

From: "Peter Biegel" <pbiegel@landdesignsolutions.com>
To: "David Margolis-Pineo" <DMP@portlandmaine.gov>
CC: "Tim O'Donovan" <ocpminc@maine.rr.com>, "Jean Fraser" <JF@portlandmaine.gov>
Date: 1/25/2013 1:35 PM
Subject: RE: 1062 Ocean Avenue (Ledgewood Drive) Subdivision - Old BarnEstates - Street Lighting and Curbing
Attachments: Ledgewood Street Lighting.pdf; Curb Waiver Request Additional Information.pdf

Hi David,

I have information on two project elements we are requesting your feedback on:

1. Curb waiver request - per our phone discussion the other day I have prepared a memo which better clarifies how we believe our project meets the criteria required for a curb waiver (see attached Curb Waiver Request Additional Information).

2. Street Lighting - At the Planning Board meeting we discussed the proposed street lighting (use of the existing Ledgewood Drive fixture at the street entrance and a proposed pole mounted fixture at the end of the street turn around. I have pasted the information we included with our workshop cover letter supporting our proposal below.

"Lighting - An existing street light illuminates the Slocum Drive entrance which is directly across the street from our proposed entrance, we believe this existing illumination to be adequate for our street entrance. In keeping with the rural character of the area, Ledgewood Drive and the following adjacent residential developments, all off Ledgewood Drive:

a. Charlottes way - entrance street light on opposite side of Ledgewood Drive, light at drive intersection within the development and one light at the cul-de-sac.

b. Northledge Terrace - no light at entrance and one light at end of drive turn around.

c. Slocum Drive - street light at entrance and light at end of drive turn around.

d. Garden Way (currently under construction) - light at entrance and

one at cul-de-sac.

We propose a single pole mounted fixture at our street's turn around. We do not believe there is the need from a safety standpoint or a home owner desire to have the street fully lit, and it would be inconsistent with the adjacent developments and rural character of the area which is one of the characteristics we feel is attractive to the residents living here."

The Planning Board members who were in attendance were open and seemed supportive of our proposal, but did not know if they had the authority to waive the requirement. Upon review of the ordinance it was determined that the requirement can be waived by the Department of Public Services so we are passing the question on to you.

As context information I have attached a PDF (Ledgewood Street Lighting) which shows the location of the street lights along the entire length of Ledgewood Drive, there are only 4 currently, but I know an additional one is supposed to be installed at the entrance of Garden Way (development under construction). As you can see from the development information above and the attached street lighting map the predominant lighting pattern in the area is to have minimal lighting which the residents seem to enjoy and we would like to emulate.

Please let me know if we can provide any additional information to assist you in your review.

Thank you,

Peter

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