

434-C-5

331 Veranda St.

Expansion

Martin's Pt.



Martin's Point Health Care
Neighborhood Meeting
February 12, 2009

Ann Tucker, MPH/C, introduced key members of the project team; Scott Benson, architect, SMRT; Dwight Anderson, civil engineer, Deluca Hoffman; David Howes, President, MPH/C

A power point presentation narrated by Ann Tucker followed which included the history of the project since the property's purchase, a review of the site plan that was approved by the Planning Board as part of Phase I and a general discussion on why the proposed size of the medical office building is being reduced to its current amount.

Dwight Anderson, Deluca Hoffman, discussed the following:

- The major changes in vehicular circulation on the campus
- Revisions to the maintenance drive
- The increase in overall green space
- The traffic light still being a requirement of the project
- The ability to create additional distance between the proposed building and the resource protection zone.
- The ability to reduce impervious area by placing parking under the proposed building
- The light fixtures to be used, their location, and the fact there is no light pollution
- A discussion on the easement to the City of Portland for the public path.
- A discussion on the minor changes to storm water design.

Sandy Donahue of the neighborhood association inquired into whether a crosswalk and sidewalk would still be constructed. The answer was "yes". Ms. Donahue also inquired into the completion date of the project. The answer was "December of 2010"

Steven Sharpe inquired into the status of the Morrison Development Center. Ann Tucker, MPH/C, responded that MPH/C had purchased the real estate and that Morrison Development Center was a tenant. Also, MPH/C had no current plans for the property.

Scott Benson, SMRT, discussed the following:

- The elevations of all four sides of the building
- A discussion on the natural slope of the site and how that related to the building layout.
- The proposed healing garden.
- The main entrance to the medical office building and how that entrance related to vehicular and pedestrian circulation.
- A discussion of the roof geometry and the equipment located on the roof.

- A discussion of the parking decks below the medical office building, how it is shielded, what materials were being used, and how it is naturally ventilated.
- This will be a LEED certified building, local materials will be used and there will be a high level of controls for energy efficiency

A question and answer session followed:

Helen Andrews: Will there still be access to the Veteran's Memorial? A: Scott Benson, yes, in addition the building was moved further away from the Memorial; Ann Tucker, yes, in addition the public trail is being extended.

Gordon Andrews: Is there a historical report on the project and how can one access that information if a report exists? A: Scott Benson discussed how the project has and

continues to go through approvals at the Maine State Historical Preservation Board and the City of Portland Historical Preservation Board. Scott also noted all information

submitted to these review authorities is a matter of public record and one should contact Deb Andrews, Portland's historic preservation coordinator, to access that information.

Steven Sharpe inquired into the total number of parking spaces on the campus. Dwight Anderson replied there are approximately 442 total spaces on site and that there are approximately 100 employees on site.

Helen Andrews inquired into the proposed traffic light and traffic flow. Diane Morabito, traffic consultant for the project, discussed the levels of service the traffic light is being designed to and how the traffic light will operate. Helen Andrews also inquired into how the existing blinking light at Windsor Heights related to this traffic light. Diane Morabito responded by saying it did not due to its distance from the proposed light. Also, there was no relationship between the proposed light and the existing lights on Washington Ave. Diane Morabito also noted that preference will be given to traffic on Rt. 1 and the traffic light will only trip when vehicles are exiting the Martin's Point Health Care campus.

Gordon Andrews requested a plan that Ann Tucker had available at the meeting. The plan was provided to Sandy Dohahue representing the neighborhood association.

Ann Tucker, MPH/C, thanked everyone for attending and as there were no additional questions the meeting was adjourned.

Respectfully submitted,

Paul Ureneck
 CBRE Boulos Property Management
 Owner's Representative

Alex Landry PO Box 7625 Portland, ME 04112	Alex Jaegerman 398 Spring Street Portland, ME 04102	Alan Fishman Fishman Realty 470 Forest Ave., Suite 203 Portland, ME 04101-2009
Anne Weigel 92 Hamblet Avenue Portland, ME 04103	Anne Pringle Western Prom Neigh. Assoc. 44 Neal Street Portland, ME 04101	Alfred Waxler PO Box 6681 Portland, ME 04103
Betsy Sawyer-Manter 34 Wellstone Drive Portland, ME 04103	Barb Wood 125 Emery Street Portland, ME 04102	Anthony Donovan 27 Riverview Street Portland, ME 04102
Cheryl Leeman, City Councilor Portland City Hall 389 Congress Street Portland, ME 04101	Chair, Peaks Island Council PO Box 14 Peaks Island, ME 04108	Carol Schiller Univ. Neigh. Organization 7 Longfellow Street Portland, ME 04103
Cliff Ginn Back Cove Neigh. Assoc. 79 Deerfield Road Portland, ME 04101	Chris Castelsky Fairpoint Communications 521 East Morehead Street Charlotte, NC 28202	Chris Busby 11 Cushman Street Portland, ME 04102
Daniel Skolnik, City Councilor Portland City Hall 389 Congress Street Portland, ME 04101	Dan Anderson 1831 Washington Avenue Portland, ME 04103	Crystal Canney WGMETV 1335 Washington Avenue Portland, ME 04103
David Very Back Cove Neigh. Assoc. 67 Codman Street Portland, ME 04103	David Nowlin 215 Oxford Street Portland, ME 04102	David Marshall, City Councilor Portland City Hall 389 Congress Street Portland, ME 04101
Devon and Pamela Platte 26 North Street, #3 Portland, ME 04101	Deb Keenan 28 Dorothy Street Portland, ME 04101	Dawn Carrigan, Principal Longfellow School 432 Stevens Avenue Portland, ME 04101
Ed Democracy PO Box 4189 Portland, ME 04101-0398	Dory Richards Waxman, City Councilor Portland City Hall 389 Congress Street Portland, ME 04101	Don Webster Peaks Island Neigh. Assoc. 29 Centennial Street Peaks Island, ME 04108
Frank Schoenthaler Coldwell Broker 1601 Trapelo Rd., Suite 24 Waltham, MA 02451	Ethan Strimling 211 Spring Street Portland, ME 04102	Elizabeth Hoglund Stroudwater Village Assoc. 138 Stroudwater Road Portland, ME 04102

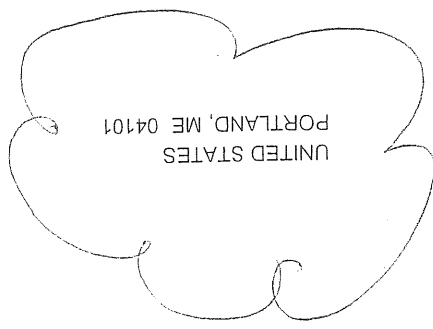
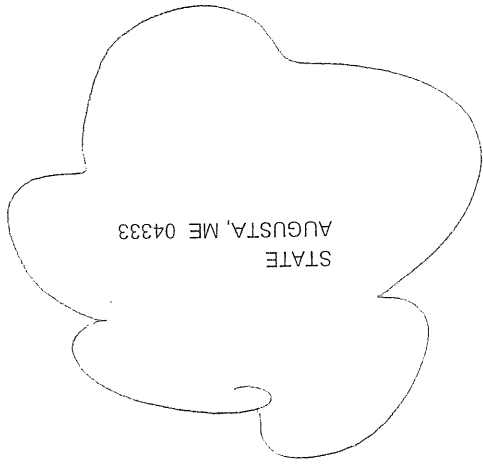
Greg McNally 235 Riverside Ind. Parkway Portland, ME 04103	Greater Portland Council of Governments 68 Marginal Way Portland, ME 04101	Glenn Coombs Nason's Corner Neigh. Assoc. 56 Kent Street Portland, ME 04102	Hank Dozier N. Deering Neigh. Housing 50 Autumn Lane Portland, ME 04103	Jack Lutkin Gorham Savings Bank 71 Marginal Way Portland, ME 04101	Jennifer Micollean 61 Mountfort Street Portland, ME 04101	Joe Malone Deering Highlands Neigh. Association 30 Highland Street Portland, ME 04103	John Leavitt NE Regional Council of Carpenters 183 Middle Street Portland, ME 04101	Kevin Butterfield 643 Main Street Gorham, ME 04038	Kim Strondak Libbytown Neighborhood 340 Park Avenue Portland, ME 04102	Linda Kokemueller Maine DEP 312 Canco Road Portland, ME 04103	Lynn Clarkson 145 Marborough Road Portland, ME 04103
Hugh Nazor 50 Federal Street Portland, ME 04101	Henry Leclair 209 Range Road Windham, ME 03087	Janice Carpenter 9 West Commonwealth Drive Portland, ME 04103	Jesse Thompson, RA, LEED AP Kaplan Thompson Architects 424 Fore Street Portland, ME 04101	John Coyne, City Councilor Portland City Hall 389 Congress Street Portland, ME 04101	Kerry Anderson 5 Frederick Thompson Drive Scarborough, ME 04074	Kevin Donoghue, City Councilor 44 North Street, Apt. 1 Portland, ME 04101	Leana Good-Simpson West End Neigh. Assoc. 810 Congress Street Portland, ME 04102	Liz Holton 18 Victoria Street Portland, ME 04103	Marc Foster 29 Taylor Street, #1 Portland, ME 04102	Mary Griffith 6 E. Promenade, Unit #2 Portland, ME 04101	
Jennifer Dorr 15 Vivian Street Westbrook, ME 04092	Jill Duson, Mayor Portland City Hall 389 Congress Street Portland, ME 04101	John Hume Riverton Community Association 48 Harris Avenue Portland, ME 04103	Kerry Anderson PO Box 6799 Scarborough, ME 04074	Kim Farrar CBRE/Boulos Management Property One Canal Plaza Portland, ME 04101	Len Anderson 543 Allen Avenue Portland, ME 04103	Lou Christen The Towne Place Suites 700 Roundwood Drive Scarborough, ME 04074					

BEN JAIME JR & DANA E FINLAY-BEN JTS 9 VICTORIA ST PORTLAND, ME 04103	ATLANTIC PROPERTIES LLC 970 BAXTER BLVD PORTLAND, ME 04103	BIFULCO ANTONIO & MARIA OR SURV 252 VERANDA ST PORTLAND, ME 04103	DALY PATRICIA A 256 VERANDA ST PORTLAND, ME 04103	CROOKER GIRLS DEVELOPMENT LLC 44 STORER RD BRUNSWICK, ME 04011	DOIRON LINDA D 16 OREGON ST PORTLAND, ME 04103	DICKENS JOHN DAVID JR 22 OREGON ST PORTLAND, ME 04103	FORBIS SHARON L 260 VERANDA ST PORTLAND, ME 04103	GRONDI PHILIP H JR 256 VERANDA ST PORTLAND, ME 04103	HIGGINS TIMOTHY A P.O. BOX 2147 SOUTH PORTLAND, ME 04106	KEENE BRENDA L PO BOX 7326 PORTLAND, ME 04112	MARTIN'S POINT HEALTH CARE INC 331 VERANDA ST PORTLAND, ME 04103	HOLTON ELIZABETH H & BRITT L HOLTON JTS 18 VICTORIA ST PORTLAND, ME 04103	MACLEOD GERALDINE 282 VERANDA ST PORTLAND, ME 04103	MORTIMER ROBERT T & CHRISTINA D JTS 25 AMERSCOGGIN RD FALMOUTH, ME 04105	PENOBSCOT BAY MEDICAL ASSOCIATES PO BOX 9746 PORTLAND, ME 04104	SCOTT GREGORY J & CHANTAL A LEGARE JTS 68 ROCKAWAY RD FALMOUTH, ME 04105	SWAN JOHN W 244 VERANDA ST # 3 PORTLAND, ME 04103	YORK WILLIAM A & DIANE M YORK JTS 29 OREGON ST PORTLAND, ME 04103	UNITE STATES PORTLAND, ME 04101		
RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103	RAJOTTE MARK L 21 OREGON ST PORTLAND, ME 04103

Mrs. Kimmel Brookside Neighborhood 31 Brookside Road Portland, ME 04103	Molly Just Westbrook City Hall 2 York Street Westbrook, ME 04092	Nancy Bartlett PO Box 7965 Portland, ME 04112	Michael Pizzo 88 Christy Road Portland, ME 04103
Pam Burnside 64 Lester Drive Portland, ME 04103	Nicholas Mavodones, Jr., City Councilor Portland City Hall 389 Congress Street Portland, ME 04101	Peaks Island Land Preserve PO Box 99 Peaks Island, ME 04108	Patrick Murphy Western Prom Neigh. Assoc. 6 Bowdoin Street Portland, ME 04102
Paul Ouellette Woodfords/Oakdale Neighborhood Assoc. 83 Noyes Street Portland, ME 04103	Paul Leblond 55 Stevens Avenue Portland, ME 04102	Peaks Island Land Preserve PO Box 99 Peaks Island, ME 04108	Raymond Penfold 129-137 Fox Street Portland, ME 04101
REP Benjamin Dudley III District 30 9 Ponce Street Portland, ME 04101	Rebecca Halia Waste Management 2000 Forest Avenue Portland, ME 04103	REP Boyd Marley District 36 11 Maplewood Street Portland, ME 04103	REP Joseph Brannigan District 35 168 Concord Street Portland, ME 04103
REP Herb Adams District 33 231 State Street Portland, ME 04101-2361	REP Glenn Cummings District 37 24 Nevens Street Portland, ME 04103	REP Boyd Marley District 36 11 Maplewood Street Portland, ME 04103	Sandra Donahue E. Deering Neigh. Association 9 Wardsworth Street Portland, ME 04103
Robert O'Brien 267 York Street Portland, ME 04102	Robert Hains 250 Holm Avenue Portland, ME 04102	REP Boyd Marley District 36 11 Maplewood Street Portland, ME 04103	Tom Ainsworth Stroudwater Neigh. Association 12 Garrison Street Portland, ME 04102
Steve Rose 44 Federal Street Portland, ME 04102	Stephen Parazone 47 Bolton Street Portland, ME 04102	REP Boyd Marley District 36 11 Maplewood Street Portland, ME 04103	Tom Foran Park Street Townhouse Owners Assoc. 94 Park Street Portland, ME 04101
Vinal Thompson Bolton Street Neigh. Association 130 Bolton Street Portland, ME 04103	William Meridian 105 Stonecrest Drive Portland, ME 04103	REP Boyd Marley District 36 11 Maplewood Street Portland, ME 04103	Vincent Vilgior Parkside Neigh. Association 61 Sherman Street Portland, ME 04101

Labels Requested For CBL:

- 430 A023
- 432 F002
- 432 F003
- 432 F005
- 432 F006
- 433 F006
- 433 F007
- 433 F008
- 433 F009
- 433 F010
- 433 G002
- 433 G003
- 433 G004
- 433 G005
- 433 I001
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- 434 A001
- 434 B001
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- 434 B004
- 434 B005
- 434 C001
- 434 C002
- 434 C003
- 434 C005
- 434 C006
- 434 C010
- GIS_MDOT



2010 EASEMENT AND PARK AREA RELOCATION AGREEMENT

Easement Relocation Agreement made as of this _____ day of September, 2010, by and between the CITY OF PORTLAND, Maine, a body politic and corporate (the "City") and MARTIN'S POINT HEALTH CARE, INC., d/b/a Martin's Point Health Care Center and formerly known as Penobscot Bay Medical Associates and/or Penobscot Bay Medical Associates, Inc. ("Martin's Point") with an address of 331 Veranda Street, Portland, Maine.

RECITALS

WHEREAS, by deed dated August 8, 1994, from the City to Martin's Point (then known as Penobscot Bay Medical Associates, Inc.) recorded in the Cumberland County Registry of Deeds in Book 11581, Page 337 (the "1994 Deed"), the City accepted and reserved various easements related to a "Park Area" and various "Walkways" (as those terms are used and defined in the 1994 Deed); and

WHEREAS, Martin's Point agreed in the 1994 Deed to certain covenants regarding the Park Area and Historic Preservation set forth in paragraphs labeled (a), (b), (c) and (d); and

WHEREAS, by a certain Easement for Public Walkway dated August 10, 1994 (the "1994 Easement") recorded in the Cumberland County Registry of Deeds in Book 11581, Page 344, Martin's Point granted an easement for a "walkway" in the locations indicated on Exhibit A attached thereto; and

WHEREAS, by Easement Relocation Agreement dated June 15, 2006, and recorded in the Cumberland County Registry of Deeds in Book 25260, Page 327 the City and Martin's Point relocated the easements for the Park Area and Walkways; and

WHEREAS, the City and Martin's Point wish to relocate the easements for the Park Area, Walkways and walkways, granted or reserved in the 1994 Deed and the 1994 Easement, the 2006 Easement Relocation Agreement (collectively the "Prior Agreements and Easements") to conform to locations approved by the Portland Planning Board on February 24, 2009 and which are more particularly shown as the "2010 Park Area" and the "2010 Relocated Walkway Easement Areas" on a certain "Concept Plan" for Martin's Point Health Care, Inc., dated August 10, 2010 by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ (the "2010 Plan");

NOW, THEREFORE, the City and Martin's Point hereby covenant, grant and agree as follows:

A. Certain of the Easement Areas for the walkways granted in the Prior Agreements and Easements are hereby relocated to the locations shown on the 2010 Plan and labeled "2010 Relocated Walkway Easement Areas". To the extent not granted in the Prior Agreements and Easements Martin's Point hereby grants an easement for a public walkway in, on and over a strip of land in the approximate locations marked "2010 Relocated Walkway Easement Areas" on the 2010 Plan, and the paved "walkway" easements described in the Prior Agreements and Easements are hereby relocated to the locations shown on the 2010 Plan as "Relocated Walkway".

B. The City by execution of this Agreement hereby releases any right to locate the walkways pursuant to the terms of the Prior Agreements and Easements in any location other than is shown on the 2010 Plan as "Relocated Walkway Easement" or "2010 Relocated Walkway Easement Areas". Martin's Point hereby grants the right to relocate the walkways to the locations shown on the 2010 Plan as "2010 Relocated Walkway Easement Areas" subject, however, to the restrictions set forth in the Prior Agreements and Easements which shall and do remain in full force and effect with regard to the walkways as relocated.

