

Donald McPherson - RE: TCO required due to occupancy prior to CO

From: Philip DiPierro
To: Delahanty, Michael; McPherson, Donald; bmhouse@aol.com
Date: 11/8/2012 9:07 AM
Subject: RE: TCO required due to occupancy prior to CO
CC: Delahanty, Thomas; Tarling, Jeff; phc@adequate.com

Hi Mike, I talked to our consulting engineer about options for stabilizing the steep slope along your left side property line. He suggested using riprap, but was open to the idea of installing a **permanent erosion control mat, not a short term one**. A product developed by a company called North American Green can be used as an option. Permanent erosion control products or blankets should be available at any vendor that sells temporary erosion control products or blankets.

Let me know if you have any questions. Thanks.

Phil

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
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>>> "Delahanty, Michael" <Michael-Delahanty@IDEXX.com> 11/6/2012 11:37 AM >>>

Philip,

In addition to the silt fence, 3 trees from the city list (2 red maple and 1 Japanese Stewardia), the wetlands seed mix, and the additional white pine and 3 winterberry (2 female, 1 male) shrubs planted where you marked with flags in the backyard, we have eco-friendly erosion control blankets on order at Grainger. I expect to have them in about two days and will contact you as soon as they are installed at the site so I can plan to meet you there for final review. In conjunction with the existing silt fence, the erosion control blanket seems to be the best option after consulting with my excavator and others.

Thanks,

Mike Delahanty

86 Ball Park Drive

From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Wednesday, October 24, 2012 8:49 AM
To: bmhouse@aol.com; Delahanty, Michael; Donald McPherson

Cc: Brian Laflamme; Chris Pirone; Jeff Tarling; Tammy Munson
Subject: RE: TCO required due to occupancy prior to CO

Mike,

What is the status of the re-vegetation plan for the area that was cleared in the no cut zone. As you recall there was a stop work order issued due to the violation. It was lifted with the understanding that a CO would not be issued until a plan for re-vegetation was approved by the City Arborist and implemented. Also during my last conversation with your contractor I advised him that the two street trees had to be planted, and since the site was not graded in compliance with the approved grading plan, the steep slope along the left side property line needed to be stabilized with either riprap, erosion control mix, erosion control blankets, etc.

Feel free to contact me with any questions. Thanks.

Phil

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
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Portland, Maine 04101

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>>> "Delahanty, Michael" <Michael-Delahanty@IDEXX.com> 10/24/2012 8:22 AM >>>

Don,

What about the regular CO? What is the issue holding that up I am not clear why a temporary one is required based on our discussion at the property last week.

Mike Delahanty

Cell: 207-415-4910

From: Donald McPherson [<mailto:DMCPHERSON@portlandmaine.gov>]
Sent: Tuesday, October 23, 2012 3:01 PM
To: bmhouse@aol.com; Delahanty, Michael
Cc: Brian Laflamme; Chris Pirone; Philip DiPierro; Tammy Munson
Subject: TCO required due to occupancy prior to CO

Michael and Gary,

Please have someone come to City hall and pay \$75 for a Temporary Certificate of Occupancy. Occupancy of a new dwelling is not allowed until one of these is issued.

Don McPherson
Code Enforcement Officer

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