



Barbara Barhydt <bab@portlandmaine.gov>

RE: 316 Presumpscot Street

1 message

Peter Biegel <pbiegel@landdesignsolutions.com>
To: Barbara Barhydt <bab@portlandmaine.gov>
Cc: Tim O'Donovan <ocpminc@maine.rr.com>

Thu, Dec 21, 2017 at 8:43 AM

Hi Barbara,

Will the new planner is starting at the beginning of January? We are really anxious to get the process started so that we are ready to break ground in the eraly spring.

Thank you,

Peter

Peter Biegel, ASLA, LEED AP

Maine Licensed Landscape Architect

Land Design Solutions

P.O. Box 316

160 Longwoods Road

Cumberland, ME 04021

tel: (207) 939-1717

email: pbiegel@landdesignsolutions.com

From: Barbara Barhydt [mailto:bab@portlandmaine.gov]

Sent: Wednesday, December 20, 2017 11:27 AM

To: Peter Biegel <pbiegel@landdesignsolutions.com>

Cc: Tim O'Donovan <ocpminc@maine.rr.com>

Subject: Re: [316 Presumpscot Street](#)

Hi Peter and Tim:

I shared your e-mail and the survey with Keith Gray, Senior Engineer for DPW. He is willing to look at the plans and discuss with the City's surveyors once this is distributed for review. He did ask if the abutting property owner information is up to date on the site plan?

I will move this forward for review before the end of this week. We have a new planner starting in January and I may have to assign that person to the review.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

On Tue, Dec 19, 2017 at 11:10 AM, Peter Biegel <pbiegel@landdesignsolutions.com> wrote:

Hi Barbara,

My responses to your comments are below in red. Please let me know if my responses are adequate or if additional information is needed.

Thank you,

Peter

Peter Biegel, ASLA, LEED AP

Maine Licensed Landscape Architect

Land Design Solutions

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Cumberland, ME 04021

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email: pbiegel@landdesignsolutions.com

From: Barbara Barhydt [mailto:bab@portlandmaine.gov]
Sent: Tuesday, December 19, 2017 9:37 AM
To: Peter Biegel <pbiegel@landdesignsolutions.com>
Subject: 316 Presumpscot Street

Hi Peter:

The survey submitted is dated 1994, as you noted in the submission. In looking at the aerials, the survey does not appear to be up to date and does not reflect the additional buildings and pavement that are currently on the site. The site plan does show the buildings, but the site plan is supposed to be based upon a recent survey. To complete the application, an updated survey is needed. When would this be available? **The 1994 survey is provided because that shows the Property Boundary and is sealed by Kevin Cullenberg a licensed land surveyor. As stated in note 4 of the site plan other existing conditions information which was needed was added to the site plan by the design team using a variety of methods such as field observations and measurements, aerial images and additional on the ground surveying by Cullenberg Surveying.**

The final site plan needs to be stamped by a Maine licensed engineer. I do see that the utility plans are stamped by an engineer. **We can have an engineer seal the final site plan.**

I am attaching the template we are using for construction management plans. Please use this to develop the construction management plan for this project. **I am working on this as we speak and should have it back to you within the next couple of days.**

Lastly, when we met there was discussion of possibly dividing the lots and or creating a condominium. Clearly the plan does not show any new lot lines, but does this need a subdivision review for any condominiums or will it be held entirely by Tim? **It will be developed by Tim and at a later date be split into two condominium units.**

Please let me know the timing for this additional information in order to complete the application. I am on vacation next week, so I would appreciate it if you could let me know the schedule this week.

Thank you.

Barbara

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Development Review Services Manager
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