C. The Park Area as defined in the Prior Agreements and Easements is hereby reconfigured or relocated to that area identified on the 2010 Plan as the 2010 Park Area. To the extent the City had any easement by virtue of reservation in the Prior Agreements and Easements to any portion of the Park Area which is not within the 2010 Park Area as reconfigured on the 2010 Plan, the City hereby releases any rights thereto to Martin's Point. To the extent the easement reserved by the City for the Park Area in the Prior Agreements and Easements does not include any portion of the 2010 Park Area indicated on the 2010 Plan, Martin's Point hereby grants an easement thereto to the City of Portland.

D. The Walkway Easements including the easement for portions of the walkway which extend to the Outlooks and to the Memorial identified as such on the 2010 Plan to the extent reserved by or granted to the City in the Prior Agreements and Easements, are hereby relocated to the locations indicated on the 2010 Plan. To the extent any reserved easements by the City are not co-extensive with the easements as relocated herein, the City releases any rights thereto to Martin's Point. To the extent the easements as relocated as indicated on the 2010 Plan were not encompassed by the Prior Agreements and Easements by reservations or grants in to the City in the Prior Agreements and Easements, Martin's Point hereby grants to the City easements therefor.

E. It is the intent of the parties hereto that portions of the Park Area Easements, the Walkway Easements and the walkway easements either granted or reserved in the Prior Agreements and Easements are hereby intended to be relocated to those areas indicated on the 2010 Plan as 2010 Park Area and "2010 Relocated Walkway Easement Areas". Except as specifically amended herein, any and all other terms of the Prior Agreements and Easements shall and do remain in full force and effect.

IN WITNESS WHEREOF, the City has caused this instrument to be executed by Ellen Sanborn, its Director of Finance thereto duly authorized, and Martin's Point has caused this instrument to be executed by David Howes, its President thereto duly authorized, on this _____ day of _____, 2010.

WITNESS: CITY OF PORTLAND

By: Ellen Sanborn, Its Director of Finance

MARTIN'S POINT HEALTH CARE, INC.

By: David Howes, Its President

STATE OF MAINE
CUMBERLAND, SS. _____, 2010

PERSONALLY APPEARED the above-named Ellen Sanborn, Director of Finance of the City of Portland, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said City of Portland.

Before me,

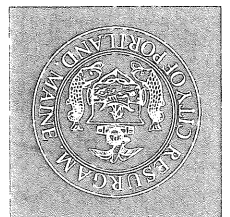
Notary Public/Attorney-at-Law

STATE OF MAINE
CUMBERLAND, SS. _____, 2010

PERSONALLY APPEARED the above-named David Howes, President of Martin's Point Health Care, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney-at-Law



Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

AUGUST 11, 2010

includes file
www.portlandmaine.gov

Strengthening a Remarkable City, Building a Community for Life

Ann Tucker
Martin's Point Health Care, Inc.
331 Veranda St.
Portland, ME 04112-9746
Dwight Anderson, P.E.
Deluca-Hoffman Associates, Inc.
778 Main St., Suite 8
South Portland, Maine 04106

Project Name: MARTIN'S POINT HEALTHCARE INC
Project ID: 2008-0123
Address: 331 VERANDA ST.
Applicant: MARTIN'S POINT HEALTHCARE INC.
Planner: ERICK GILES, AICP, LEED AP

Dear Ms. Tucker,

On August 11, 2010, the Portland Planning Authority approved the amended site plan for the Martin's Point Healthcare proposal to install two (2) temporary propane gas tanks north of the Marine Hospital as shown on the plan dated July 7, 2010 prepared by Dwight Anderson, P.E. of Deluca-Hoffman Associates with the following conditions:

1. The propane tanks shall be relocated to a permanent location no later than 24 months from the August 11, 2010, date of approval, and the location must be reviewed and approved by the Historic Preservation Commission.

The approval is based on the submitted site plan. All previous conditions of approval required under the February 24, 2009, major site plan approval must still be met prior to issuance of a Certificate of Occupancy. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

If there are any questions, please contact **Erick Giles** at (207) 874-8723 or egiles@portlandmaine.gov

Sincerely,

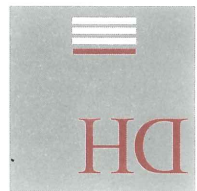
Alexander Jaegerman
Alexander Jaegerman
Planning Division Director

Attachments: 1. 7/16/10 Letter, Dwight Anderson, P.E., Deluca-Hoffman Associates, Inc.

- a. Plan Sheets C-SK-9, 10, 11
- b. 7/13/10 Letter, Unitil Northern Utilities, Inc.

Electronic Distribution:

Penny St. Louis Littlell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Erick Giles, Planner
Phillip DiFierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division
Lannie Dobson, Administrative Assistant
Michael Bobinsky, Public Services Director
Katherine Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File



DELUCA-HOFFMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS
 778 MAIN STREET
 SUITE 8
 SOUTH PORTLAND, MAINE 04106
 TEL. 207 775 1121
 FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

July 16, 2010

Mr. Eric Giles
 Department of Planning and Development
 Portland City Hall
 389 Congress Street
 Portland, Maine 04101

**Subject: Martin's Point Health Care Phase II
 Temporary Propane Tank Installation**

Dear Mr. Giles:

Martin's Point is proposing to locate two temporary propane gas tanks north of the Marine Hospital Building as shown on the three attached figures. This location is screened by existing vegetation between Route 1 and the Marine Hospital. Both the tanks and the earth fill will be removed from this area once the tanks are no longer required.

These temporary gas tanks are needed to serve the Marine Hospital Building until Unitil upgrades are complete as referenced in the attached letter from Unitil dated July 13, 2010. Scott Benson with SMRT and I are available to meet with you, if necessary, to review this matter at your earliest convenience.

Sincerely,

DELUCA-HOFFMAN ASSOCIATES, INC.


Dwight D. Anderson, P.E.
 Senior Engineer

DDA/pig/JN2344.06/Giles-7-16-09

Attachments:

- C-SK-9
- C-SK-10
- C-SK-11
- Unitil Letter

c: Deb Andrews, City of Portland
 Scott Benson, SMRT
 Ann Tucker – Martin's Point
 Paul Ureneck -- CBRE Boulos



Deluca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

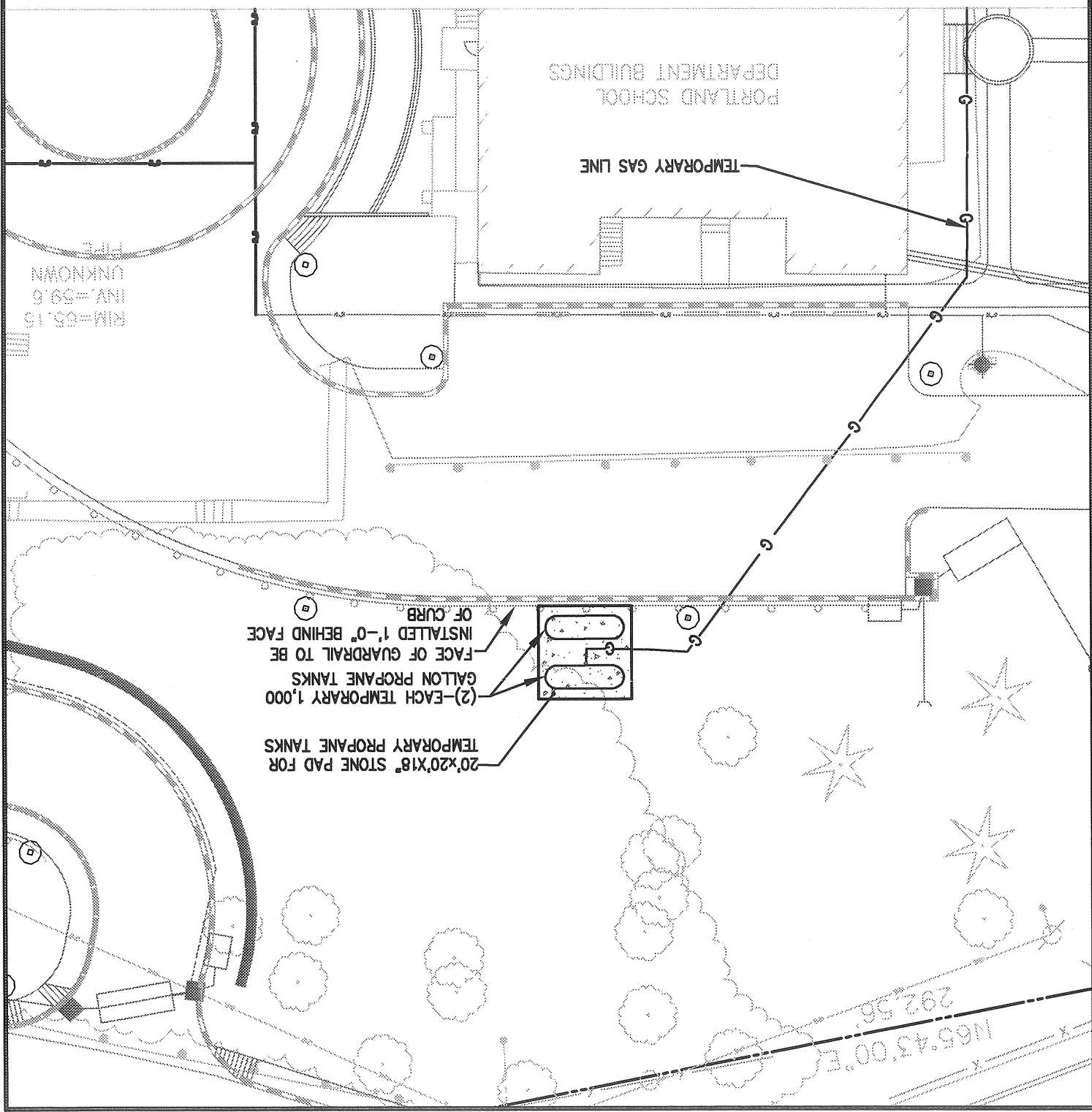
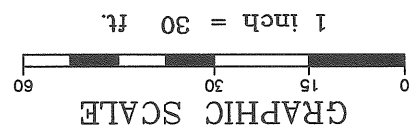
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CHECKED:	DDA	JOB NO.	234408
DESIGNED:	DDA	SCALE:	1"=30'
DRAWN:	DMB	DATE:	07.06.10

C-SK-9

FIGURE

MARTIN'S POINT REDEVELOPMENT
 PROJECT - PHASE II

TEMPORARY PROPANE TANK RELOCATION
 SITE PLAN
 EXCERPT OF SHEET C-4.0 AND LIGHT LOCATION FROM (8.0)



20'x20'x18" STONE PAD FOR
 TEMPORARY PROPANE TANKS
 (2)-EACH TEMPORARY 1,000
 GALLON PROPANE TANKS
 FACE OF GUARDRAIL TO BE
 INSTALLED 1'-0" BEHIND FACE
 OF CURB

TEMPORARY GAS LINE

RIM=55.15
 INV.=59.6
 UNKNOWN
 PIPE

PORTLAND SCHOOL
 DEPARTMENT BUILDINGS

165.43 00"E
 292.56'

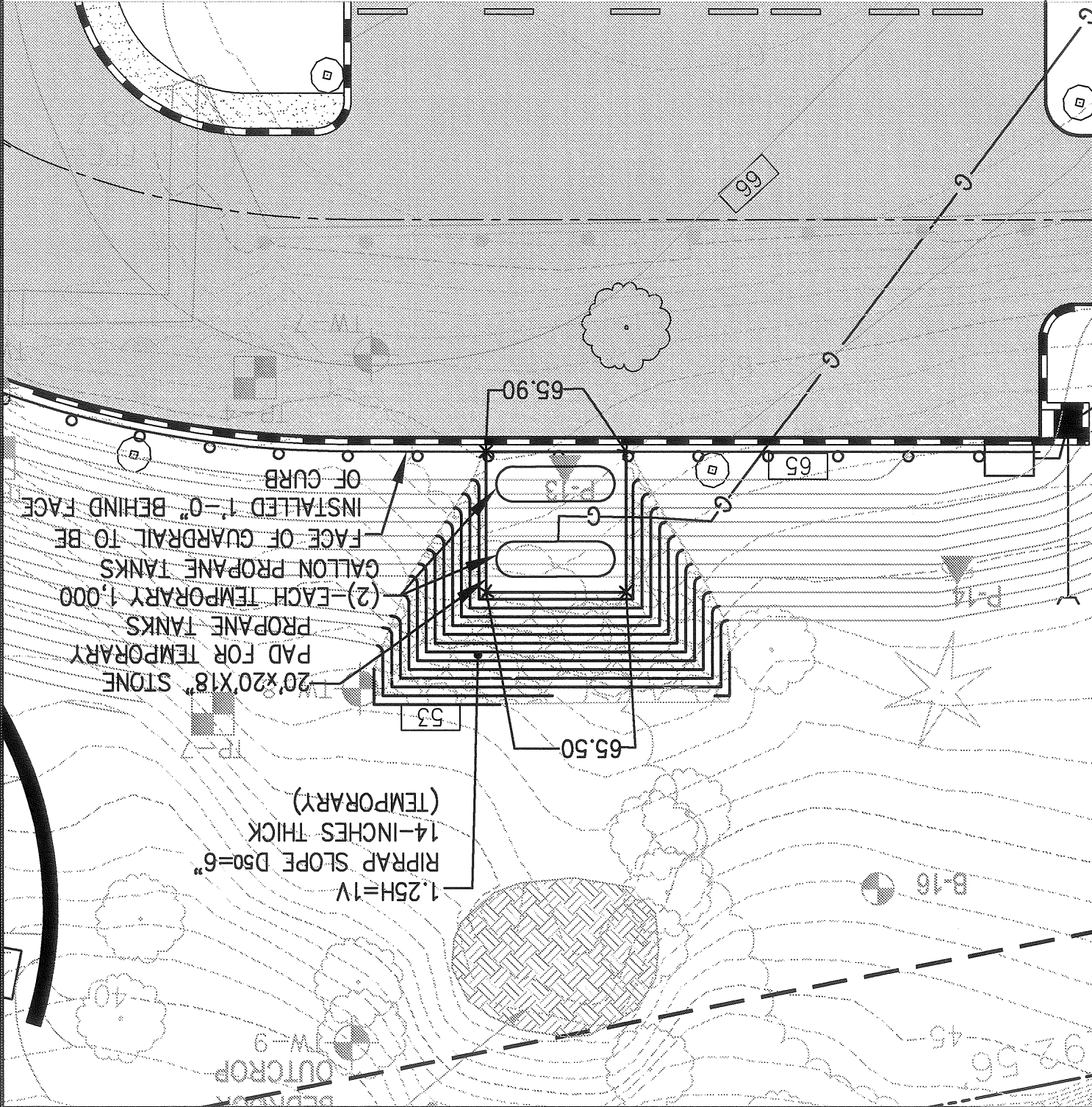
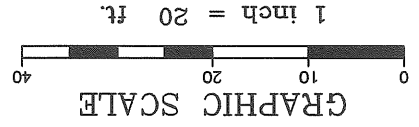


Deluca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

C-SK-10 FIGURE	FILE NAME:	234406-SP-SK
	CHECKED:	DDA
	DESIGNED:	DDA
	DRAWN:	DMB
	DATE:	07.06.10
	SCALE:	1"=20'
	JOB NO.:	2344.08

TEMPORARY PROpane TANK RELOCATION
 GRADING PLAN
 EXCERPT OF SHEET C-5.0 AND LIGHT LOCATION FROM (8.0)

MARTIN'S POINT REDEVELOPMENT
 PROJECT - PHASE II



20'x20'x18" STONE
 PAD FOR TEMPORARY
 PROpane TANKS
 (2)-EACH TEMPORARY 1,000
 GALLON PROpane TANKS
 FACE OF GUARDRAIL TO BE
 INSTALLED 1'-0" BEHIND FACE
 OF CURB

1.25H=1V
 RIPRAP SLOPE D50=6"
 14-INCHES THICK
 (TEMPORARY)

