SF warehouse with the reuse of a 5,675 SF commercial office building on an approximately 1.51-acre parcel area. The projected water use for the new building using the Maine State Plumbing Code and typical City of Portland flows information is as follows:

Use	Design Flow (GPD)
New Warehouse – 1 bathroom and sink	100

Based on this amount of flow, we trust that the existing sanitary sewer system has adequate capacity to serve this project however we need to ascertain connection rights and whether gravity service or a pressure main connection is required. We are in the process of completing the Preliminary Levell II Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions in a timely manner.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.
Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

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CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

Bradley Roland, P.E.
Water Resources Division

Date: August 21, 2017

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 4 Davis Farm Road

Chart Block Lot Number: 369/A/19

Proposed Use: Warehouse
Previous Use: _____
Existing Sanitary Flows: _____GPD
Existing Process Flows: _____GPD
Description and location of City sewer that is to receive the proposed building sewer lateral.

_____

_____

Site Category	
Commercial *(see part 4 below)*	
Industrial *(complete part 5 below)*	
Governmental	
Residential	
Other *(specify)*	X

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____
Owner/Developer Name: Maine Family Farms - Attn: Tom Masselli
Owner/Developer Address: PO Box 11054, Portland, ME 04104
Phone: _____ Fax: _____ E-mail: _____
Engineering Consultant Name: Stantec - Attn: Steve Bushey, P.E.
Engineering Consultant Address: 482 Payne Road, Scarborough, ME 04074
Phone: 207-887-3478 Fax: 207-883-3376 E-mail: stephen.bushey@stantec.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 100 GPD
Peaking Factor/ Peak Times: 6x
Specify the source of design guidelines: *(i.e.__"Handbook of Subsurface Wastewater Disposal in Maine," __ "Plumbers and Pipe Fitters Calculation Manual," __ Portland Water District Records, Other (specify)* _____

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes ____ No ____

Is the process wastewater termed categorical under CFR 40? Yes ____ No ____

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

Bradley Roland, P.E.
Water Resources Division

Date: August 21, 2017

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 4 Davis Farm Road

Chart Block Lot Number: 369/A/19

Proposed Use: Warehouse
Previous Use: _____
Existing Sanitary Flows: _____GPD
Existing Process Flows: _____GPD
Description and location of City sewer that is to receive the proposed building sewer lateral.

_____

_____

Site Category	
Commercial *(see part 4 below)*	
Industrial *(complete part 5 below)*	
Governmental	
Residential	
Other *(specify)*	X

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____
Owner/Developer Name: Maine Family Farms - Attn: Tom Masselli
Owner/Developer Address: PO Box 11054, Portland, ME 04104
Phone: _____ Fax: _____ E-mail: _____
Engineering Consultant Name: Stantec - Attn: Steve Bushey, P.E.
Engineering Consultant Address: 482 Payne Road, Scarborough, ME 04074
Phone: 207-887-3478 Fax: 207-883-3376 E-mail: stephen.bushey@stantec.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 100 GPD
Peaking Factor/ Peak Times: 6x
Specify the source of design guidelines: *(i.e.__"Handbook of Subsurface Wastewater Disposal in Maine," __ "Plumbers and Pipe Fitters Calculation Manual," __ Portland Water District Records, Other (specify)* _____

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes ____ No ____

Is the process wastewater termed categorical under CFR 40? Yes ____ No ____

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

August 26, 2017

MEANS Group
Portland Water District
225 Douglass Street
P.O. Box 3553
Portland, Maine 04104-3553

Subject: Proposed Warehouse Development
4 Davis Farm Road, Portland, Maine
Water Supply and Ability to Serve

Dear Coordinator:

Our office is working as a consultant in the site planning and permitting associated with the proposed development of a warehouse at 4 Davis Farm Road in Portland, Maine. The project site is located within a portion of property identified on Tax Map 369/Block A/Lot 19 according to the City of Portland Tax Assessor's Maps. On behalf of the developer, we would like to verify the Portland Water District's ability to provide domestic and potentially fire supply water for the project and determine any impact fees. There is an existing office building on the site (formerly occupied by a financial institution) that will continue to be used for commercial office space. We would like to determine the PWD existing service records for this building, although no changes are currently proposed for the building.

The new project will consist of construction of a single 4,500 to 5,500 SF SF warehouse with the reuse of the existing 5,675 SF office building. The new building design will include a 2" domestic service connection, with a single bathroom and sink for this warehouse space. The projected water use using the Maine State Plumbing Code and typical City of Portland flows information is as follows:

Use	Design Flow (GPD)
Warehouse – 1 bathroom and sink	100

At this time, a fixture count for the building is not available, so an estimate of peak demand has not been prepared. This will be provided to PWD as the design is advanced.

We trust that the existing water supply system in Davis Farm Road in the site vicinity has adequate capacity to serve this project. It is the intent to install a new water service connection out to Davis Farm Road. We are in the process of completing the Level II Site Plan Application for a submission to the City Planning Staff and we are seeking to

provide documentation indicating the District's ability to provide water supply service for domestic needs to this project.

As the building and site design effort progresses, our office will meet with you to provide detailed information for the new water services and connections proposed for this project.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.
Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

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Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

July 21, 2017

Mr. Mark Pelletier
Charter/Spectrum
118 Johnson Road
Portland, Maine 04102

Subject: Proposed Warehouse Development
4 Davis Farm Road, Portland, Maine
Request for Ability to Serve Letter

Dear Mr. Pelletier:

Our office is working as a consultant in the site planning and permitting associated with the proposed development of a warehouse at 4 Davis Farm Road, in Portland, Maine. The project site is located within a portion of property identified on Tax Map 369/Block A/Lot 19 according to the City of Portland Tax Assessor's Maps.

The project will consist of the construction of a new 4,500± SF warehouse with the reuse of an existing office 5,675 SF building on an approximately 1.51 acre parcel area.

We are in the process of completing the Preliminary Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions in a timely manner.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide.

Please include in your assessment any costs that could be associated with the following:

- Upgrades to nearby Time Warner cable infrastructure;
- All onsite overhead and underground improvements;
- Impact fees or connection fees; and
- Time Warner engineering costs.

If you have any questions regarding this request, please do not hesitate to contact our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.
Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

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Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

July 21, 2017

Mr. Scott Carpenter
Unitil
1075 Forest Avenue
Portland, Maine 04103

Subject: Proposed Warehouse Development
4 Davis Farm Road, Portland, Maine
Request for Ability to Serve Letter

Dear Mr. Carpenter:

Our office is working as a consultant in the site planning and permitting associated with the proposed development of a warehouse at 4 Davis Farm Road in Portland, Maine. The project site is located within a portion of property identified on Tax Map 369/Block A/Lot 19 according to the City of Portland Tax Assessor's Maps.

The project will consist of construction of a 4,500± SF warehouse building with the reuse of an existing 5,675 SF office on the 1.51-acre parcel area.

We are in the process of completing the Site Plan Application for a submission to the City Planning Staff and we are seeking to provide documentation indicating your confirmation of natural gas service availability to the project. We would like information on the existing systems in the site vicinity as well as an opinion as to the best service route for the building.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.
Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

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