



# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

September 7, 2005

Mr. Thomas Shaw  
STJ, Inc.  
939 Parker Farm Road  
Buxton, ME 04093

RE: Fill and Grading of Site located at 469 Presumpscot Street  
ID #2005-0131, CBL # 419-A-001

Dear Mr. Shaw:

On September 7, 2005, the Portland Planning Authority approved the grading and fill for the property located at 469 Presumpscot Street, as shown on the approved plan with the following conditions:

- i. That the applicant shall address the comments in the Development Review Engineer's memo dated September 7, 2005, which is attached regarding gated driveway entrance, sidewalk and curbing, utilities, stormwater management, grading, and hazardous waste.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 pre-construction 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 Division 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.

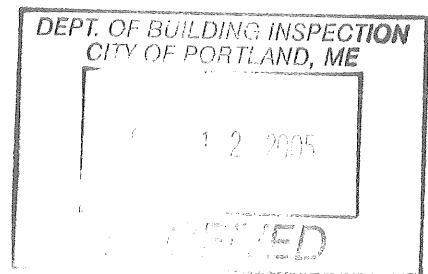
If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File





05P131

**TO:** Kandi Talbot – Planner  
**FROM:** James Seymour P.E.–Development Review Engineer, Sebago Technics Inc.  
**RE:** 469 Presumpscot Street – Lot Filling & Slope Reclamation, STJ, Inc  
**DATE:** September 7, 2005

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Sebago Technics has completed its review of the resubmitted materials for the proposed filling and slope reclamation at the location of approximately 469 Presumpscot Street. Based on a review of the submitted materials, we feel that this application can be conditionally approved. The following are our brief list of concerns and recommendations that should be addressed by the applicant, agent or their assigned professional as a condition of approval. Many of these conditions will be enforced in the field as part of the overall filling process, and are recommended to assure protection of the environment and general public:

**1. Road Access & Circulation**

- A. The formal access drive entrance as proposed shall be gated during non-use to assure illegal dumping, no public use, and general property abuse does not occur.
- B. Presumpscot Street is currently not constructed with curbing and sidewalks along this stretch. However, the previous approved plan for this site required to at a minimal add granite curbing, and sidewalk. Due to the nature of the filling at the property, sidewalk and curbing will be required when a formal site plan for a planned development is proposed. We recommend that the applicant meet with the Public Works Inspectors to review the filling operation, truck maneuvers, and general driveway/culvert installation prior to the start of filling or grubbing of the property.

**2. Utilities (This plan indicates no need for utilities)**

- A. The applicant may want to consider installation of a light on the existing CMP Pole for security and safety. *This is a recommendation and not part of a conditional approval.* The pole is at an ideal location adjacent to the curb cut for the entrance.

3. **Stormwater Management**

- A. The bottom of the site appears to be a wetland or ponding area, which is acting as a form of detention. The culvert outletting the wetland under the railroad tracks has been identified. Prior to the start of filling or installing erosion control measures within 75 feet of the rear property line, the limits of the wetlands shall be staked and identified as wetland limits not to be disturbed.
- B. Drainage at the entrance is difficult to interpret and the invert and cover elevations will be field determined. This culvert is temporary only for the filling permit and shall not be deemed permanent unless engineered as part of a development plan for the property, or certified by a professional engineer that the culvert has been properly sized to handle the existing ditch flows associated with Presumpscot Street, and was constructed per City Standards.

4. **Grading, Erosion Controls, and Soil Stability**

- A. A stabilized entrance as shown and will be used over a time period greater than 6 months, therefore we recommend the applicant be aware that maintenance of the entrance, tracked debris, and potential sweeping will be at the discretion of the Public Works and or Planning Department.

5. **General**

- A. The site plan shall address traffic signs of entering trucks and turning traffic in general under the advisement of Public Works and the Traffic Division.
- B. We feel based on past site visit that the site may contain waste that could be deemed harmful. The applicant will be responsible for identifying, and removing of any hazardous waste if encountered on the site during construction. If encountered evidence of cleanups or remedial measures necessary shall be conducted per the MeDEP and be presented to the City as proof the site meets Health and Safety codes.
- C. The proposed grade at the front cut the site down by at least 8 feet. The current plan has not provided any reference to blasting and therefore all ledge removal shall be conducted with excavation equipment and rock hammers. If blasting is planned it shall require meeting the City Blasting ordinance with the Fire Dept.

These issues are mostly conditions to be addressed in the field. These conditions are set to clarify responsibilities of the applicant and that the provisions and improvements to this plan are not and do not precede the requirements for any additional or other future land-use other than fill remediation and vegetating the land for slope stabilization.