OUTCROP



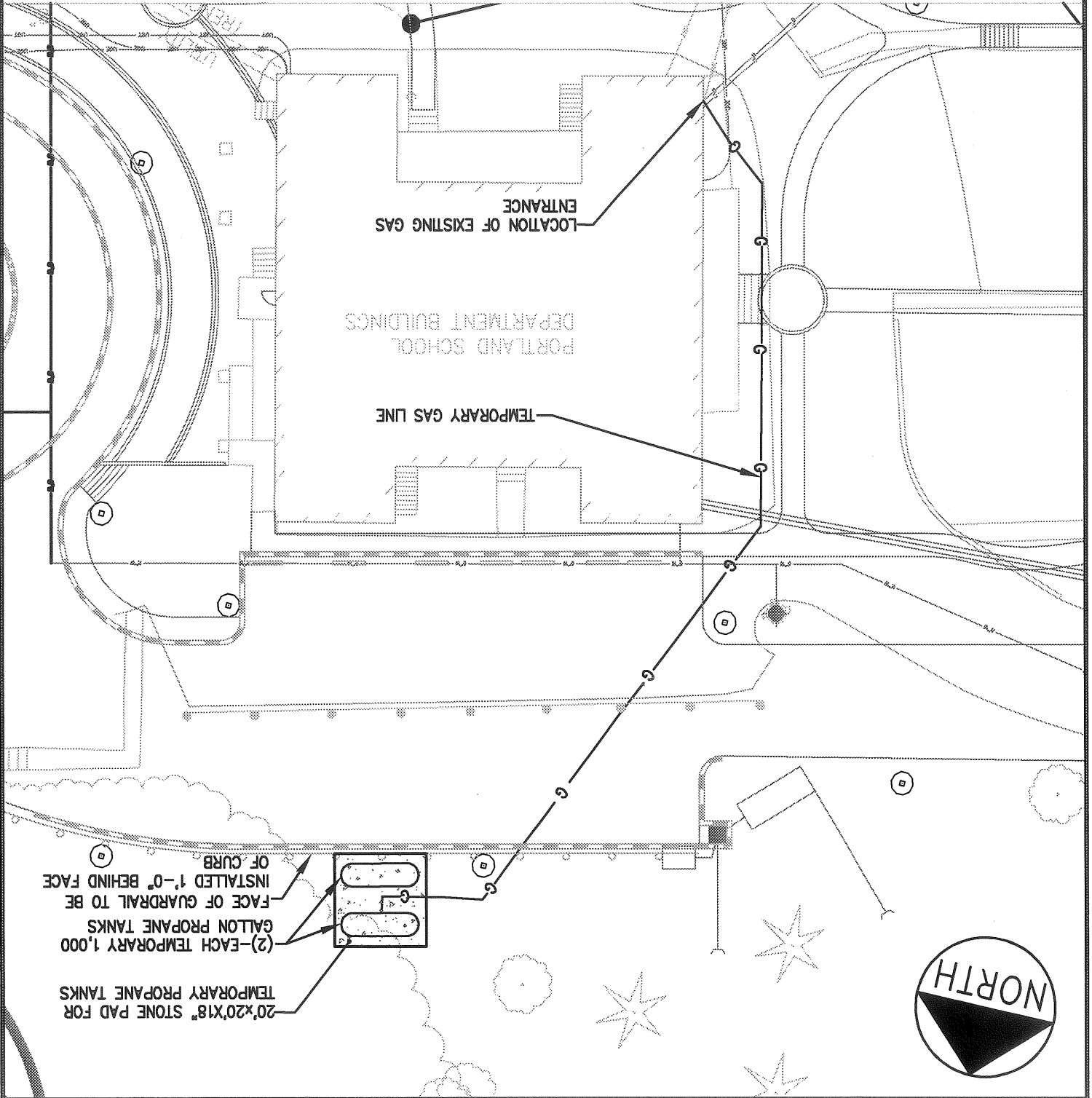
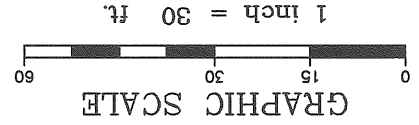
Deluca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

FILE NAME:	234406-SP-SK		
CHECKED:	DDA	JOB NO.	2344.08
DESIGNED:	DDA	SCALE:	1"=30'
DRAWN:	DMB	DATE:	07.06.10

C-SK-11
 FIGURE

MARTIN'S POINT REDEVELOPMENT
 PROJECT - PHASE II

TEMPORARY PROpane TANK RELOCATION
 UTILITY PLAN
 EXCERPT OF SHEET C-8.0





July 13, 2010

Ann Tucker
Director of Support Services
MPHC
331 Veranda Street
PO Box 9746
Portland, Maine 04104-5040

Dear Ms. Tucker:

Unitil has been in negotiations with the Maine Public Utilities Commission (MPUC) regarding the terms and conditions of the Cast Iron Replacement Program (CIRP) which will replace over 50 miles of low pressure, cast iron mains with intermediate pressure, high density plastic mains. Until an agreement has been reached and an order is written, Unitil can not commit as to when the existing low pressure cast iron mains that serve the Martin's Point Health Care campus (MPHC) will be upgraded with plastic intermediate pressure. Some additional time will be required after an agreement is reached for the plan to be developed before it can be implemented. Unitil can keep you apprised of the progress of the CIRP in relation to upgrading the pressure in the main that serves MPHC.

If you have any additional questions, please let me know.

Sincerely,

Kelly Fowler
Sr. Business Development Representative

1075 Forest Avenue,
Portland, ME 04103-3321
Phone: 866-933-3821

I am going to be out of town until the 24th, but was hoping that we could meet either the 25th or the 26th of this month and go over the enclosed documents and see what else the City might need in order to conclude the grant/adjustment of walkway and park easements at Martin's Point. These relocated easements and park areas have been taken from the Site Plan approved by the Portland Planning Board at their meeting of February 24, 2009 and are essentially readjustments to these areas to show approximate locations in the light of improvements approved by the Planning Board and being constructed at the property.

1. Proposed Concept Plan from Owen Haskell, Inc., dated August 10, 2010, showing the 2010 (relocated) Park Area and the 2010 Relocated Walkway Easement Areas.
2. Copy of Easement Relocation Agreement dated June 15, 2006, by and between the City of Portland and Martin's Point Health Care, Inc., recorded in Book 25260, Page 327 at the Cumberland County Registry of Deeds.
3. Copy of Plan recorded at the Cumberland County Registry of Deeds in Plan Book 207, Page 364, which is referenced in the 2006 Relocation Agreement.
4. Proposed Easement Relocation Agreement referencing the plan showing the 2010 Park Area and the 2010 Relocated Walkway Easement Areas.

To follow up on our prior telephone conversations, I am enclosing the following documents:

Dear Mary:

Re: Martin's Point Health Care, Inc. (formerly Penobscot Bay Medical Associates, Inc.)
Walkway and Park Easements at Martin's Point

Mary Costigan, Esq.
Assistant Corporation Counsel
City of Portland
389 Congress Street
Portland ME 04101

August 11, 2010

Nathan H. Smith
207 228-7235 direct
nsmith@bernsteinshur.com

207 774-1200 main
207 774-1127 facsimile
bernsteinshur.com
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

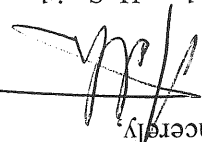
COUNSELLORS AT LAW

BERNSTEIN SHUR

Mary Costigan, Esq.
August 11, 2010
Page 2 of 2

Will look forward to hearing from you. I understand that Erick Giles in the Planning Department worked on this matter and I enclose extra copies of the enclosures for him.

Sincerely,



Nathan H. Smith

Encs.

cc Ann Tucker

EASEMENT RELOCATION AGREEMENT

Easement Relocation Agreement made as of this fifteenth day of June, 2006, by and between the CITY OF PORTLAND, Maine, a body politic and corporate (the "City") and MARTIN'S POINT HEALTH CARE, INC., a Maine non-profit corporation, d/b/a Martin's Point Health Care Center and formerly known as Penobscot Bay Medical Associates and/or Penobscot Bay Medical Associates, Inc. ("Martin's Point") with an address of 331 Veranda Street, Portland, Maine.

RECITALS

WHEREAS, by deed dated August 8, 1994, from the City to Martin's Point (then known as Penobscot Bay Medical Associates, Inc.) recorded in the Cumberland County Registry of Deeds in Book 11581, Page 337 (the "1994 Deed"), the City excepted and reserved various easements related to a "Park Area" and various "Walkways" (as those terms are used and defined in the 1994 Deed); and

WHEREAS, Martin's Point agreed in the 1994 Deed to certain covenants regarding the Park Area and Historic Preservation set forth in paragraphs labeled (a), (b), (c) and (d) therein; and

WHEREAS, by a certain Easement for Public Walkway dated August 10, 1994 (the "1994 Easement") recorded in the Cumberland County Registry of Deeds in Book 11581, Page 344, Martin's Point granted an easement for a "walkway" in the locations indicated on Exhibit A attached thereto; and

WHEREAS, the City and Martin's Point wish to relocate the easements for the Park Area, Walkways and walkway granted or reserved in the 1994 Deed and the 1994 Easement;

WHEREAS, all references in this Agreement to the "Plan" shall mean a certain plan entitled "Conveyance Plan on Veranda Street, Portland, Maine made for Martin's Point Health Care, Inc." by Owen Haskell, Inc., dated June 13, 2006, as last revised June 14, 2006, and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 364.

ML

NOW, THEREFORE, the City and Martin's Point hereby covenant, grant and agree as follows:

A. The easement area for the walkways granted in the 1994 Easement is hereby relocated to the location shown on the Plan as "Relocated Walkway Easement." To the extent not granted in the 1994 Easement Martin's Point hereby grants to the City an easement for a public walkway in, on and over a strip of land marked "Relocated Walkway Easement" on the Plan.

B. The City by execution of this Agreement hereby releases to Martin's Point any right to locate the walkway pursuant to the terms of the 1994 Easement in any location other than as is shown on the Plan in the location marked Relocated Walkway Easement. Martin's Point hereby grants to the City the right to locate the walkway to the location shown on the Plan as Relocated Walkway Easement subject, however, to the restrictions set forth in the 1994 Easement which shall and do remain in full force and effect with regard to the walkways as relocated.

C. The Park Area as defined in the 1994 Deed is hereby modified to burden that area identified with hash marks on the Plan as the Park Area. To the extent the City had any easement by virtue of reservation in the 1994 Deed to any portion of the "Park Area" which is not within the Park Area as reconfigured on the Plan, the City hereby releases any rights thereto to Martin's Point. To the extent the easement reserved by the City for the Park Area in the 1994 Deed does not include any portion of the Park Area shown on the Plan as relocated, Martin's Point hereby grants an easement therefor to the City of Portland.

D. The Walkway Easements including the easement for portions of the walkway which extend to the Outlooks and to the Memorial identified as such on the Plan to the extent reserved by the City in the 1994 Deed, are hereby relocated to the locations within the Park Area indicated on the Plan. To the extent any easements reserved by the City in the 1994 Deed are not co-extensive with the easements as relocated herein, the City releases any rights thereto to Martin's Point which release includes without limitation the "Access Pathway and Stairs (Proposed)" referenced in the 1994 Deed. To the extent the easements as relocated as indicated on the Plan were not encompassed by the 1994 Easements by reservation to the City in the 1994 Deed, Martin's Point hereby grants to the City easements therefor.

E. It is the intent of the parties hereto that the Park Area easements, the Walkway easements and the walkway easement either granted or reserved in 1994 to the City in the 1994 Easement or the 1994 Deed are hereby intended to be relocated to those areas indicated on the Plan. Any and all other terms of the 1994 Deed and the 1994 Easement not amended by this Easement Relocation Agreement remain in full force and effect.

F. Martin's Point further covenants and agrees that it will designate from time to time at locations convenient to Martin's Point (which may be changed by Martin's Point) limited parking areas for daytime (i.e. dawn to dusk) only - non-business hour use by members of the public who are using the Relocated Walkway Easements or the Park Area. Such parking and the use and access shall be subject to reasonable rules and regulations which may be established from time to time by Martin's Point for the purpose of protecting public safety and assuring that

Recorded Register of Deeds
Jul 05, 2007 11:17:16A
Cumberland County
Pamela E. Lovley

Notary Public/Attorney-at-Law
Print Name: ATHAN H. SMITH
Commission Expires: 2/1/11

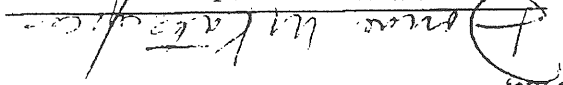


Before me,

PERSONALLY APPEARED the above-named David Howes, President of Martin's Point Health Care, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

STATE OF MAINE
CUMBERLAND, SS,
June 15, 2006

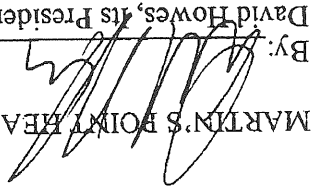
Notary Public/Attorney-at-Law
Print Name: DAVID W. KATSAFIS
Commission Expires:

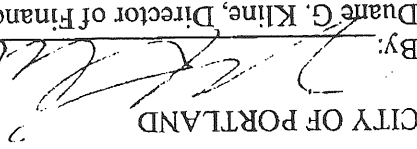


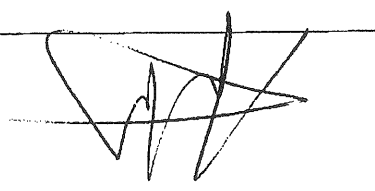
Before me,

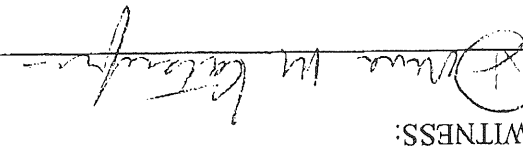
PERSONALLY APPEARED the above-named Duane G. Kline, Director of Finance for the City of Portland, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

STATE OF MAINE
CUMBERLAND, SS,
June 15, 2006

By: 
David Howes, its President
MARTIN'S POINT HEALTH CARE, INC.

By: 
Duane G. Kline, Director of Finance
CITY OF PORTLAND



WITNESS:


IN WITNESS WHEREOF, the City has caused this instrument to be executed by Duane G. Kline, its Director of Finance thereunto duly authorized, and Martin's Point has caused this instrument to be executed by David Howes, its President thereunto duly authorized, on this fifteenth day of June, 2006.

all parking, use and access is in accordance with the terms hereof and assures lawful and peaceful use of the areas where public access is permitted.

CITY OF PORTLAND, MAINE
PLANNING BOARD

David Silk, Chair
Shalom Odokara, Vice Chair
Bill Hall
Joe Lewis
Lee Lowry, III
Janice Tevastian
Michael J. Patterson

March 5, 2009

Ann Tucker
Martin's Point Health Care, Inc.
331 Veranda St.
Portland, ME 04112-9746
Dwight Anderson, P.E.
Deluca-Hoffman Associates, Inc.
778 Main St., Suite 8
South Portland, Maine 04106

RE: Martin's Point Healthcare Inc.
Application ID #: 2008-0123
CBL: 434 C001001

Dear Ms. Tucker,

On February 24, 2009 the Portland Planning Board considered the Martin's Point Healthcare proposal to construct a new Medical Office Building. The Planning Board reviewed the proposal for conformance with the standards for a Major Site Plan. The Planning Board voted unanimously (4-0) (Silk, Patterson, and Hall absent) to approve the application with the following motions and conditions as presented below.

SITE PLAN REVIEW

1. The Planning Board finds that the application is in compliance with the provisions of Division 26, Shoreland Regulations § 14-449 Land Use Standards (m) *General site plan feature*, subject to the condition of approval:

i. The revised site plan that shows the Velocity Zone of the Floodplain map on the plan shall be reviewed for approval by the Zoning Administrator.

2. The Planning Board finds that with the imposition of conditions the plan is in conformance with the site plan standards of the City of Portland Land Use Code and under the Site Location of Development through the delegate review authority.

i. Conditions of Approval:

1. The applicant shall install a fully operational traffic signal at the Route 1/Main Drive intersection prior to issuance of a final Certificate of Occupancy. Signal activation shall be determined between the applicant and the Department of Public Services. The proposed pavement marking modifications identified in the signal design plans shall be reviewed and approved by the Planning Authority and Department of Public Services prior to installation of the traffic signal.

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered.

Please note the following provisions and requirements for all site plan and subdivision approvals:
The approval is based on the submitted plans and findings related to site plan review standards as contained in Planning Board Report #07-09 which is attached.

9. Prior to the issuance of a Building Permit the applicant shall receive a Certificate of Appropriateness from the Historic Preservation Committee.
8. Prior to the issuance of a Building Permit the applicant shall obtain a letter from the Maine Historic Preservation Commission stating a finding of how the project will or will not affect the archaeologically sensitive area.
7. Prior to the issuance of a Certificate of Occupancy the applicant shall provide evidence of either non-applicability or conformance with Maine's Biomedical Waste Generator with the MDEP – Bureau of Remediation and Waste Management.
6. The final design layout of the shoreway access trail in the area easterly of the proposed new building shall be approved by the Planning Authority and City Arborist. Prior to the issuance of a Certificate of Occupancy the applicant shall dedicate to the City of Portland the existing and proposed shoreway access trail from Veranda St. to the shoreline along the easterly and westerly ends of the site as a public recreational easement satisfactory to Corporation Counsel.
5. Prior to the issuance of a Building Permit the applicant shall receive approval of all stormwater management systems for compliance with Section V Stormwater Management Standards of the city's Technical and Design Standards and Guidelines from the Planning Authority and Department of Public Services.
4. Prior to the issuance of a Building Permit, the applicant shall provide additional information on the anticipated interim parking deficit for review and approval by the Planning Authority and the Department of Public Services.
3. The sidewalk on the south side of the site leading to the trail and the end islands in the applicant's request for painted infrastructure is justified. If walkway is permitted, then the trail improvement will include additional wayfinding measures to ensure added adequate identification of the trail entrance and direction.
2. The applicant shall develop a Travel Demand Management Plan and receive approval from the Planning Authority prior to issuance of a final Certificate of Occupancy.

without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.

4. 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.

5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

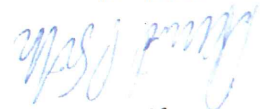
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall 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.

8. 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.)

Philip DiPietro, 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 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 Eric Giles at (207) 874-8723 or by email at egiles@portlandmaine.gov.

Sincerely,



David Silk, Chair
Portland Planning Board

- Attachments:
1. Planning Board Report #07-09
 2. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littlell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Eric Giles, Planner
Philip DiPietro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Lisa Danforth, Administrative Assistant
Michael Bobnsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

**CITY OF PORTLAND, MAINE
PLANNING BOARD**

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice B. Tevanian

May 2, 2006

Mr. Dwight Anderson
Deluca Hoffman Associates, Inc.
778 Main Street, Suite 8
So. Portland, ME 04106

RE: Martin's Point Health Care Facility Expansion; Vicinity of 331 Veranda Street

Dear Mr. Anderson:

On April 25, 2006, the Portland Planning Board voted on the following motions for a proposed expansion of Martin's Point Health Care Center in the vicinity of 331 Veranda Street.

1. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Site Plan Ordinance (including Site Location of Development Law and Traffic Movement Permit) of the Land Use Code with the following conditions of approval:

i. That the Applicant shall revise the plan and implement the recommendations described in Tom Errico's memos dated April 6, 2006, April 14, 2006 and April 25, 2006 including the contribution of \$1,000 toward the installation of a supplemental stop sign, an advance "stop ahead" warning sign and the installation of a painted stop sign. A travel demand management program for the site shall also be developed and shall be submitted for City staff review and approval. The Veranda Street driveway shall be reduced in width by reducing the overall width of the three lane driveway which shall be submitted for City staff review and approval.

ii. That the site plan shall be revised for review and approval reflecting the comments of Dan Goyette, dated April 17, 2006.

iii. That the site plan shall be revised for review and approval reflecting the comments of Pat Carroll dated April 19, 2006 excluding item 2 in that memo. A detailed Vegetation Preservation and Construction Management Plan shall also be submitted for the shoreland area directly behind the proposed parking deck/clinic building for review and approval.

iv. That the Applicant shall meet the requirements of the Fire Department as outlined in a memo dated April 21, 2006 from Dwight Anderson to Gregory Cass.

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.

Please note the following provisions and requirements for all site plan approvals:

1. The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.
2. The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.
3. Please note that the local Site Location of Development Law approval did not include the review of storm water which was to be reviewed by the Maine Department of Environmental Protection.
4. The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.
5. The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.
6. Please note the following provisions and requirements for all site plan approvals:
 - i. Prior to any excavation for the parking deck or clinic building, the 75 foot shoreland setback shall be clearly marked in the field by a certified wetlands delineator or like competent professional at which time the Development Review Coordinator shall be contacted for inspection. No construction related activity of any kind shall take place until the Development Review Coordinator has reviewed and approved the set back marking.
 - ii. Please note that the local Site Location of Development Law approval did not include the review of storm water which was to be reviewed by the Maine Department of Environmental Protection.
 - iii. The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.
 - iv. The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.
 - v. That the site plan shall be revised reflecting "cut-off" light fixtures for Planning staff review and approval.
 - vi. The Applicant shall provide to the City a public recreational easement over that portion of the site on both the easterly and westerly ends of the site to provide for pedestrian access from 1 Veranda Street to both the existing trail and to the water satisfactory to Corporation Counsel.
 - vii. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Shoreland Regulations of the Land Use Code with the following conditions of approval:
 1. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Shoreland Regulations of the Land Use Code with the following conditions of approval:
 - i. Prior to any excavation for the parking deck or clinic building, the 75 foot shoreland setback shall be clearly marked in the field by a certified wetlands delineator or like competent professional at which time the Development Review Coordinator shall be contacted for inspection. No construction related activity of any kind shall take place until the Development Review Coordinator has reviewed and approved the set back marking.
 - ii. Please note that the local Site Location of Development Law approval did not include the review of storm water which was to be reviewed by the Maine Department of Environmental Protection.
 - iii. The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.
 - iv. The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.
 - v. That the site plan shall be revised reflecting "cut-off" light fixtures for Planning staff review and approval.
 - vi. The Applicant shall provide to the City a public recreational easement over that portion of the site on both the easterly and westerly ends of the site to provide for pedestrian access from 1 Veranda Street to both the existing trail and to the water satisfactory to Corporation Counsel.
 - vii. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Shoreland Regulations of the Land Use Code with the following conditions of approval:

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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.)

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 Richard Knowland, Senior Planner, at 874-8725.

Sincerely,


Kevin Beal, Chair
 Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director

Alexander Jaegerman, Planning Division Director

Sarah Hopkins, Development Review Services Manager

Richard Knowland, Senior Planner

Jay Reynolds, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Inspections Division

Michael Bobinsky, Public Works Director

Traffic Division

Eric Labelle, City Engineer

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Greg Cass, Fire Prevention

Assessor's Office

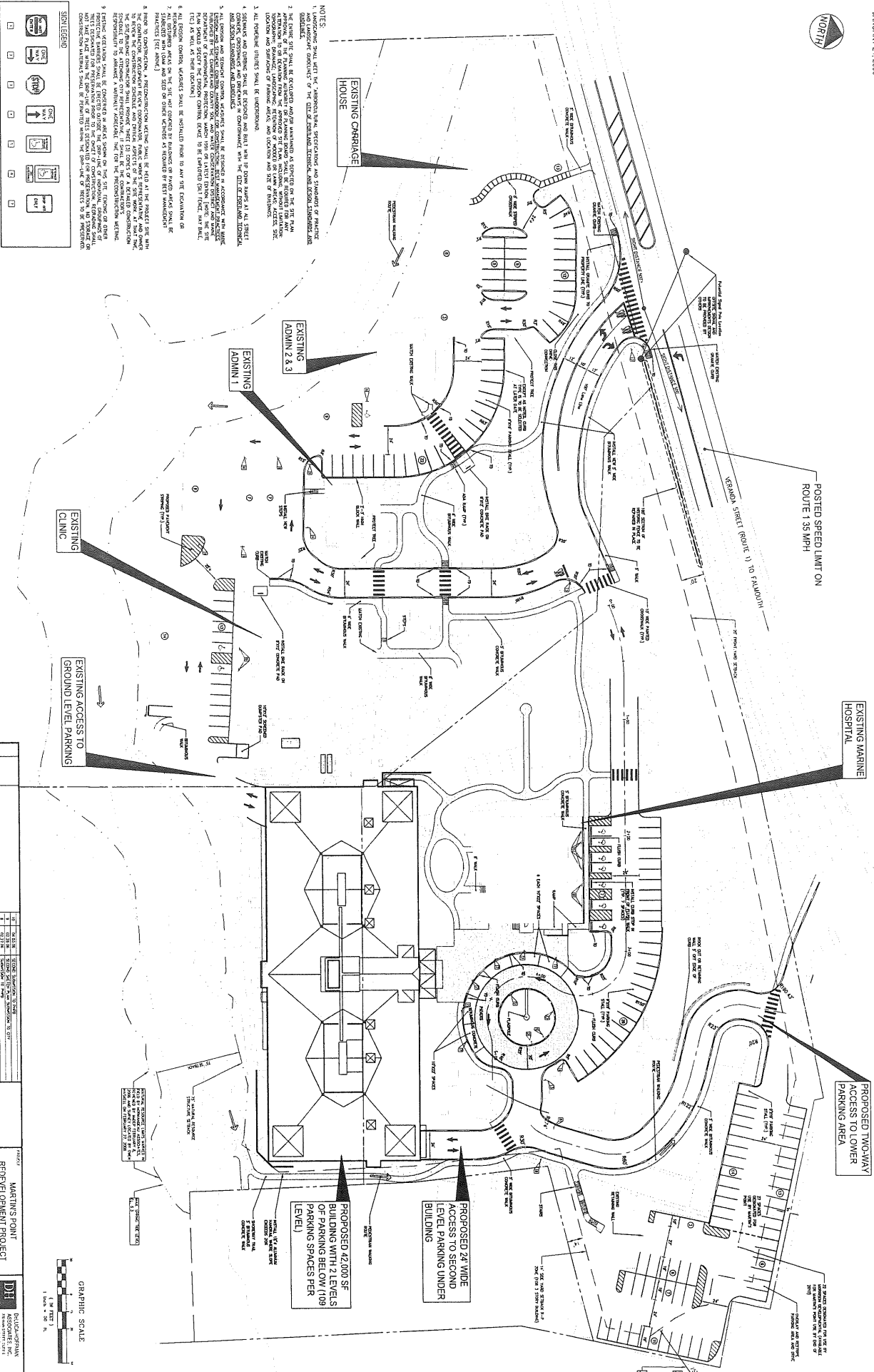
Approval Letter File

Ann Tucker, Martins Point Health Care Center, 331 Veranda Street, Portland, ME. 04103

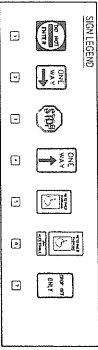
Nathan Smith, Bernstein Shur Sawyer and Nelson, 100 Middle Street, Portland, ME. 04101

David Webster, PDT Architects, 49 Dartmouth Street, Portland, ME. 04101

NOTE:
SIGHT DISTANCES AND SPEED LIMIT INFORMATION
PROVIDED BY CASEY & GODFREY ENGINEERS ON
JANUARY 24, 2006



- NOTES:
1. LANDSCAPE SHALL MEET THE "AMERICAN BUREAU OF PLANNING AND LANDSCAPE ARCHITECTURE" STANDARDS AND SPECIFICATIONS AND MEET THE "CITY OF BOSTON LANDSCAPE ARCHITECTURE" STANDARDS AND SPECIFICATIONS.
 2. THE EXISTING SITE SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE RESTORED TO ORIGINAL CONDITION.
 3. ALL PROPOSED UTILITIES SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS AND SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS.
 4. ALL PROPOSED UTILITIES SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS.
 5. ALL PROPOSED UTILITIES SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS.
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 7. ALL PROPOSED UTILITIES SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS.
 8. ALL PROPOSED UTILITIES SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS.
 9. ALL PROPOSED UTILITIES SHALL BE SHOWN AS AT ALL STREET CORNERS, DRIVEWAYS AND DRIVEWAYS OR CONFORMANCE WITH THE CITY OF BOSTON STANDARDS AND SPECIFICATIONS.



MARTIN'S POINT PARKING SUMMARY

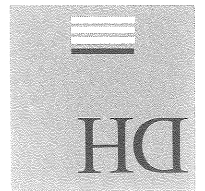
PARKING PROVIDED = 442 SPACES

PHASE 1 TO INCLUDE THE 32 SPACES RESERVED FOR USE BY THE HOSPITAL AND INCLUDES THE 15 DROP OFF SPACES AT THE EAST END OF THE SITE AND INCLUDES THE 15 DROP OFF SPACES AT THE PROPOSED DROP OFF LOOP

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/05	ISSUE TO CLIENT FOR REVIEW
2	11/15/05	ISSUE TO CLIENT FOR REVIEW
3	11/15/05	ISSUE TO CLIENT FOR REVIEW
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98	11/15/05	ISSUE TO CLIENT FOR REVIEW
99	11/15/05	ISSUE TO CLIENT FOR REVIEW
100	11/15/05	ISSUE TO CLIENT FOR REVIEW



Att. 1.51



November 18, 2008

Ms. Barbara Barhydt
 Development Review Services Manager
 Planning Division, City of Portland
 389 Congress Street 4th Floor
 Portland, ME 04101

**Subject: Martin's Point Health Care Phase II – Portland, Maine
 Planning Board Sketch Plan Submission**

Dear Ms. Barhydt:

Martin's Point Health Care is proceeding with Phase II of the site plan approved by the Planning Board on April 25, 2006. Construction of Phase I was completed on May 6, 2008. We understand, per a letter from Rick Knowland dated January 24, 2008, that construction on Phase II must begin no later than one year from the date of Phase I completion. It is Martin's Point's intent to commence construction no later than May 6, 2009.

I understand from speaking with you last week that we can expect to be on the Planning Board agenda with this sketch plan submission on January 13, 2008. You noted that only public hearings are currently scheduled for the sole December meeting. As the project timeline is dependent upon securing permit approvals in a timely manner, we respectfully ask to be heard sooner if an opportunity becomes available for Martin's Point in December.

Design of the Phase II Medical Office Building has begun and, based upon re-programming of the medical office space, the total building area will be a single floor of 42,000 square feet with two levels of parking below. The prior approval was for a 54,000 square foot building (2 levels of 27,000 square feet each).

Below is a summary of site plan elements considered for this sketch plan submission:

□ Zoning District – R-P (Residential – Professional)

□ Space and Bulk Requirements:

	Required	Provided
Minimum Lot Size	6,000 SF	500,000+ SF
Minimum Street Frontage	60 Feet	800+ Feet
Minimum Building Setback to Resource	75 Feet	>75 Feet
Maximum Impervious Surface Ratio	0.80	<0.50
Maximum Floor Area Ratio	0.65	<0.20

□ **Permitting:**

This project has previously received City of Portland Site Plan Approval and MeDEP Site Location of Development approval under delegated review by the City of Portland. Permits needed for the proposed project are as follows:

- Planning Board Site Plan (Amendment to a Major Site Plan)
- Portland Historic Board
- MDOT (Traffic Light)
- MeDEP Stormwater and NRPA (Revision)

□ **Parking:**

- Demand is established by Planning Board for structures in excess of 50,000 SF (2b, P14-624 Portland).
- For structures between 10,000 SF and 50,000 SF, parking spaces shall be provided to satisfy the reasonable foreseeable demand for parking which will be generated by the proposed development. (2a P14-624 Portland).
- Demand has been established at 416 spaces and 406 spaces are intended to be provided. The total 406 parking spaces include 218 spaces of structured parking under the proposed building (109 spaces per level).
- Standard parking space size is 9' x 19'.

Site Access:

- Access to the site is to be provided at the same location as the current drive and a new fully actuated traffic signal is to be installed at the Route 1/site drive intersection.
- An onsite access route connection for maintenance vehicles will be retained between the Marine Hospital and the Morrison Developmental site.
- Traffic Signal and Route 1 improvement requirements:
 - Video detection
 - Mastarm supports
 - Pedestrian equipment for safe pedestrian crossings
 - Extend existing sidewalk on the west side of Route 1 to the signal
 - Crosswalk with 24-inch solid white lines, 4 feet apart and 8 feet in width

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 3

- Access drive grades 10% maximum, slightly over the 8% maximum for the City of Portland to allow access to the upper parking deck.
 - Maintenance access drive proposed at approximately 17% grade.
 - Access drive width – 24 feet.
- **Pavement Section and Geotechnical Requirements:**

A Geotechnical Report for this project was prepared by S. W. Cole in January of 2006. The recommendations of this report are to be adhered to for this development, unless revised by the geotechnical engineer.

- Blasting of rock required (rock removal specifications and MeDEF criteria apply).
 - On-grade parking level below building.
- The proposed on-grade parking level is underlain by frost-susceptible soils and will be exposed to freezing temperatures. Given these conditions, S. W. Cole recommended the following options for mitigation of potential frost heave beneath unheated asphalt pavement and/or concrete slab areas:

- Option 1 – Full Depth Non-Frost Susceptible Soils

Pavement – That Structural Fill or additional MDOT Subbase gravel be placed below the pavement section (asphalt/base/subbase) to a depth of at least 4.5 feet below finish grade.

Concrete Slab – That Structural Fill be placed to a depth of at least 4.5 feet below finish grade.

- Option 2 – Insulation

Pavement – That the pavement section (asphalt/base/subbase) be underlain with a 2-inch thickness of high density, rigid, extruded, closed-cell, polystyrene insulation overlying prepared subgrades.

Concrete Slab – That 12 inches of compacted Structural Fill be placed directly below the slab. The Structural Fill should be underlain with 2 inches of the rigid insulation overlying another 12 inches of Structural Fill overlying prepared subgrades.

● Pavement Section:

FLEXIBLE (ASPHALT) PAVEMENT		
Heavy Duty	Standard Duty	Pavement Layer
1.25 inches	1.25 inches	Maine DOT 9.5 mm Superpave, (Standard Specifications for Highways and Bridges)
---	1.75 inches	Maine DOT 12.5 mm Superpave, (Standard Specifications for Highways and Bridges)
2.75 inches	---	Maine DOT 19.0 mm Superpave, (Standard Specifications for Highways and Bridges)
3 inches	3 inches	Maine DOT Crushed Aggregate Base 703.06 Type A, (Standard Specifications for Highways and Bridges)
15 inches	12 inches	Maine DOT Aggregate Subbase 703.06 Type D, (Standard Specifications for Highways and Bridges)

The bituminous pavement should be compacted to 92 to 97 percent of its theoretical maximum density as determined by ASTM D-2041.

□ Stormwater:

- Onsite detention is not required for flood control as the site is tributary to tidal waters.
- 3 to 5 StormTreats (water quality units) are proposed, plus underground storage to release stormwater slowly.
- One StormTreat per 1,210 cubic feet of stormwater.
- 1-inch of runoff from impervious areas.
- 0.4-inch of runoff from landscaped areas.
- Focus on treating existing paved areas of the site (existing clinic parking lot).
- Roof drains will be collected at the north side of the proposed building.
- The lower level of the parking garage is to drain to an existing water quality unit to the south of the existing clinic.

□ Utilities:

As part of Phase 1 of this project, a new 8-inch water main and a 7'x14' water meter pit were installed. The terminus of the new 8-inch water main is now at the northeast corner of the Marine Hospital Building. Also as part of Phase 1, an underground primary electric service was installed to the location of a new transformer east of the Marine Hospital Building. New utility service connection points for natural gas, water, sewer, electric and telephone/data are proposed along the north face of the proposed building.

- Water
 - Backflow preventors in building required for both domestic and fire protection service (additional detail provided in the Fire Protection Narrative).
 - Meet Portland Water District Standards.
 - 8-inch water service to be provided.
 - New fire hydrant required.
- Natural Gas
 - To be provided by Northern Utilities.
 - Service pipe routing to be selected to cause the least site disturbance and minimize rock blasting.
- Sanitary
 - Onsite gravity sewer service exists and will be connected to as part of this development.
 - 8-inch sanitary service to be provided.
 - A new 3-inch force main is to be installed to maintain service to the Morrison Building.
- Electric Service
 - Relocation of the transformer installed as part of Phase 1 is required.
 - Underground service to the building and proposed lights is required.
 - Transformer needs size to be verified. Electrical engineer understands the existing transformer near the Medical Office Building (MOB) site feeds the Marine Hospital, and may not be adequate to feed both buildings.
- Tel/Data
 - Tel/Data will service the new building from the existing clinic and will also extend to the Marine Hospital Building from the north side of the medical office building.
- Irrigation:
 - No existing irrigation.
 - No proposed irrigation system; manual watering of proposed and transplanted plant material until establishment.

□ Landscaping:

● Existing Landscaping:

- To be preserved where practicable, particularly southerly of the proposed MOB and on the northerly slopes where the natural grade will remain undisturbed. Many individual or grouped plantings will be preserved.
- Several existing small trees and large shrubs will be transplanted from one area of the campus to another, to preserve the established quality and investment made in the planted landscape.

