

**ADDENDUM TO PROPERTY DISCLOSURE
410 AUBURN ST., PORTLAND, ME**

***ADDITIONAL INFORMATION:**

AS NOTED ON THE SURVEY MAP, TWO AREAS WITHIN THE PARCEL HAVE BEEN DESIGNATED AS FORESTED WETLANDS. A LARGE PORTION OF THE PARCEL MAY BE DEVELOPED WITHOUT DISTURBING THE WETLAND AREAS.

IF THERE IS A NEED TO DEVELOP INTO THE WETLANDS AREA OF THE PARCEL, UP TO 4,300 SF OF THE WETLANDS CAN BE DEVELOPED WITHOUT REQUIRING A DEP PERMIT.

AN ADDITIONAL AREA BETWEEN 4,300 SF AND 14,999 SF OF THE WETLANDS CAN BE DEVELOPED WITH A TIER 1 PERMIT.

AND, AN AREA BETWEEN 14,999 SF AND 43,560 SF OF THE WETLANDS CAN POTENTIALLY BE UTILIZED WITH A TIER 2 PERMIT.

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BPM

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GSM



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Matthew Logan, LSE
Jamie Latorre, Office Manager

September 16, 2016

Michael King
Mitchell & Associates
70 Center Street
Portland, ME 04101

Re: Wetlands Report-410 Auburn Street, Portland.

Dear Mr. King:

On September 6, 2016, Albert Frick Associates, Inc. (AFA) conducted a wetland delineation at the above-referenced property. Two forested wetlands were delineated with blue flagging and located with a GPS Trimble, Geo 7x unit. The attached site plan illustrates the extent of the forested wetlands on the property. No vernal pools, as defined by Maine's Natural Resources Protection Act (NRPA), were observed on the property.

Jurisdictional Natural Resources:

Wetlands

The forested wetlands are dominated by overstory tree species such as Red Maple (*Acer rubrum*) and (Eastern Hemlock (*Tsuga canadensis*) and therefore, are classified as a Palustrine Forested Wetland with deciduous and coniferous cover (PFO1/4). The two forested wetlands are separated by previously disturbed non-wetland area, a portion of which presently resembles a walking trail.

Permitting:

Maine Department of Environmental Protection (DEP)

Research of the property has revealed that the wetland on the property is eligible for the wetland alteration exemption which allows up to, but not to exceed, 4,300 square feet of wetland alteration pursuant to the Natural Resources Protection Act, 38 M.R.S. 480 (Q) (17). Wetland alterations result from regulated activities which cause a direct or indirect impact to the wetland which include, but are not limited to, filling, soil displacement, vegetation removal and the construction of permanent structures. If a proposed activity on the property results in 4,300 square feet or less of wetland impact, then a permit from the Department is not required in accordance with 480 (Q) (17).

The DEP administers a Tier review process for wetland alterations in square feet (sf) as follows:

Tier 1: 4,300 sf- 14,999 sf of wetland impact

Tier 2: 15,000 sf – 43,560 sf of wetland impact (compensation required)

Tier 3: > 43,560 sf of wetland impact (compensation required)

City of Portland

The wetland on the property is not shown on the shoreland zoning map in accordance with the City of Portland's Zoning Map.

Please contact me if you have any questions or matters for further discussion. I can be reached by phone at 839-5563 or by email at christa@albertlinick.com.

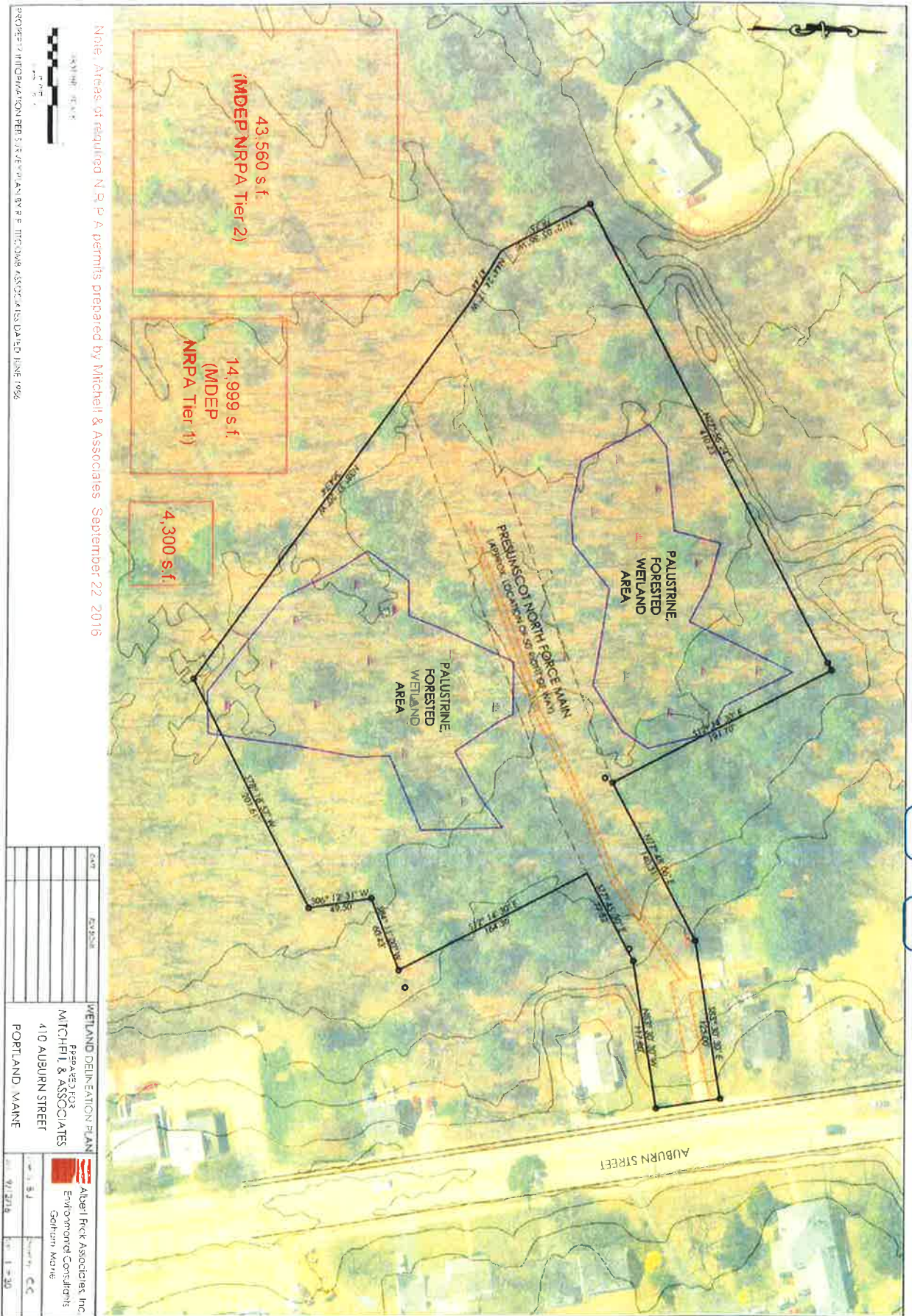
Sincerely,



Chris Coppi, CWS
Wetland Scientist
Licensed Site Evaluator

Enc. Site Plan





Note: Areas of required N.P.P.A. permits prepared by Mitchell & Associates September 22, 2016

REPRODUCTION OF THIS MAP IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MITCHELL & ASSOCIATES, DATED JUNE 1996

DATE	DESCRIPTION

WETLAND DELINEATION PLAN
 PREPARED FOR
 MITCHELL & ASSOCIATES
 410 AUBURN STREET
 PORTLAND, MAINE

Alber Freck Associates, Inc.
 Environmental Consultants
 Gehring Avenue

Scale: 1" = 20'

DATE: 9/12/16

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