

Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

July 26, 1999

Tony Vance  
K.T.O. Builders  
13 Varney Hill Rd.  
Windham, ME 04062

Re: Copley Woods Subdivision

Dear Mr. Vance;

The City's recent evaluation of the Copley Woods Subdivision resulted in the following:

- 1) The structure on lot 18 fails to meet the required 25foot perimeter property line setback.
- 2) Portions of lots 12,14,19,20,21 & 22 were graded in a manner that violates conditions of approval and encroaches on regulated wetlands.

Based on these finding, the City of Portland cannot issue Certificates of Occupancy and the structures cannot be used for their intended purpose until such time as the violations are corrected. Specifically, lot 18 must be brought into compliance with the City's setback requirements or a variance obtained from the ZBA.

In addition, a revised grading plan for the above referenced lots, as well as documentation from the U.S. Army Corp. of Engineers and Maine Department of Environmental Protection, that additional filling at the site is permitted, must be submitted for review and approval by the City. The Subdivision Plan is very clear on the wetland issue. A line of wetland disturbance was shown on the plan. Any further grading required D.E.P., Army Corp of Engineers and City approval.

Moreover, as you know, the developer is obligated to notify the City for inspections as the work progresses on the site and prior to undertaking additional development steps. Please be advised that the City will not approve any pending or future building permit applications for the Copley Woods Subdivision until 1) the developer agrees, in writing, to contact the City for required inspections as work progresses at this site and 2) the above noted violations are addressed to the satisfaction of the City.

Please feel free to contact Mike Nugent , Inspection Services Manager at 8748700 or Penny Littell, Corporation Counsel if you wish to discuss the matter further.

Sincerely,

Joseph E. Gray Jr.  
Director of Planning & Urban Development

Cc: James Wendel, DeLuca Hoffman  
Richard Knowland, Planner  
Jay Clement, Army Corp of Engineers  
Doug Burdick, ME. D.E.P.