● Proposed Landscaping:

- The species of trees and shrubs selected are either indigenous to Maine, are botanically related, or have adapted better than other species, once established, to the environmental conditions found on this site. Primarily native trees and shrubs extend the preserved vegetative buffers, screen new parking areas and provide transition between the natural and built environments.
- Low maintenance and reduced water requirements after establishment (typically one year). Capable of surviving moderate droughts without the need of a permanent irrigation system. Many plants are perennials that die back to the ground in the fall and therefore reduce the maintenance requirements.
- The perennials offer seasonal color and fragrance and many of the woody plantings offer year-round interest through characteristic bark color, form, fall color, and fruiting and flowering habits.
- Plants with moderate maintenance requirements may be used in intimate garden spaces, such as the healing garden, and close to the buildings for a more "manicured" appearance, focusing on native and/or adapted plants.
- The outdoor space between the Marine Hospital and the parking structure/MOB was intended (at the time of Phase 1 permitting) to become a healing garden "sometime in the future" (perhaps as Phase 3) to be discussed with client. The private, enclosed garden was originally intended to provide a space for patients to sit or stroll with visitors or their physicians, and as a place of healing/meditation. Accessible pathway connections between buildings; intimate, detailed plantings with seasonal interest; seating areas shaded by trellising tree canopies and/or shade cast by the adjacent building; and ornamental fencing providing enclosure and privacy would create a sanctuary for many.

□ **Site Furnishings/Amenities:**

- **Site Lighting:** Continued use of Holophane Utility 60 watt metal halide post-top period decorative lighting (not cutoff); alternative cutoff fixtures may be considered. In areas with new lighting, taller Holophane pole lights with cutoff fixtures are used to illuminate parking and vehicular circulation areas.
 - **Fencing:** Wooden guiderails and commercial grade Ameristar aluminum picket fence panels in locations with drop-offs exceeding 30". Wood guiderails will be placed primarily at parking areas at top of embankments or retaining walls. Ornamental fencing will enclose the healing garden.
 - **Decorative Paving/Curbing:** Areas of focus are in driveway turnaround and sidewalk connections between Marine Hospital and MOB. Concrete or clay pavers of two or more colors, detailed patterning to be determined with sidewalk/connection development. In circular driveway turnaround, beveled edge pavers laid in a herringbone pattern with flush granite dividing edge between bituminous concrete and pavers. Curbing in these areas is a combination of sloped and vertical granite, for longevity and established appearance.
 - **Benches/Trash Receptacles/Bike Racks:** A few benches of undetermined period style are scattered through intimate garden areas and adjacent to walkways; product selection to be determined. Due to extensive pathway connections to neighboring properties, bike rack locations will be considered.
 - **Flagpoles/Flagpole Lighting:** The existing flagpole on the west side of Marine Hospital is ground-lit with a floodlight. This flagpole is visible from a distance and as one approaches the hospital from the campus entrance. Another single flagpole may be proposed inside the circular turn-around at the peak of the hill.
 - **Signage/Wayfinding:** Existing main entrance for campus will remain. Smaller wayfinding signs are helpful in navigating around the campus. We expect there to be continued use of similar signage directing visitors to the MOB and Marine Hospital.
- As noted in the City's approval letter dated May 2, 2006, the Site Location of Development Law approval, under delegated review authority of the City, did not include review of stormwater; therefore, any stormwater-related changes will be submitted to the MeDEP for revision to the current approval from MeDEP.

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 8

Seven (7) copies of the materials listed below have been submitted in anticipation of a Planning Board workshop scheduled for January 13, 2008.

If you have any questions, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



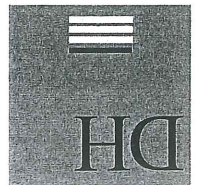
Dwight D. Anderson, P.E.

Senior Engineer

DDA/sq/JN2344.06/Barhydt-11-18-08

Enclosures: Color Site Plan (11X17)
3D Renderings (3 Pages - 8 1/2 X 11)
Exterior Elevations, Floor Plans and Roof Plan (11X17)
Parking Summary
Existing Conditions and Demolition Plan
Site Layout Plan
Site Grading and Drainage Plan
Site Details (6 Sheets)
Check for \$700 – Submitted previously on 8-18-08

c: Ann Tucker, Martin's Point Health Care
Paul Ureneck, Boulos Property Management
Scott Benson, SMRT
Diane Morabito, Maine Traffic Resources (without plans)
Steve Bushey, DeLuca-Hoffman Associates, Inc. (without plans)



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- LANDSCAPE ARCHITECTURE

August 18, 2008

Revised September 2, 2008

Ms. Barbara Barhydt
Development Review Services Manager
Planning Division
City of Portland
389 Congress Street 4th Floor
Portland, ME 04101

Subject: Martin's Point Health Care - Phase II
Portland, Maine

Dear Ms. Barhydt:

Martin's Point Health Care is proceeding with Phase II of the site plan approved by the Planning Board on April 25, 2006. Construction of Phase I was completed on May 6, 2008. We understand, per a letter from Rick Knowland dated January 24, 2008, that construction on Phase II must begin no later than one year from the date of Phase I completion. It is Martin's Point's intent to commence construction no later than May 6, 2009.

Design of the Phase II Medical Office Building has begun requiring some de minimis changes in the plans as follows:

- Based upon re-programming of the medical office space, the total building area will be 42,000 square feet. As an option, Martin's Point may elect to shell out an additional 12,000 sq. ft. on the lower level, for a total building area of 54,000 sq. ft. In either case, the building footprint will be 27,000 sq. ft.
- In either scenario, Martin's Point would like to retain the parking plan previously approved. As you can see by the enclosed updated parking summary, the eleven parking space deficiency previously proposed has been reduced to a 4 parking space deficiency.

- The arrangement of the fenestrations described on the building elevations will change in response to the design development of floor plans for the medical offices, for which development has just begun. The height and mass of the building, along with the palette of building materials previously approved, will be maintained. The previously approved elevations are attached. Based on the master plan approval from the Historic Preservation Board, final approval of the detailed architectural design will be required from this board. Final approval by the State Historic Preservation Officer is also required.

Ms. Barbara Barhydt, Senior Planner

August 18, 2008

Revised September 2, 2008

Page 2

- As noted in Thomas Errico's email to the City dated November 26, 2007, a fully actuated traffic signal is to be installed prior to the issuance of a Certificate of Occupancy for Phase II. The traffic signal design plans will need to be approved by the City.

As noted in the City's approval letter dated May 2, 2006, the Site Location of Development Law approval, under delegated review authority of the City, did not include review of stormwater; therefore, any stormwater-related changes would be submitted to the MeDEP for revision to the current approval from MeDEP.

We request that the above-mentioned changes be considered as minor revisions consistent with the existing approval and, as such, subject only to staff review and approval. Seven (7) copies of the previously approved building elevations are submitted in anticipation of a Planning Board workshop scheduled for September 23, 2008. Given the minor revisions anticipated, this may prove unnecessary.

I will contact you to schedule a meeting with staff after your review of this material. If you have any questions, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Dwight D. Anderson, P.E.

Senior Engineer

DDA/sq/JN2344.06/Knowland-8-18-08-Rev.-9-2-08

Enclosures: Sheet C-4B Color Site Layout Plan (1/2 size) - Submitted previously on 8-18-08
Sheet C-5B Color Site Grading Plan (1/2 size) - Submitted previously on 8-18-08
Check for \$700 - Submitted previously on 8-18-08
Building Elevations
Parking Summary

c:

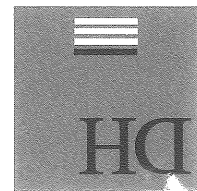
Ann Tucker, Martin's Point Health Care

Paul Ureneck, Boulos Property Management

Paul Stevens, SMRT

Diane Morabito, Maine Traffic Resources (without plans)

Steve Bushey, DeLuca-Hoffman Associates, Inc. (without plans)



August 18, 2008

Mr. Rick Knowland, Senior Planner
Department of Planning and Development
City of Portland
389 Congress Street
Portland, ME 04101

**Subject: Martin's Point Health Care - Phase II
Portland, Maine**

Dear Mr. Knowland:

Martin's Point Health Care is proceeding with Phase II of the site plan approved by the Planning Board on April 25, 2006. Construction of Phase I was completed on May 6, 2008. We understand, per a letter from you dated January 24, 2008, that construction on Phase II must begin no later than one year from the date of Phase I completion. It is Martin's Point's intent to commence construction no later than May 6, 2009.

Design of the Phase II Medical Office Building has begun requiring some deminimis changes in the plans as follows:

- Based upon ongoing re-programming of the medical office space, it is likely that the total building area will be less than the 54,000 square feet previously approved. We do not anticipate that this change will result in any significant change to the approved 27,000 square foot structure footprint and massing.

- The configuration of the building elevations will change in response to the development of floor plans for the medical offices. The palette of building materials previously approved will be maintained. Based on the master plan approval from the Historic Preservation Board, final approval of the detailed architectural design will be required from this board. Final approval of the State Historic Preservation Officer is also required.

- As noted in Thomas Errico's email to your office dated November 26, 2007, a fully actuated traffic signal is to be installed prior to the issuance of a Certificate of Occupancy for Phase II. The traffic signal design plans will need to be approved by the City.

As noted in the City's approval letter dated May 2, 2006, the Site Location of Development Law approval, under delegated review authority of the City, did not include review of stormwater;

Mr. Rick Knowland
August 18, 2008
Page 2

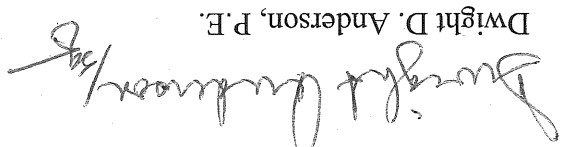
therefore, any stormwater-related changes would be submitted to the MeDEP for revision to the current approval from MeDEP.

We request that the above-mentioned changes be considered as minor revisions consistent with the existing approval and, as such, subject only to staff review and approval. Seven (7) copies of each of the two enclosed color site plans are submitted in anticipation of a Planning Board workshop scheduled for September 23, 2008. Given the minor revisions anticipated, this may prove unnecessary.

I will contact you to schedule a meeting with staff after your review of this material. If you have any questions, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Dwight D. Anderson, P.E.

Senior Engineer

DDA/smk/sg/JN2344.06/Knowland-8-14-08

Enclosures:

- Sheet C-4B Color Site Layout Plan (1/2 size)
- Sheet C-5B Color Site Grading Plan (1/2 size)
- Check for \$700 (\$500 application fee and \$200 service fee)

c:

- Ann Tucker, Martin's Point Health Care
- Paul Ureneck, Boulos Property Management
- Paul Stevens, SMRT
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- Steve Bushey, Deluca-Hoffman Associates, Inc. (without plans)

- Site Plan Previously Approved
- Work Completed as Phase I
- Now a 42,000 SF single level MOB. Previously a 54,000 SF two-level MOB.
- Now two levels of parking below MOB. Previously a three-level parking structure with terraced surface parking on site.
- Revised Site Plan/Reduced Impervious Area
- Traffic Flow/Site Interconnect
- Traffic Light on Route 1
- Parking (satisfies the reasonable foreseeable demand)
- Lighting
- Pedestrian Access
- Portland Trails
- Vegetation Preservation Plan/Landscaping
- Wayfinding
- Building Elevations/Renderings
- January 13, 2009 Planning Board Workshop
- Next Site Plan Submission Deadline/Meeting

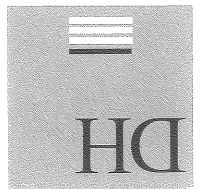
December 18, 2008 – 10:00 AM

**Martin's Point Medical Office Building (Phase II)
Project Review with Portland Planning Board Staff**

MEETING AGENDA

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

D&L/CA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896



- Site Plan Previously Approved
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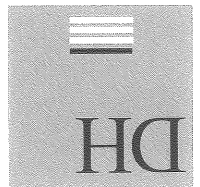
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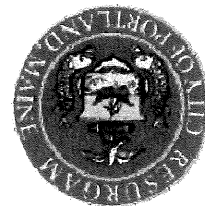
**Martin's Point Medical Office Building (Phase II)
Project Review with Portland Planning Board Staff**

MEETING AGENDA

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896





Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jagerman, Director

December 15, 2008

Dwight D. Anderson, P.E.
Senior Engineer

Deluca-Hoffman Associates, Inc.

778 Main Street

Suite 8

South Portland, Maine 04106

RE: Martin's Point Health Care Phase II – Portland, Maine
CBL: 434 C005

Dear Mr. Anderson:

The proposed Site Plan Amendment for Martin's Point Health Care Phase II is based upon a previous approval, however, your application must be reviewed in accordance with the provisions of Article V Site Plan Regulations of the City of Portland Code of Ordinances.

Pursuant to Section 14-525 of the Site Plan Regulations the City has conducted a preliminary review of the application and have identified the following questions or additional information required to complete the review of this application. Please submit the following items:

14-525 (b) Content Submittal

1. A standard boundary survey prepared by a registered land surveyor at a scale of not less than one (1) inch to one hundred (100) feet. The survey should clearly delineate all existing and proposed easements including location, dimensions and ownership, and public or private rights-of-way. While Sheet C-3 shows easements in gray it has not been prepared by a surveyor and the easements are not clearly shown.
2. Location of applicable zoning districts and overlays and approximate location of buildings or other structures on parcels abutting the site. Please submit a vicinity map showing the Shoreland Zone 75' minimum shoreline setback for the northeast parking area and the boundaries of the adjacent parcels to the east of the site and any existing structures.

3. **Location and intensity of outdoor lighting system.** Please submit a lighting management plan that demonstrates compliance with Section XV: Site Lighting Standards of the City of Portland Technical and Design Standards and Guidelines.

14-525 (c) Written Statements

1. **A description of the proposed uses to be located on site.** Please provide a detailed summary of the medical campus. This should include an overview of the uses inside the proposed building for each level and changes throughout the campus.
2. **General summary of existing and proposed easements or other burdens now existing or to be placed on the property.** Please provide a summary of the ground level parking, proposed building and any tree removal or vegetative clearance within or adjacent to the Shoreland Zoning setback.

3. **A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff.** The details of the erosion and sedimentation control plan state the proposed drainage system is not designed to reduce peak discharge rates at or below existing levels. Please submit a revised stormwater management plan or a statement signed and stamped by an engineer declaring no changes or impacts will result from the new site plan design.

4. **A construction plan outlining the anticipated sequence of construction of the major aspects of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollution abatement measures, and also setting forth the approximate dates for commencement and completion of the project.** Please submit a construction plan including locations to be used for construction staging activities and proposed renovations to the existing Marine Hospital.

5. **Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so.** Please submit evidence of financial capacity to complete the project. This may include a letter from a financial institution stating their willingness to support the project.

Once the items listed above have been received by the Planning Division and determined to be complete, a public hearing before the Planning Board shall be scheduled within ninety (90) days.

If there are any questions, please contact me at 874-8723 or EGILLES@portlandmaine.gov

Respectfully,

Eric Giles

Eric Giles, AICP

Planner

City of Portland

Department of Planning and Urban Development



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jagerman, Director

December 15, 2008

Dwight D. Anderson, P.E.

Senior Engineer

Deluca-Hoffman Associates, Inc.

778 Main Street

Suite 8

South Portland, Maine 04106

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If there are any questions, please contact me at 874-8723 or EGILLES@portlandmaine.gov

Respectfully,

Eric Giles

Eric Giles, AICP

Planner

City of Portland

Department of Planning and Urban Development

Additional information submitted for the following project:
Application ID #: 2008-0123
Project Name: Martin's Point Health Care Inc.
Project Address: 331 Veranda St.
Preliminary Comments needed by:
Written Comments needed by: 1/13/08

To: David Margolis-Pineo, Marge Schmuckal, Jeff Tarling, Gregg Cass,
Tom Errico, Dan Goyette
From: Eric Giles, AICP, Planner
Date: 12/31/08





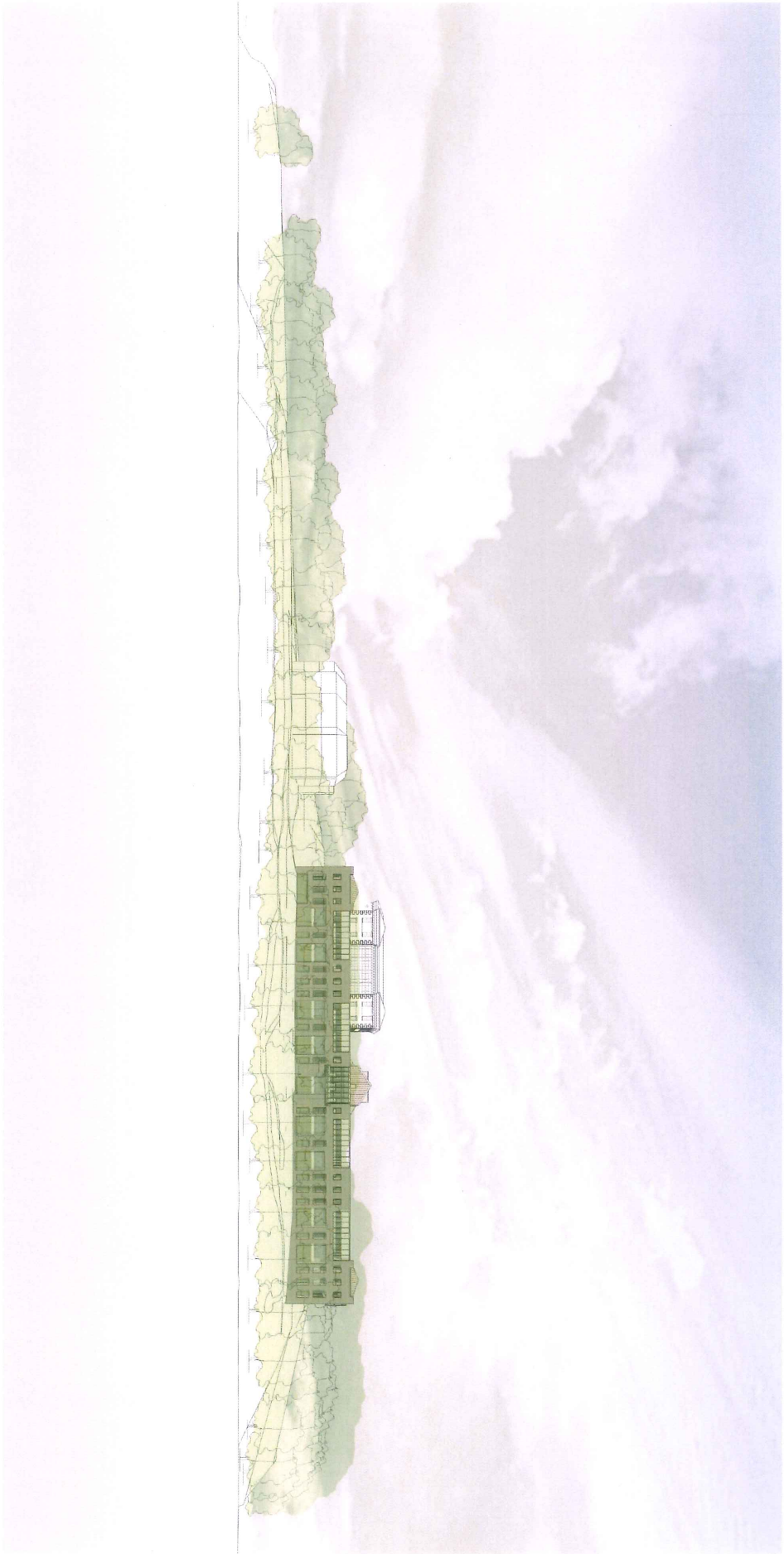
Martin's Point Health Care
Medical Office Building

Rt. 1 Entrance



Martins Point Health Care
Medical Office Building

Rt. 1 Approach From Falmouth



Maritime Point Health Care
Medical Office Building

Fisherman's Perspective

BECKER

structural engineers, inc.

April 10, 2006

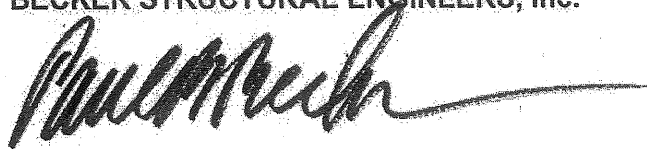
Mr. David Webster, AIA
PDT Architects
49 Dartmouth Street
Portland, ME 04101

MARTINS POINT HEALTH CARE – MARINE HOSPITAL PARKING DECK
PORTLAND, MAINE

Dear David

We have reviewed the concept garage design for the potential load of an 80,000 pound fire truck. The precast tees can be designed to support this load. We would assume a 7'-0" wide tee with a 7inch minimum flange thickness. Tee to tee connections will be strengthened or placed closer than the standard spacing. A cast in place concrete topping may also be specified to help distribute loads. I trust this information is helpful in your planning work. If you have any questions, please call.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.



Paul B. Becker, P.E.
President

JUN 23 1994

E-2



MAINE HISTORIC PRESERVATION COMMISSION
55 Capitol Street
State House Station 65
Augusta, Maine 04333

Earle G. Shettleworth, Jr.
Director

Telephone:
207-287-2132

June 21, 1994

Mr. Nathan H. Smith
Bernstein, Shur, Sawyer & Nelson
P. O. Box 9729
Portland, Maine 04101-9729

re: Trail Construction, Portland Marine Hospital Complex

Dear Nathan:

Thank you for taking the time to meet with Dr. Arthur Spiess of my staff on-site, and review the potential impact of the project on archaeological site #9.97. As you discussed, construction of the two overlooks at the locations shown in the plans and as marked in the field will not damage the site if they are built "on grade," i.e., without excavation for foundations.

Conditional upon there being no ground disturbance below the sod level (depth approximately three inches) in the area of the planned overlooks and path to the eastward of the Portland Water District sewer line easement, I find that this project will have no adverse effect upon the Portland Marine Hospital complex, which is listed in the National Register of Historic Places. Ground disturbance within the easement or to the westward of the easement is not a concern to this office.

Sincerely,

Earle G. Shettleworth, Jr.
State Historic Preservation Officer

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Land Quality Control
State House Station 17
Augusta, Maine 34333
Tel: (207) 287-2111

FOR DEP USE

#L- _____
Date Received _____

NOTIFICATION OF APPLICATION ACCEPTANCE
MUNICIPAL REVIEW OF DEVELOPMENT
(38 M.R.S.A. Section 489-A)

This form is to be used by a registered municipality to notify the Department upon the acceptance of an application for review pursuant to 38 M.R.S.A. Section 489-A. This form must be received by the Department within 14 days of acceptance of an application. The municipality must also submit one copy of the project application and one copy of the record of review and action.

If the application which is the subject of this notice should subsequently be amended during the review process, this form should also be used to submit notice to the Department of the amendment.

Municipality: CITY OF PORTLAND

Contact Person: RICHARD KNOWLAND

Address and Phone: CITY OF PORTLAND, DEPT OF PLANNING AND DEVELOPMENT
CITY HALL, 389 CONGRESS ST., PORTLAND, ME. 04101 TEL NO 874-8725

Project Applicant: MARTINS POINT HEALTH CARE

Address and Phone: 331 VERANDA ST., PORTLAND, ME. 04103 TEL NO 828-2402

Title of Project: MARTINS POINT HEALTH CARE EXPANSION

Date Accepted as Complete by Municipality: MARCH 14, 2006

I. Type of Project for which permit is sought: (Check One)

Subdivision as described in section 482, subsection 5 of more than 20 acres but less than 100 acres;

* Structure as described in section 482, subsection 6, paragraph B, in excess of 3 acres but less than 7 acres;

Excavation on more than 5 acres of land for borrow, topsoil, clay or silt, whether alone or in combination as described in section 482, subsection 2-B.

* STORMWATER COMPONENT TO BE REVIEWED BY DEP.

- I. Description of Project. (Include number of units or lots, parcel size, footprint, etc.)
SITE IS 11.6 ACRES. CONSTRUCTION OF TWO STORY 52,000 SQ FT MEDICAL OFFICE BUILDING; CONSTRUCTION OF PARKING STRUCTURE, ADDITIONAL SURFACE PARKING SPACES (OVERALL PARKING INCREASING FROM 270 TO 421 SPACES); REORGANIZING DRIVEWAY AND CIRCULATION SYSTEM.
- II. Submit as attachments to this form:
- A. One copy of complete application filed with municipality (include site plans);
 - B. Identification of any outside review agents or consultants who will be performing reviews of any aspect of the application; WOODARD AND CURRAN (ENGINEERING); WILBUR SMITH (TRAFFIC ENGINEERING); CARROLL ASSOC. LANDSCAPE ARCHITECTS (LANDSCAPING)
 - C. One copy of the legal notices served by the municipality.

NOTE: APPLICANT IS ADVISED TO REVIEW THE NATURAL RESOURCES PROTECTION ACT 38 M.R.S.A. SECTIONS 480-A 480-U (N.R.P.A.) TO ENSURE CONSISTENCY WITH THAT LAW. THE MUNICIPALITY'S DELEGATED REVIEW AUTHORITY PURSUANT TO 38 M.R.S.A. SECTION 489-A DOES NOT EXTEND TO THE N.R.P.A. IF AN N.R.P.A. PERMIT IS NECESSARY IT MUST BE OBTAINED FROM THE DEPARTMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

Town or City of: CITY OF PORTLAND

Date: MARCH 16, 2006

By: Richard Knowlton

Print Name: RICHARD KNOWLTON

and Title: SENIOR PLANNER

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Land Quality Control
State House Station 17
Augusta, Maine 34333
Tel: (207) 287-2111

FOR DEP USE

#L- _____
Date Received _____

NOTIFICATION OF FINAL ACTION ON APPLICATION
MUNICIPAL REVIEW OF DEVELOPMENT
(38 M.R.S.A. Section 489-A)

This form is to be used by a registered municipality to notify the Department upon the taking of final action by the municipal reviewing authority, pursuant to 38 M.R.S.A. Section 489-A. This form must be received by the Department within 40 working days of the final action. The municipality must also submit one copy of the record of review and basis of decision.

Municipality: CITY OF PORTLAND

Contact Person: RICHARD KNOWLAND

Address and Phone: CITY HALL, DEPT OF PLANNING AND DEVELOPMENT, PORTLAND, ME. 04101
389 CONGREN ST. TEL# 874-8725

Project Applicant: MARTINJ POINT HEALTH CARE

Address and Phone: 331 VERANDA STREET, PORTLAND, ME. 04103

Title of Project: MARTINJ POINT HEALTH CARE EXPANSION

Date of Final Action by Municipality: APRIL 25, 2006

Please submit as attachments to this form one copy of the record of review and basis of decision. This shall include any and all review comments by either municipal review staff, outside review agents, or consultant who performed a review of any part of the application, and the official record of the municipal proceedings and final action.

Town or City of: PORTLAND, MAINE

Date: MAY 10, 2006

By: Richard Knowland Jr

Print Name: RICHARD KNOWLAND JR

and Title: SENIOR PLANNER

I. Description of Project. (Include number of units or lots, parcel size, footprint, etc.)
EXPANSION OF MARTIN POINT CAMPUS. DEVELOPMENT INCLUDES TWO-STORY
54,000 SQ.FT. MEDICAL CLINIC/OFFICE BUILDING; THREE LEVEL PARKING
DECK (152 PARKING SPACES); RENOV OF MARINE HOSPITAL; REORGANIZA-
TION AND EXPANSION OF SURFACE PARKING TO A TOTAL OF 412 SPACES
MINUS 152 IN THE PARKING DECK.

II. Submit as attachments to this form:

- A. One copy of complete application filed with municipality (include site plans);
- B. Identification of any outside review agents or consultants who will be performing reviews of any aspect of the application;
- C. One copy of the legal notices served by the municipality.

NOTE: APPLICANT IS ADVISED TO REVIEW THE NATURAL RESOURCES PROTECTION ACT 38 M.R.S.A. SECTIONS 480-A 480-U (N.R.P.A.) TO ENSURE CONSISTENCY WITH THAT LAW. THE MUNICIPALITY'S DELEGATED REVIEW AUTHORITY PURSUANT TO 38 M.R.S.A. SECTION 489-A DOES NOT EXTEND TO THE N.R.P.A. IF AN N.R.P.A. PERMIT IS NECESSARY IT MUST BE OBTAINED FROM THE DEPARTMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

Town or City of: PORTLAND

Date: MAY 10, 2006

By: Richard Knowland Jr.

Print Name: RICHARD KNOWLAND JR

and Title: SENIOR PLANNER

* NOTE: STORMWATER REVIEW IS BEING CONDUCTED BY THE DEP. SITE LOCATION APPROVAL DID NOT INCLUDE THIS REVIEW

Resume at 7:30 p.m.

- ii. Appeal of Decision of Historic Preservation Board; Vicinity of 168 Danforth Street; Mike and April Levandowski, Applicant. *The applicant withdrew the appeal.*

The Portland Planning Board will hold a public hearing to consider an appeal of a decision by the Historic Preservation Board regarding substitution of building materials at 168 Danforth Street. The appeal is being sought by April and Michael Levandowski.

- iii. The Longfellow at Ocean Gateway Mixed Use; Vicinity of India, Fore, Middle and Hancock Streets; Riverwalk, LLC, Applicant.

movement permit subject to three conditions of approval.
The Portland Planning Board will hold a public hearing to consider a plan by Riverwalk LLC. The project is bounded by Middle Street to the north, India Street to the west, the Ocean Gateway development to the south and extension of Hancock Street to the east. On the block east of India St. and south of Fore St., the applicant is proposing to construct a 6 story multi-use condominium building with retail, spa, restaurant, approximately 105 condo units and 11 townhouses. On the block east of India St. and north of Fore St., the project shows a 6 story 719 space parking garage and a 5 story 29,000 sq. ft. office building. The project is being reviewed for compliance with the site plan and subdivision ordinances, for a MDOT Traffic Movement Permit under delegated authority and as an amendment to the approved Ocean Gateway site plan.

- iv. Martin's Point Site Plan, Vicinity of 331 Veranda Streets; Martin's Point Health Care, Applicant.

The Portland Planning Board will hold a public hearing to consider a plan by Martin's Point Health Care for an expansion of their facility at 331 Veranda Street. The proposal includes a new 2 story 54,000 sq. ft. office building, reuse of the School Department building and construction of a parking deck, increasing surface parking and reorganizing the internal driveway system of the site. The project will be reviewed for compliance with the Site Plan Ordinance and Shoreland Regulations. The development will be subject to a Traffic Movement Permit and a Site Location Development Permit. Zoning for the site is R-P Residence Professional Zone. The land area of the site is 11.5 acres.

The Board voted 6-0 Silk absent to approve the Traffic movement permit subject to one condition of approval
The Board voted to grant a waiver of the stormwater quantity standard (6-0) Silk absent, subject to 1 condition of approval.

The Board voted 6-0 (Silk absent) to waive the technical standards for

5. ADJOURNMENT

NOTE: It is possible that the Board will not reach all of the items prior to adjournment. Any items not reached will be rescheduled to appear on the subsequent agenda with items appearing early on the agenda as unfinished business.

The Planning Board approved the site plan 5-0 Lowry and Site Location of Development and Traffic Movement permit subject to 6 conditions of approval, Silk absent

and the Board voted 5-0 (Lowry recused, Silk absent) to approve the shoreland review subject to one condition of approval

The Board voted 6-0 Silk absent to approve the site plan subject to 12 conditions
The Board voted to approve the Ocean Gateway site plan amendment 6-0 (Silk absent).

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Steve Sewall
Robin Tannenbaum
Susan Wroth

April 24, 2006

David Howes, M.D., President
Martin's Point Health Care
331 Veranda Street
Portland, Maine 04103

Re: Proposed redevelopment of Portland Marine Hospital property; 331 Veranda Street

Dear Dr. Howes:

On April 12, 2006 the City of Portland's Historic Preservation Board voted 5-0 (Deprez absent) to approve your application for a Certificate of Appropriateness for 1) proposed exterior alterations and additions to the former Portland Marine Hospital; and 2) proposed master plan for the redevelopment of the Marine Hospital property, including new construction and reconfiguration of the existing parking and circulation system.

Board approval was made subject to the following condition:

- Final plans, drawings and specifications for the new construction and site alterations proposed for Phase II of the project shall return to the Historic Preservation Board for review and approval, with the understanding that such plans and specifications are consistent with the approved master plan.
- Any additional site elements not addressed in the master plan, such as commercial or wayfinding signs and architectural lighting, shall be submitted for review and approval.

All improvements shall be carried out as shown on the plans and specifications submitted for the 4/12/06 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of

one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,


Cordelia Pitman

Cordelia Pitman, Chair
Historic Preservation Board

cc: Anne Tucker, Director of Support Services, MPHC
Bruce Wagner, Chief Development Officer, MPHC
David Webster, PDT Architects



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 24, 2008

Ann Tucker
Director of Support Services
Martin's Point Health Care
P.O. Box 9746
331 Veranda Street
Portland, ME. 04104-5040

Re: Martin's Point Site Plan Approval

Dear Ann,

Thank you for your update on the construction schedule for Martin's Point which is summarized in your letter of Dec. 15, 2008. The schedule sounds workable but in order to preserve your site plan approval under sec. 14-493 (f) "any lapse in construction for a period in excess of 12 months shall result in an expiration of the site plan". You will obviously want to time your schedule so that construction is physically taking place before the 12 months expires. To preserve the approval within this timeframe you will need a building permit and be under construction within the 12 month time frame.

Should you have any questions concerning this letter please feel free to call me at 874-8725.

Sincerely,



Richard Knowland
Senior Planner

cc: Alex Jaegerman, Director of Planning Division
Barbara Barhydt, Development Review Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Assoc. Corporation Counsel

January 15, 2008

Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Rick Knowland,

Martin's Point Health Care is working to complete phase 1 of the redevelopment of the campus. It is our goal to be done our first phase of the Marine Hospital Renovation by April 18, 2008.

We are working on developing the second phase of the project. We are very excited about the opportunity to build a new, state of the art healthcare center next to the Marine Hospital. Based on our present timeline, we are planning to begin breaking ground in April, 2009 and our target to be complete completed by December 2010.

Thank you for all of your assistance as we work to our completion of the redevelopment project at Martin's Point. Please feel free to call if you have any questions at 791-3712.

Regards,

Ann Tucker



Director of Support Services
Martin's Point Health Care
Portland, Maine
tel 207 791 3712
fax 207 828 2426

Administration

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Operations

891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Brunswick

Health Care Center
6 Farley Road
Brunswick, ME 04011
207 725 8079
800 479 8079

Portland

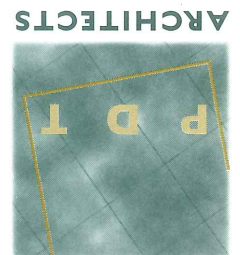
Health Care Center
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 828 2402
800 897 1957

Portsmouth

Health Care Center
Pease International Tradeport
161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 222 5154

Albany Office

21 Avaton Road
Albany, NY 12205
518 438 2251
800 240 9129



December 18, 2007

Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Martin's Point Marine Hospital

Dear Rick:

With the completion of the third floor interior fit-up of the Marine Hospital, Phase I of the Redevelopment of Martin's Point Master Plan will be finished. The contract for the third floor interior work is expected to be finished in approximately 4 months with an anticipated date of Final Completion of April 18, 2008.

At the time of Final Completion, PDT Architects will issue a letter of completion to Martin's Point. The date of the letter will constitute the end of Phase I.

Very truly yours,
PDT ARCHITECTS

David C. Webster, AIA, LEED AP
Principal

Principals:
Brian M. Curley, AIA, LEED AP
Ann M. Fontaine-Fisher, AIA, LEED AP
Lyndon D. Keck, AIA, LEED AP
Alan C. Kuntholm, AIA, LEED AP
David C. Webster, AIA, LEED AP
Associates:
Robert R. Curtis, LEED AP
Marilyn E. LeVian, NCARB
F. David Lewis, CSI, LEED AP
Suzanne W. Morin, MCID
Susan L. Ransom, CPSM

49 Dartmouth Street
Suite 2
Portland, Maine 04101
207-775-1059
207-775-2694 Fax
www.pdtarchs.com

Martin's Point
HEALTH CARE

October 16, 2007

Mr. Rick Knowland
Department of Planning and development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Subject: Response to comments on Martin's Point Health Care Phase I

1. The area left as gravel for the future building is not acceptable. It should be loamed and seeded. Periodic curb stops or other obstructions should be installed so that cars do not use the gravel area for parking. If property owner would like to use the area for parking they may submit a site plan for review.

Martin's Point Health Care would like to relocate the existing temporary chain link fence along the grave lot so no one will park in the gravel area. This temporary fence relocation will not exceed 12 months in length. Commencement of the 12 month period shall be the date of the architect's Certificate of Final Completion of the Marine Hospital project. In the event that Phase II construction doesn't start within the 12 month period noted, Martin's Point Health Care agrees to loam and seed the gravel area.

2. When is the traffic light going to be installed? Does the site presently generate enough traffic to require a traffic light?
The site doesn't generate enough traffic to require a traffic light until Phase II.

3. Did the Applicant contribute \$1,000 to the City for the supplemental stop sign as referenced as a condition in the site plan approval letters?
No, the applicant hasn't contributed a \$1,000.00. The applicant wrote the attached email to Lee Urban in July of 2006. Lee was kind enough to forward to two employees for the City that he thought could assist in getting the work accomplished. I followed up and have never received a response from the City.

I hope these answers are helpful. Please call me if you need further clarification at 791-3712.

Regards,

Ann Tucker

Ann Tucker
Director, Support Services
Martin's Point Health Care

10208 (8/05)

Portland
Health Care Center
151 Corporate Drive
Portland, NH 03801
603.431.5154
800.777.5154
Albany Office
21 Watson Road
Albany, NY 12205
518.438.2251
800.740.9129

Portland
Health Care Center
731 Verona Street
PO Box 9746
Portland, ME 04104-5040
207.878.2402
800.897.1957

Brunswick
Health Care Center
6 Farley Road
Brunswick, ME 04001
207.725.8079
800.479.8079

Operations
891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207.774.5861
800.322.0286

Administration
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207.774.5861
800.322.0286

Hi Lee,

I was hoping you can direct me to the proper person to pursue this discussion with:

We agreed to pay \$1,000 towards extra signage and painting at the stop sign at the intersection of Quarters and 295 as it is a high traffic collision location. We agreed to pay it in phase 2. However, I wanted to know if MPHHC agreed to pay it now, if we could get the signage and painting installed as soon as possible?

One of our employees was in an accident there a couple of weeks ago and unfortunately, lost part of her leg when someone ran the stop sign. I do not know who or the particulars but was told there was another accident there this past Friday.

We would like to do our part in trying to eliminate this intersection from being a safety issue for our patients and employees and the thousands of folks who travel that route daily.

Please let me know I could go about this?

Ann Tucker

Director, Support Services
Martin's Point Health Care

(207) 791-3712

Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colbits, Chief Acct, (ext. 8665) prior to the distribution of this form.

City Account Number: 710-0000-236-67-00

Amount \$1,000.00

Project Name: Martin's Point Health Care

Project Name:

#2006-0001

Application ID #: (from Site Plan Application Form)

331 Veranda Street

Project Location:

Martin's Point Health Care Facility Expansion

Project Description:

Installation of a supplemental stop sign, a warning sign and a painted stop sign for Veranda street.

Funds intended for:

Martin's Point Health Care

Applicant's Name:

P.O. Box 9746, 331 Veranda Street, Portland, ME 04104

Applicant's Address:

Expiration:

If funds are not expended or encumbered for the intended purpose by

_____ said date. Funds, or any balance of remaining funds, shall be returned to contributor within six months of

Funds shall be permanently retained by the City.

Other (describe in detail)

Form of Contribution:

Escrow Account

Cash Contribution

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Works, which form shall specify use of City Account # shown above.

Date of Form: 10-26-07

Planner: Rick Knowland

Person Completing Form: Rick Knowland

- Attach the approval letter, condition of approval or other documentation of the required contribution.
- The original form, copy of the check, copy of report of receipts and all attachments shall be given to Debbie Marquis.
- The original check, copy of this form, and all attachments shall be filed by the Planning Division Office Manager.
- A copy of all of the above documents shall be given to the following people:

Peggy Axelson (Finance), Michael Bobinsky (Public Works), Michael Farmer (Public Works), Kathi Earley (Public Works), Alexander Jaegerman (Planning), Barbara Barhydt (Planning), Planner for project and Applicant.

**CITY OF PORTLAND, MAINE
PLANNING BOARD**

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevastian

May 2, 2006

Mr. Dwight Anderson
Deluca Hoffman Associates, Inc.
778 Main Street, Suite 8
So. Portland, ME 04106

RE: Martin's Point Health Care Facility Expansion; Vicinity of 331 Veranda Street

Dear Mr. Anderson:

On April 25, 2006, the Portland Planning Board voted on the following motions for a proposed expansion of Martin's Point Health Care Center in the vicinity of 331 Veranda Street.

1. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Site Plan Ordinance (including Site Location of Development Law and Traffic Movement Permit) of the Land Use Code with the following conditions of approval:

i. That the Applicant shall revise the plan and implement the recommendations described in Tom Erico's memos dated April 6, 2006, April 14, 2006 and April 25, 2006 including the contribution of \$1,000 toward the installation of a supplemental stop sign, an advance "stop ahead" warning sign and the installation of a painted stop sign. A travel demand management program for the site shall also be developed and shall be submitted for City staff review and approval. The Veranda Street driveway shall be reduced in width by reducing the overall width of the three lane driveway which shall be submitted for City staff review and approval.

ii. That the site plan shall be revised for review and approval reflecting the comments of Dan Goyette, dated April 17, 2006.

iii. That the site plan shall be revised for review and approval reflecting the comments of Pat Carroll dated April 19, 2006 excluding item 2 in that memo. A detailed Vegetation Preservation and Construction Management Plan shall also be submitted for the shoreland area directly behind the proposed parking deck/clinic building for review and approval.

iv. That the Applicant shall meet the requirements of the Fire Department as outlined in a memo dated April 21, 2006 from Dwight Anderson to Gregory Cass.

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.

Please note the following provisions and requirements for all site plan approvals:

1. The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.
2. The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.
3. Please note that the local Site Location of Development Law approval did not include the review of storm water which was to be reviewed by the Maine Department of Environmental Protection.
4. Prior to any excavation for the parking deck or clinic building, the 75 foot shoreland setback shall be clearly marked in the field by a certified wetlands delineator or like competent professional at which time the Development Review Coordinator shall be contacted for inspection. No construction related activity of any kind shall take place until the Development Review Coordinator has reviewed and approved the set back marking.
5. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Shoreland Regulations of the Land Use Code with the following conditions of approval:
 - vi. The Applicant shall provide to the City a public recreational easement over that portion of the site on both the easterly and westerly ends of the site to provide for pedestrian access from I Veranda Street to both the existing trail and to the water satisfactory to Corporation Counsel.
 - v. That the site plan shall be revised reflecting "cut-off" light fixtures for Planning staff review and approval.

David Webster, PDT Architects, 49 Dartmouth Street, Portland, ME. 04101
Nathan Smith, Bernstein Shur Sawyer and Nelson, 100 Middle Street, Portland, ME. 04101
Ann Tucker, Martins Point Health Care Center, 331 Veranda Street, Portland, ME. 04103

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

cc: Portland Planning Board
Kevin Beal, Chair



Sincerely,

If there are any questions, please contact Richard Knowland, Senior Planner, at 874-8725.


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.


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.)
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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.

NY
C THE
ORDER

PORTLAND CITY OF
USA

One thousand and xx / 100 Dollars


Martin's Point
HEALTH CARE
MARTIN'S POINT HEALTH CARE, INC.
(207) 774-5801
331 VERANDA STREET • P.O. BOX 9748
PORTLAND, MAINE 04104-5040


Banknorth
Maine
ONE PORTLAND SQUARE
PORTLAND, ME 04101
52-7445/2112

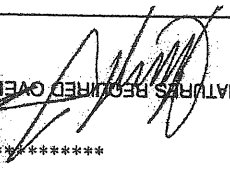
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DATE 10/24/2007

AMOUNT *****1,000.00

TWO SIGNATURES REQUIRED OVER \$25,000.00



AUTHORIZED SIGNATURE

⑈ 157517⑈ ⑆ 21127450⑆ 029145564⑈

MP
⑈ 157517⑈
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029145564⑈



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Revised 7/26/2007

REPORT OF RECEIPTS

To the Director of Finance, City of Portland, Maine
From the Planning & Development

Monday, October 29, 2007

Control #
240000011

For Period: 4 Fiscal Year: 2008 Month: Oct '07 H.T.E. Description (15 chars):

DETAILS		Amount	Revenue/Expense or Short Code	Project	RECAP
Gorham Savings Bank, ck #71469					Reserved for Treasury Stamp PORTLAND MAINE Treasury OCT 29 2007 PAID <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Other
(mailed) Application #2007-0155					
Amendment to Plan	\$250.00	KZ			
Fee for Service	\$200.00	K7			
Martin's Point Health Care, ck #157517					
(mailed) Application #2006-0001					
Infrastructure Contribution	\$1,000.00	710-0000-236-67-00			
Elizabeth Baird, (cash) (receipt #157)					
Application #1267					
HP Administrative Review	\$50.00	KH			
TOTAL:				\$1,500.00	

NOTE: The Authorized Agent certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent: Jennifer Dorr Office Manager: Jennifer Dorr Phone#: 874-8719
authorized user, User Title

Distribution: Original to Treasury / Copy 1 Finance Accounting / Copy 2 to back to Authorized Agent

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Steve Sewall
Robin Tannenbaum
Susan Wroth

April 24, 2006

David Howes, M.D., President
Martin's Point Health Care
331 Veranda Street
Portland, Maine 04103

Re: Proposed redevelopment of Portland Marine Hospital property; 331 Veranda Street

Dear Dr. Howes:

On April 12, 2006 the City of Portland's Historic Preservation Board voted 5-0 (Deprez absent) to approve your application for a Certificate of Appropriateness for 1) proposed exterior alterations and additions to the former Portland Marine Hospital; and 2) proposed master plan for the redevelopment of the Marine Hospital property, including new construction and reconfiguration of the existing parking and circulation system.

Board approval was made subject to the following condition:

- Final plans, drawings and specifications for the new construction and site alterations proposed for Phase II of the project shall return to the Historic Preservation Board for review and approval, with the understanding that such plans and specifications are consistent with the approved master plan.
- Any additional site elements not addressed in the master plan, such as commercial or wayfinding signs and architectural lighting, shall be submitted for review and approval.

All improvements shall be carried out as shown on the plans and specifications submitted for the 4/12/06 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of

one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,


Cordelia Pitman

Cordelia Pitman, Chair
Historic Preservation Board

cc: Anne Tucker, Director of Support Services, MPHC
Bruce Wagner, Chief Development Officer, MPHC
David Webster, PDT Architects



DELIA-COFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

April 25, 2006

Mr. Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

**Subject: Martin's Point Redevelopment Project
Applicant's Response to Potential Conditions of Approval**

Dear Mr. Knowland:

Our office has received Planning Report #25-06, as well as comments from Woodard & Curran, Carroll Associates, and Wilbur Smith Associates regarding the Martin's Point Redevelopment Project. Our office received some of these comments as recent as this morning. The Planning Report has provided six potential conditions for the Board to consider. Our office has reviewed these conditions with Martin's Point who feels that some of these conditions can be reduced or eliminated as follows:

POTENTIAL CONDITION #A.i. AS PROVIDED IN PLANNING REPORT:

That the Applicant shall revise the plan and implement the recommendations described in Tom Errico's memos dated April 6, 2006 and April 14, 2006, including the contribution of \$1,000 toward the installation of a supplemental stop sign, an advance "stop ahead" warning sign and the installation of a painted stop sign. The Veranda Street driveway shall be reduced in width by modifying [a. the number of driveway lanes to two or, b. reducing the overall width of the three lanes] for staff review and approval.

Martin's Point agrees to contribute \$1,000 toward the installation of a supplemental stop sign, an advance "stop ahead" warning sign, and the installation of a painted stop sign.

Tom Errico Memo 4/14/06 Referenced as Part of Condition A.i.

Bullet 1 Comment:

The radius on the south corner of the entrance on Route 1 is too large. The plan should be revised and may need to incorporate modifications to the stop bar location. I would expect large truck activity to be limited and therefore the design should reflect this.

Mr. Rick Knowland
April 25, 2006
Page 2

Bullet 1 Response:

The large radius entering the site off Route 1 is necessary to safely accommodate large delivery vehicles and an MRI truck entering the site. The Applicant proposes to add an island between the entering and exiting driveway lanes to provide an area for pedestrian refuge across the wide throat of the driveway. The Applicant will reduce the drive width by reducing the exiting left turning lane from 12 feet to 10 feet in width. Both the exiting right turn lane and left turn lane are required for vehicles to effectively exit the site at the proposed light.

Bullet 2 Comment:

A sidewalk should be provided on the south side of the entrance from Route 1.

Bullet 2 Response:

A sidewalk connection entering the site in front of the Carriage House has already been provided on the site plan. Therefore, the Applicant does not intend to install a sidewalk on the south side of the entrance drive.

Bullet 3 Comment

A crosswalk across the entrance drive should be provided.

Bullet 3 Response:

A crosswalk across the entrance drive will be provided.

Bullet 4 Comment

All vehicles parking in the one-way parking lot must travel through the traffic circle. If it is expected that the majority of users in the parking lot will be dropping off passengers, then the circulation plan seem appropriate. If not, it may make sense to have a portion of the one-way aisle converted to two-way such that all traffic does not have to travel through the circle and in front of the building.

Bullet 4 Response:

A portion of the one-way aisle in the parking area to the north of the Marine Hospital will be changed to two-way such that all traffic does not have to travel through the circle in front of the building.

Mr. Rick Knowland
April 25, 2006
Page 3

Bullet 5 Comment

I would suggest that all end islands be raised, unless the applicant can provide information that supports the need for painted islands.

Bullet 5 Response:

For ease of snow removal and truck maneuverability, the Applicant does not intend to raise any of the additional islands currently shown as striped.

Tom Errico Comment of April 25, 2006

Our office believes the April 25, 2006 comment below from Tom Errico supercedes his comment of April 6, 2006.

Comment:

I have reviewed the applicants Parking Summary dated April 11, 2006 and it is my professional opinion that the site will provide sufficient parking for the proposed future condition. This conclusion is based on the fact that the applicant's assumes a parking generation rate for the proposed Clinic that is based upon parking requirements at the existing Clinic and is approximately 25% higher than national data. The parking rate (5.91 spaces per 1,000 square feet) developed for the Clinic is higher than that provided by the Institute of Transportation Engineers (ITE) where a rate of 4.74 spaces per 1,000 square feet is suggested. The difference in rates corresponds to 32 less spaces. While the applicant's parking analysis indicates a deficit of 11 parking spaces, the ITE data suggests adequate parking will be provided. As proposed by the applicant, a travel demand management program (e.g. carpool, bicycling, etc.) should be a requirement and may include an on-site coordinator. I would suggest that the applicant provide details of how the program will be managed with periodic future reviews by the City.

Response:

The Applicant does not agree that the City should require Martin's Point to provide details of how their travel demand management program will be managed or that future periodic reviews by the City are necessary.

POTENTIAL CONDITION #A.ii. AS PROVIDED IN PLANNING REPORT:

That the site plan shall be revised for review and approval reflecting the comments of Dan Goyette, dated April 17, 2006.

The Applicant is willing to accept this condition as written and will address the comments of Dan Goyette dated April 17, 2006.

Mr. Rick Knowland
April 25, 2006
Page 4

POTENTIAL CONDITION #A.iii. AS PROVIDED IN PLANNING REPORT:

That the site plan shall be revised for review and approval reflecting the comments of Pat Carroll dated April 19, 2006. A detailed Vegetation Preservation and Construction Management Plan shall also be submitted for the shoreland area directly behind the proposed parking deck/clinic building for Planning staff review and approval.

The Applicant will provide a detailed Vegetation Preservation and Construction Management Plan as noted above for Planning staff review and approval.

Carroll Associates Memo 4/19/06 Referenced as Part of Condition A.iii

Our client is in acceptance of, and will respond to the following items:

A1, A2 (in part), A6, B2, B4, C1, C2, C4 and C5

Please refer to the following responses for individual comments.

A. Overall Layout and Site Planning

Comment 1:

The site plans are unclear as to the extent of site elements to be removed or preserved. The Existing Conditions and Demolition Plan as well as other plans in the set of drawings do not fully indicate the extent of disturbance, limits of grading, pavement and walkway removals; utilities to be preserved, abandoned, or removed; and trees to be protected, removed, or transplanted, and in fact seem to conflict in several areas. These elements (especially all trees to be protected) need to be clearly identified on the plans, with any grading within the dripline of trees to be preserved especially noted and analyzed to insure their survival.

Response:

Accept

South of the new clinic and parking structure, limits of construction will be demarcated with silt fence in the field and noted on the site plan. Vegetation to be removed or preserved will be flagged and noted on Existing Condition and Demolition Plan. Notations for other trees will be verified and corrected as necessary.

Comment 2:

The entrance has been reconfigured to provide two exit lanes and an extremely wide entrance lane (120 foot radius). We are concerned about the wide extent of pavement now shown at the entrance and the safety and ease of pedestrians trying to cross this intersection. If possible, the radius on the entrance drive should be reduced, and a sidewalk should be added to the south side

Mr. Rick Knowland
April 25, 2006
Page 5

of the driveway to allow pedestrians the opportunity to access the site without having to cross such a wide driveway cut. It is also noted that with the new changes in the intersection design the two trees indicated for preservation at the entrance appear to be in jeopardy.

Response: Repeat of Prior Same

The 120-ft. radius is necessary to allow large delivery and service vehicles anticipated to service the site. The radius allows them entry to the site and eliminates the incidence of parking on Veranda Street and obstructing traffic. The overall width will be reduced by incorporating a triangular island with point of refuge at the tip, crosswalks extending the sidewalks along Veranda Street, and reducing the left turn lane by 2 feet to 10 feet width. A sidewalk along the south driveway edge is not necessary; there is a new sidewalk connection between Veranda Street and the site's trail system located just south of the driveway entrance.

Comment 3:

If a sidewalk is located on the south side of the driveway it might make sense for it to connect to the adjacent parking lot and sidewalks feeding Building 2-3.

Response:

No south sidewalk. See response above.

Comment 4:

The applicant should consider simplifying the pedestrian circulation in front of the existing clinic and Building 1. Combining the walkways here, perhaps within the footprint of the old roadway, would provide more direct pedestrian movements and minimize grading and disturbance directly adjacent to several existing trees.

Response:

The sidewalk configuration accommodates a 5% sidewalk grade for accessibility.

Comment 5:

The Applicant should consider relocating the bike rack currently located north of Buildings 1 and 2 & 3. It is our experience that commuting bikers want to store their bike closer to their destination for security reasons, and would actually prefer lockers or interior locations for their bicycles. Perhaps some unused spaces in the parking structure could be dedicated to bicycle storage for commuters.

Mr. Rick Knowland
April 25, 2006
Page 6

Response:

The bike rack is located near the bicyclists' workplace; therefore, the Applicant does not intend to move its location.

Comment 6:

We are concerned about the loss of vegetation on the south side of the parking structure/Medical Office Building. There are no limits of grading indicated on the plans (only a note on C-6B indicating a 20 foot soil disturbance zone), and significant grade change occurs here, as well as quite a bit of mature vegetation between the existing parking and the shoreline trail that may be lost during construction. Loss of these trees will make the proposed structures much more visible from Portland and Casco Bay. Grading here for building construction as well as the 3" forced sewer line will necessarily extend within the 75-foot setback and also impact the Shoreway Trail and Memorial that is currently located within 10 feet of the proposed structures. The full extent of site disturbance and grading and the impact on the existing trees, trail, and Memorial needs to be understood and mitigated appropriately.

Response:

There is no significant grade change proposed for this location. Excavation will be limited to what is required for foundation construction. See response to Comment 1 above.

B. Landscape Design

Comment 1:

The Applicant need to indicate how snow removal will be accomplished and where snow storage areas will be located on the plan.

Response:

A portion of snow can rest beyond the edge of pavement in parking areas, but most will be plowed parallel with drive aisle, stockpiled at the end or in open grassed islands. After significant storm events, excessive accumulations will be hauled from the site. This response was also provided on page 19 of the narrative included in the Site Plan Application Submission packet dated April 11, 2006.

Comment 2:

The proposed parking reconfiguration near the entrance from Veranda Street locates new parking within 12 feet of the entrance drive and those 12 spaces closest to Veranda will become highly visible both from the roadway, sidewalk and entrance drive. It is recommended that the landscaping in this area be strengthened with either plantings and/or berming to soften this

Mr. Rick Knowland
April 25, 2006
Page 7

parking and screen it more effectively from view. This might also be tied into a more effective landscape treatment at the entrance to Martin's Point, which seems to be downplayed with any currently proposed landscape treatment. Applicant should refer to the Portland Landscape Standards and Guidelines, Section VI, Illustration VI-7 for examples of effective screening of parking from public view.

Response:

As an existing canopy tree will be removed between the existing screening vegetation and proposed lilac screen hedge, two additional evergreen trees will be grouped to provide supplemental screening.

Comment 3:

Additional shade trees or other landscape treatment should be added to any non-landscaped islands within the reconfigured parking (north of Admin #2&3, Southwest of Admin #1, islands south of Admin #1 and other locations as appropriate to soften the interior of the parking lots).

Response:

Additional shade trees, ornamental and screen plantings were added to the most recent Landscape Plan. Re-striping and site lighting improvements are being addressed in existing parking areas; these areas will continue to function and serve the facility as they currently do.

Comment 4:

Several existing trees on the property, which are being impacted by the project, are small enough to be relocated. Applicant should address the feasibility of transplanting these trees and if so, indicate where on the Landscape Plan.

Response:

Existing trees suitable for transplanting will be indicated as such in the Landscape Plans issued for construction.

Comment 5:

The proposed slope plantings between Veranda Street and the upper parking area consists of a mixture of deciduous and evergreen trees, shrubs, and erosion control seeding. The Landscape Plan is fairly general in its location and massing of plants, and it is difficult to understand how effective this planting will be in mitigating the loss of the existing vegetation in this area by the proposed sitework. Additional detail identifying what specific types of plant materials and their location would be beneficial in understanding the effectiveness of the proposed landscape plantings. The amount of plant material proposed on the slope seems fairly sparse considering

Mr. Rick Knowland
April 25, 2006
Page 8

the expanse of the slope (+/- 18,000 sf) its visibility from Veranda Street, and the amount of existing vegetation that is being removed. It is recommended that supplement shrub and tree plantings be added in this area to strengthen the plantings and properly buffer the drive, parking, and upper walls from views on Veranda Street.

Response:

The Landscape Plan was revised to indicate a denser tree planting (particularly evergreen) and shrub planting on 2:1 slope between Veranda Street and middle parking tier. Tree plantings were concentrated in areas available for planting at the base of the reinforced 1.5:1 slope; trees cannot be planted on this slope, or immediately adjacent to the underground stormtreats. The areas of landscape treatment were "generally noted" for graphic clarity. Each plant type is depicted by a unique symbol, which may be verbally clarified if desired; individual labels and leaders will be added to the construction documents.

Comment 6:

In reviewing the Amended Landscape Plan (L-SK-1) submitted for this slope area we have noted a discrepancy in the revised plant counts. By our count, a total of 22 shrubs have been added, but 13 evergreen trees and 1 deciduous tree have been deleted from the previously submitted Plan. Based on this count I would recommend that the trees be added back in, as they will provide more buffering than the shrubs as proposed.

Response:

Absolutely correct. Several quantity errors were discovered during the generation of the L-SK-1. The memo attached to the L-SK-1 enumerates the changes in plant quantities.

Comment 7 & 8:

Planting on the south side of the parking structure/medical office building seems ineffective in mitigating the loss of the vegetation required here (see A.6 above). Additional plantings may be required here to effectively soften the structures and compensate for the loss of the natural buffer that currently exists, especially related to any grading or loss of vegetation within the 75 foot NRPA setback.

We question the use of white pine on the south side of the parking structure, as this area is quite wooded and there will not be much sun coming through during the summer growing season. A Fir or White Spruce would be a better plant choice in this location.

Mr. Rick Knowland
April 25, 2006
Page 9

Response:

Some White Pines will be removed for construction. The proposed White Pines and other plantings shown near the trail will be placed on site where most effective to fill in gaps and provide buffering.

Comment 9:

We would recommend planting of Shagbark Hickory trees in a grove of 3-5 trees rather than the two randomly located trees proposed on the plan.

Response:

Coastal Southern Maine appears to be the upper limit of the climatic zone suitable for Shagbark Hickory. Two new Hickories are located in areas protected by structures in a similar environment to the one existing, allowing room for growth, which is limited on the south facing slope.

Comment 10:

It is unclear how the water quality treatment areas will be integrated into the landscape. The applicant should address the visual nature of these devices and how they will be dealt with to mitigate their visual appearance, safety, and protection from vandalism.

Response:

They are buried structures with wetland plants planted on top for filtration. Refer to storm treatment details for more information.

C. Lighting Plan

Comment 1:

The lighting plan needs to include data indicating minimum, maximum, average and min-max ratios of illumination levels for the proposed lighting plan. The applicant should refer to Section XV, Site Lighting Standards of the City of Portland Design Standards and Guidelines for specific requirements. We are unable to fully analyze the proposed lighting with respect to meeting the City Standards without this information.

Response:

Lighting Plan will be updated to include required lighting data.

Mr. Rick Knowland
April 25, 2006
Page 10

Comment 2:

The light levels appear to be quite low in many areas of the site, with a significant portion of the driveways and parking areas indicating 0.1 FC or less. This is most apparent on the top deck of the parking structure, where the middle rows of parking have no light. It is noted that the City standard for minimum light levels is 0.2 FC in use areas, and it seems prudent to provide this minimal level in locations where patients or staff may be parking and walking in the evening (sidewalks, driveways, and parking areas).

Response:

Additional light fixtures will be added to provide 0.2 FC minimum in circulation areas used at night. Lighting of the parking structure is part of the building lighting program, to be developed in the future. The decorative lights shown will be mounted on the walls (or columns) of the parking structure.

Comment 3 & 4:

We are concerned about the use of the "Mongoose" fixture on the lower parking lot. The fixture does not appear to be a sharp cut-off type and the location of the fixtures around the perimeter allows a high level of light to spill of the property. While this adjacent land is undeveloped, it is within a natural resource protection area and should be considered sensitive to light trespass. Photometrics should extend beyond the property line in this area to properly analyze the extent of light trespass.

The photometric plan should also extend from the parking structure to the water along the south side of the property. This area is also within the resource protection zone and may be sensitive to light trespass.

Response:

All new light fixtures are cut-offs meeting IES Standards. The existing decorative post lamps (also Halophane Utility Series) are not cut-off fixtures. Houseside shields will be installed on all new light fixtures near the site boundary, along the outer perimeter of the middle parking tier, and on those on perimeter wall of parking structure to prevent light spill over property lines into resource protection areas, and to prevent view of lamp when viewed from below. The photometry grid will be extended beyond the boundary lines.

Comment 5:

Are flagpoles to be lit?

Mr. Rick Knowland
April 25, 2006
Page 11

Response:

Yes, the existing flagpole is lit and the new pole will be lit with a small ground-mounted fixture with glare shield, or similar to the existing.

Comment 6:

Building lighting has not been shown or calculated in the site lighting photometric plan. Building mounted fixtures, locations types, and photometrics should be clarified and submitted for review.

Response:

Architectural lighting for new clinic, parking structure, and canopies connecting buildings has not been determined. The Marine Hospital will have egress lighting and limited uplighting. The existing structures display a variety of wall-paks, floodlights and other wall-mounted and canopy lights that provide supplemental light adjacent to the building.

POTENTIAL CONDITION #A.iv. AS PROVIDED IN PLANNING REPORT:

That the Applicant shall provide appropriate documentation that the parking deck has sufficient structural capability to support fire trucks as required by the Fire Department.

The Applicant is willing to accept this condition as written.

POTENTIAL CONDITION #A.v. AS PROVIDED IN PLANNING REPORT:

That the site plan shall be revised reflecting "cut-off" light fixtures for Planning staff review and approval.

The Applicant is willing to accept this condition as written.

POTENTIAL CONDITION #B.i. AS PROVIDED IN PLANNING REPORT:

Prior to any excavation for the parking deck or clinic building, the 75 foot shoreland setback shall be clearly marked in the field by a competent professional at which time the Development Review Coordinator shall be contacted for inspection. No construction related activity of any kind shall take place until the Development Review Coordinator has reviewed and approved the set back marking.

The Applicant is willing to accept this condition as written.

Mr. Rick Knowland
April 25, 2006
Page 12

Our office appreciates the opportunity to discuss this project with the Planning Board tonight.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Dwight D. Anderson, P.E.
Senior Engineer

DDA/smk/JN2344.03/Knowland-4-25-06

c: Ann Tucker – Martin's Point
David Webster – PDT Architects
Paul Ureneck – The Boulos Company
Greg Cunningham – Bernstein Shur

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

May 2, 2006

Mr. Dwight Anderson
Deluca Hoffman Associates, Inc.
778 Main Street, Suite 8
So. Portland, ME 04106

RE: Martin's Point Health Care Facility Expansion; Vicinity of 331 Veranda Street

Dear Mr. Anderson:

On April 25, 2006, the Portland Planning Board voted on the following motions for a proposed expansion of Martin's Point Health Care Center in the vicinity of 331 Veranda Street.

1. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Site Plan Ordinance (including Site Location of Development Law and Traffic Movement Permit) of the Land Use Code with the following conditions of approval:
 - i. That the Applicant shall revise the plan and implement the recommendations described in Tom Errico's memos dated April 6, 2006, April 14, 2006 and April 25, 2006 including the contribution of \$1,000 toward the installation of a supplemental stop sign, an advance "stop ahead" warning sign and the installation of a painted stop sign. A travel demand management program for the site shall also be developed and shall be submitted for City staff review and approval. The Veranda Street driveway shall be reduced in width by reducing the overall width of the three lane driveway which shall be submitted for City staff review and approval.
 - ii. That the site plan shall be revised for review and approval reflecting the comments of Dan Goyette, dated April 17, 2006.
 - iii. That the site plan shall be revised for review and approval reflecting the comments of Pat Carroll dated April 19, 2006 excluding item 2 in that memo. A detailed Vegetation Preservation and Construction Management Plan shall also be submitted for the shoreland area directly behind the proposed parking deck/clinic building for review and approval.
 - iv. That the Applicant shall meet the requirements of the Fire Department as outlined in a memo dated April 21, 2006 from Dwight Anderson to Gregory Cass.

- v. That the site plan shall be revised reflecting “cut-off” light fixtures for Planning staff review and approval.
 - vi. The Applicant shall provide to the City a public recreational easement over that portion of the site on both the easterly and westerly ends of the site to provide for pedestrian access from 1 Veranda Street to both the existing trail and to the water satisfactory to Corporation Counsel.
2. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Shoreland Regulations of the Land Use Code with the following conditions of approval:
- i. Prior to any excavation for the parking deck or clinic building, the 75 foot shoreland setback shall be clearly marked in the field by a certified wetlands delineator or like competent professional at which time the Development Review Coordinator shall be contacted for inspection. No construction related activity of any kind shall take place until the Development Review Coordinator has reviewed and approved the set back marking.

Please note that the local Site Location of Development Law approval did not include the review of storm water which was to be reviewed by the Maine Department of Environmental Protection.

The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.

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.)

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 Richard Knowland, Senior Planner, at 874-8725.

Sincerely,



Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
Ann Tucker, Martins Point Health Care Center, 331 Veranda Street, Portland, ME. 04103
Nathan Smith, Bernstein Shur Sawyer and Nelson, 100 Middle Street, Portland, ME. 04101
David Webster, PDT Architects, 49 Dartmouth Street, Portland, ME. 04101



October 16, 2007

Mr. Rick Knowland
Department of Planning and development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Subject: Response to comments on Martin's Point Health Care Phase I

1. The area left as gravel for the future building is not acceptable. It should be loamed and seeded. Periodic curb stops or other obstructions should be installed so that cars do not use the gravel area for parking. If property owner would like to use the area for parking they may submit a site plan for review.

Martin's Point Health Care would like to relocate the existing temporary chain line fence along the grave lot so no one will park in the gravel area. This temporary fence relocation will not exceed 12 months in length. Commencement of the 12 month period shall be the date of the architect's Certificate of Final Completion of the Marine Hospital project. In the even that Phase II construction doesn't start within the 12 month period noted, Martin's Point Health Care agrees to loam and seed the gravel area.

2. When is the traffic light going to be installed? Does the site presently generate enough traffic to require a traffic light?

The site doesn't generate enough traffic to require a traffic light until Phase II.

3. Did the Applicant contribute \$1,000 to the City for the supplemental stop sign as referenced as a condition in the site plan approval letter?

No, the applicant hasn't contributed a \$1,000.00. The applicant wrote the attached email to Lee Urban in July of 2006. Lee was kind enough to forward to two employees for the City that he thought could assist in getting the work accomplished. I followed up and have never received a response from the City.

I hope these answers are helpful. Please call me if you need further clarification at 791-3712.

Regards,

Ann Tucker
Director, Support Services
Martin's Point Health Care

Administration
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0285

Operations
891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Brunswick
Health Care Center
6 Farley Road
Brunswick, ME 06011
207 725 8079
800 479 8079

Portland
Health Care Center
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 878 2402
800 897 1957

Portsmouth
Health Care Center
Peace International Tradeport
161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 777 5154

Albany Office
21 Aviation Road
Albany, NY 12205
518 438 2251
800 740 9129

Hi Lee,

I was hoping you can direct me to the proper person to pursue this discussion with:

We agreed to pay \$1,000 towards extra signage and painting at the stop sign at the intersection of Quartucci's and 295 as it is a high traffic collision location. We agreed to pay it in phase 2. However, I wanted to know if MPHC agreed to pay it now, if we could get the signage and painting installed as soon as possible?

One of our employees was in an accident there a couple of weeks ago and unfortunately, lost part of her leg when someone ran the stop sign. I do not know who or the particulars but was told there was another accident there this past Friday.

We would like to do our part in trying to eliminate this intersection from being a safety issue for our patients and employees and the thousands of folks who travel that route daily.

Please let me know I could go about this?

Ann Tucker
Director, Support Services
Martin's Point Health Care
(207) 791-3712



October 16, 2007

Mr. Rick Knowland
Department of Planning and development
Portland City Hall
389 Congress Street
Portland, Maine 04101

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Ann Tucker
Director, Support Services
Martin's Point Health Care

Administration

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Operations

891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Brunswick

Health Care Center
6 Farley Road
Brunswick, ME 04001
207 725 8079
800 479 8079

Portland

Health Care Center
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 878 2402
800 897 1957

Portsmouth

Health Care Center
Pease International Tradeport
161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 777 5154

Albany Office

21 Aviation Road
Albany, NY 12205
518 438 2251
800 740 9129

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Please let me know I could go about this?

Ann Tucker
Director, Support Services
Martin's Point Health Care
(207) 791-3712

JUN 13 1994



MAINE HISTORIC PRESERVATION COMMISSION

55 Capitol Street
State House Station 65
Augusta, Maine 04333

Earle G. Shettleworth, Jr.
Director

Telephone:
207-287-2132

June 9, 1994

Mr. Nathan H. Smith
Bernstein, Shur, