

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 20, 2003

Mr. Stephen Mohr
Mohr and Seredin
18 Pleasant Street
Portland, ME 04101

RE: Presumpscot River Preserve Trail, Vicinity of Curtis Road and Hope Avenue
#2003-0031, CBL 389 G003

Dear Mr. Stephen:

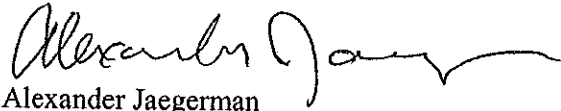
On March 20, 2003, the Portland Planning Authority granted minor site plan and shoreland regulations approval to construct a trail along the Presumpscot River Preserve in the vicinity of Curtis Road and Hope Avenue. The approvals are subject to the following conditions.

1. The site plan shall be revised eliminating the reference to the "future parking" by lot 16. This is an element that needs to be reviewed separately.
2. The site plan shall be revised reflecting the following notes:
 - a. The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography, drainage, landscaping, retention of wooded or lawn areas, access, size, location, and surfacing of parking areas and location and size of buildings.
 - b. All erosion and sediment control measures shall be designed and installed in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 1991 or latest edition.

6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as 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 Rick Knowland at 874-8725.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Larry Mead, Assistant City Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓ Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

Department of Planning & Development
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Economic Development

December 9, 2002

Mr. Lloyd Wolf
Mr. Bob Adam
PO Box 10127
Portland ME 04104

RE: Presumpscot River Place III Subdivision; Vicinity of Curtis Road
Application #1999-0148

Dear Dr. Wolf:

After a site visit this afternoon, I have the following comments:

1. Pertaining to the undisturb zone: It appears that this area may not have been disturbed by the clearing operation. However, there is still concern that the un-disturb areas could be negatively impacted by construction. For this reason, the City again requests that these areas be identified, marked, and protected.
2. After attempting to converse with your contractor, Ben Grover of A.H. Grover, Inc., it was clear that Mr. Grover was not willing to do this. It was also apparent that Mr. Grover was very agitated to the point of using extensive profanity and making verbal attacks towards Todd Merkle and myself from the Public Works Department. It's unfortunate that addressing these construction issues couldn't be handled in a professional manner by your contractor.
3. Pertaining to the installation of erosion control: Earthwork is progressing, and the City has requested twice to install the silt fence. Again, Mr. Grover did not feel that setting up erosion control at this time was a valid request. As you know, your project involved extensive Department of Environmental Protection review, and it is required under your subdivision approval:
 - a. On Sheet one, under Erosion Control Notes, note 2 states that "Prior to beginning any clearing/land disturbing activities, the contractor shall install the perimeter silt fences and the construction entrance.
 - b. On Sheet one, under Erosion Control Notes, note 12 states that " The contractor is cautioned that failure to comply with the sequence of construction, erosion/sediment control plan, and other permit requirements based upon any third party review (ie MDEP) may result in monetary penalties. The contractor shall be assessed all such penalties at no cost to the owner or permittee."

Along with sending this letter along to the D.E.P., I will be notifying them to request a site visit to verify whether the 'best management practices' are being performed on your project.

Sincerely,

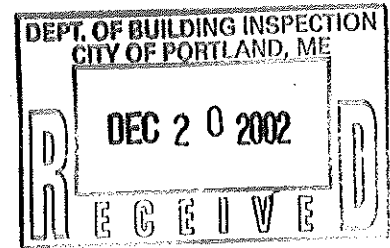
Jay Reynolds
Development Review Coordinator

 COPY

December 16, 2002

Mr. Jay Reynolds
Development Review Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

389-6003



Subject: Presumpscot River Place
Application #1999-0148
Letter from City dated December 9, 2002

Dear Jay,

Bob Adam and I would like to thank you for advising us of the situation that occurred on Hope Avenue on the 9th of this month. This letter is intended to provide a written response to the issues raised in your letter.

Item 1: We were glad to hear that your office has reviewed the limits of clearing and found that they were in accordance with the approved plan in comparison to prior allegations by other City staff. We agree that the edge of the non-disturb zone needs to be protected to insure that they are not negatively impacted by construction. A.H. Grover has installed the perimeter silt fence which will provide the necessary separation to the construction activities.

Item 2: In no way do we condone Ben Grover's unprofessional behavior, and we have discussed the issue with him and our consultant to insure that this incident is not repeated. Gorrill-Palmer Consulting Engineers Inc. will be conducting periodic construction observations to insure that the work is progressing in an adequate fashion, and that proper erosion control measures are in place and maintained. Perhaps it would be feasible for you to contact Gorrill-Palmer Consulting Engineers Inc. prior to any future site walks so that they may attend, and assist in insuring that any necessary remedial measures are implemented.

While it does not excuse Mr. Grover's behavior, we believe that you should be aware of an issue that may have influenced his attitude during your sitewalk. Mr. Grover has filed a letter with the City Engineer's office on November 13, 2002, registering a complaint relative to a dispute with a City Inspector on a different project. That matter has not been resolved, and Mr. Grover's frustration over it not being resolved, obviously carried over in his discussions with you.

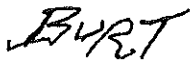
Item 3: Earthwork operations commenced on-site on Thursday, December 5th. As you are aware, the progression of construction from clearing to earthwork is a dynamic situation, and Grover was proceeding with what they interpreted was adequate measures to insure that no sediment was exported from the work areas. The necessary materials for the erosion control measures were on-site at the time

Mr. Jay Reynolds
December 17, 2002
Page 2 of 2

of your site walk and installed the following day. On December 11, 2002 we conducted a site visit with Dawn Hallowell of the MDEP, and she was satisfied that all necessary erosion control measures were in place, and that proper Best Management Practices were being performed. A copy of the meeting minutes with the MDEP are attached.

Both Bob and I obviously regret that this unfortunate situation happened, and are confident after discussions with Mr. Grover that the project will proceed in an orderly and professional manner. Please do not hesitate to contact either of us or Gorrill-Palmer Consulting Engineers Inc. to address any concerns that you may have on this project.

Sincerely,



Burt Wolf

Copy: Bob Adam

Joseph Gray, City Manager
Lee Urban, Planning and Development Director
Alexander Jaegerman, Planning Division Director
Katherine Earley, Engineering Manager, Dept of Public Works
Eric Labelle, City Engineer
Sarah Hopkins, Development Services Manager
Richard Knowland, Senior Planner
Marge Schmukal, Zoning Administrator
Tony Lombardo, Project Engineer
Todd Merkle, Public Works Dept.
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Inspections Department
Dawn Hallowell, MDEP
Becky Maddox, MDEP
Fred Gallant, MDEP
Al Palmer, Gorrill-Palmer Consulting Engineers Inc.
Ben Grover, A.H. Grover, Inc.

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

January 30, 2002

Mr. Al Palmer
Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
Gray ME 04039

RE: Presumpscot River Place Subdivision - Vicinity of Curtis Road

CBL: 389-G-003

Dear Mr. Palmer:

On January 22, 2002, the Portland Planning Board voted on the following motions for the 30-lot Presumpscot River Place Subdivision in the vicinity of Curtis Road proposed by Bob Adam and Lloyd Wolf.

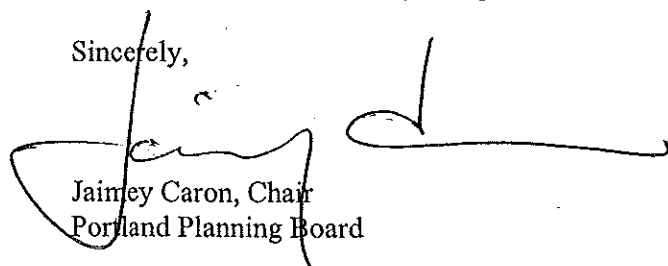
1. The Planning Board voted 5-0 (Malone absent) that the plan is in conformance with the Subdivision Ordinance. The approval is subject to the following conditions:
 - i. That all easements (pedestrian walkways and drainage) shall be submitted to Corporation Counsel for review and approval and shall be referenced in any affected property deeds.
 - ii. Parking shall be prohibited on both sides of Hope Avenue between stations 10+00 and 13+00; and that parking shall be prohibited 100 feet on both sides of the street from the Curtis Road/Hope Street intersection. "No parking signs" shall be installed at these locations as directed by the City Traffic Engineer.
 - iii. That the applicant submit a street deed including metes and bounds description for Hope Avenue for review and approval by Corporation Counsel.
 - iv. That the design and specifications for the sewer pump station shall be submitted for Public Works review and approval. Should the design require additional land for the sewer pump station reservation shown on the subdivision plan, the reservation shall be increased in size.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
6. 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.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 regarding the Board's actions, please contact Richard Knowland at 874-8725.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

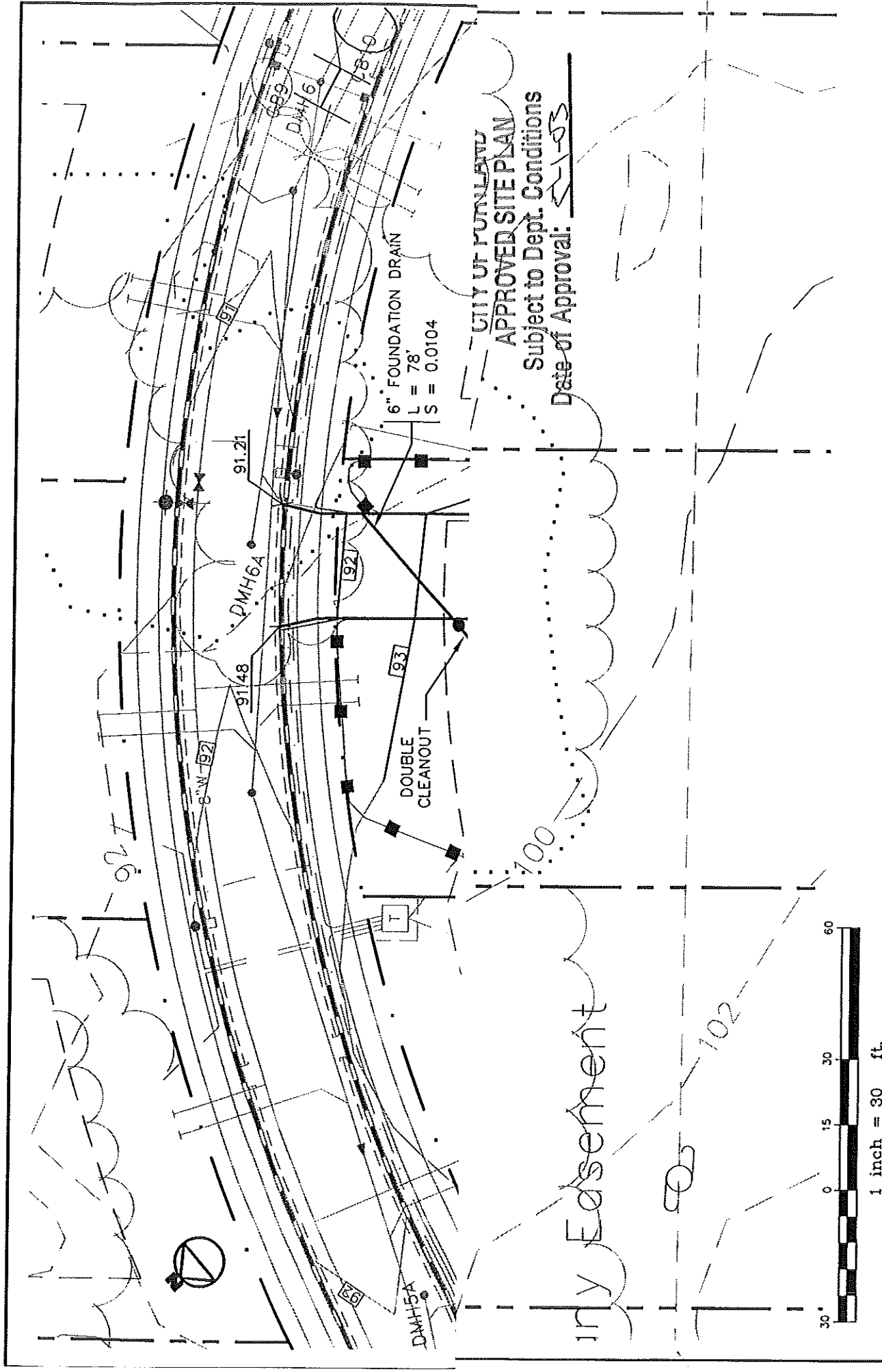
cc: Alexander Jaegerman, Planning Director
Sarah Hopkins, Development Review Program Manager
Richard Knowland, Planner/Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓ Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer

Drawing Name: Lot 25 Grading & Drainage Plan

Project: PRESUMPCOT RIVER PLACE

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
207-937-6010
207-937-6012
E-mail: mailbo@gorrillpalmer.com
15 State Street
Greenville, ME 04039

Design:	DER	Date:	APR 03
Draft:	CUL	Job No.:	759
Checked:	AMP	Scale:	1"=30'
File Name:	759-SP		



CITY OF FURNACE
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-1-03

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: November 5, 2003
RE: C. of O. for # 131 Hope Avenue
ID #2003-0071, CBL #389G003

After visiting the site, I have the following comments:

Site work incomplete:

1. Landscaping.
2. Loam and Seed.
3. Backfill Transformer
4. Pave Driveway

I anticipate this work can be completed by **June 15, 2004**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

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TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: November 12, 2003
RE: C. of O. for # 105 Hope Avenue, lot 28
ID #2003-0009, CBL #389G003

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading.
2. Landscaping.
3. Loam and Seed.

I anticipate this work can be completed by **June 1, 2004**.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\drc\hopelot28b.doc

Department of Planning & Development
Lee D. Urban, Director



390.6028

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

CITY OF PORTLAND

February 10, 2003

Bonnie and Todd Stewart
409 Palmer Avenue
Portland, ME 04103

RE: Application for Building Permit (ID#2003-0009)
Lot 28, Presumpscot River Place III (CBL #389G003)

Dear Mr. and Mrs. Stewart,

Thank you for your application to construct a new single-family house on Lot 28. Pertaining to the site plan submitted, I have some minor revisions to request, which I will do separately from this letter.

The purpose of this letter is to bring to your attention that under city requirements, the construction of Hope Avenue must reach a certain level of completion prior to obtaining an occupancy permit for your house.

In particular, all utilities must be installed and operational. Also, the roadway must be constructed and must have, at a minimum, the first coat of asphalt placed (base coat).

This is standard for development in the City of Portland. Because your application is the first one in Presumpscot River Place III and because the construction of the road is ongoing, the City wants to make sure you are aware of these requirements ahead of time. This may avoid construction timing and loan closing issues that sometimes arise.

Please sign and return this letter as an acknowledgement of these requirements. If there are any questions, please contact me at 874-8632.

Sincerely,

Jay Reynolds
Development Review Coordinator

Seen and Agreed to by:

Bonnie Stewart

Date

Todd Stewart

Date

O:\drc\hopelot28a

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

392 A013

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 24, 2003

Mr. Stephen Smith
142 Lane Avenue
Portland, ME 04103

RE: Request to Clear
Lot 13, Presumpscot River Place III (CBL #389G003) (ID#2003-0009)

Dear Mr. Smith,

Thank you for your written request to clear the trees from your lot (#13), prior to issuance of the building permit.

Please consider this letter your approval to clear your lot.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager
Todd Merkle, Public Works Department
✓Mike Nugent, Inspection Services Manager
Marge Schmuckal, Zoning Administrator

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- 1 -

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 26, 2004

Mr. Todd Stewart
105 Hope Avenue
Portland, ME 04103

RE: Grading and Drainage Concerns at Lot 28, Presumpscot River Place III
(CBL #389G003) (ID#2003-0009)

Dear Mr. Stewart,

This letter is in response to your e-mail inquiries with regards to the buildout of lots 27 and 29. Currently, we have a stop work order on Lot 29, and have met with the builder regarding the site not conforming to the site plan. At this time, we are awaiting revised plans and elevations to evaluate the proposal. A final decision will be made upon the review of the requested submittals.

As for Lot 27, the City will be sending the homeowner a letter requesting that their design engineer verify and determine whether the installation of additional storm drain infrastructure (field inlets) is necessary for the build-out of their lot. The design engineer is same company that designed and produced your approved site plan.

The City will keep you informed of any and all updates regarding these two lots.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Lee Urban, Planning and Development Department
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Richard Knowland, Senior Planner
Penny Littell, Associate Corporation Counsel
— Mike Nugent, Inspection Services Manager
Mr. Douglas Reynolds, Gorrill-Palmer Engineers
Mr. David Dardano, Owner of Lot 27
Mr. Lloyd Wolf and Mr. Bob Adam, Developers

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 24, 2003

Mr. Benjamin C. Grover
AH Grover, Inc.
PO Box 307
Cumberland, ME 04021

RE: PRP III lot #4: Fill Permit Application
(#2003-0078) (CBL 389G003)

Dear Mr. Grover,

On April 24, 2003, the Portland Planning Authority granted approval for a fill permit at Lot 4, Presumpscot River Place III. Attached are the conditions of approval for all fill permits.

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.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: ✓ Inspections Department
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Todd Merkle, Public Works Department
Jay Reynolds, Development Review Coordinator
Approval Letter File

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