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Department of Planning & Development
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CITY OF PORTLAND

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Economic Development

September 2, 2004

392-A-019

Mr. Joseph Robinson
199 Hope Avenue
Portland, ME 04103

Dear Mr. Robinson:

RE: 199 Hope Avenue: Wetland Encroachment

After visiting the site on Friday, August 27th, it was noticed that the wetland area to the right of 199 Hope Avenue has been filled over, loamed and seeded. I will also mention briefly that a similar wetland violation occurred last fall on a separate pocket of wetlands on this lot. It was verified that the building was placed per-plan, and in assessing the proposed deck location, the wetland encroachment became evident. As the case with the first wetland violation, these wetland alterations affect the permitting (tier 2) performed by the developers of the Presumpscot River Place Subdivision.

In order to remedy this issue, the following must be performed:

1. Have original wetland boundary surveyed.
2. Have DEP visit the site to provide restoration recommendations.

Once items 1 and 2 are completed, the City will be in a better position to evaluate the deck's permit application.

Also, the proposed deck falls outside of the building envelope. Certain lots in this subdivision require additional approvals to build outside of the building envelope. I will discuss this with our development review team to determine if this is required, and if the City would grant such a request.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Lee Urban, Planning and Development Director
Alex Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Richard Knowland, Senior Planner
Lloyd Wolf, Developer
Dawn Hallowell, Maine DEP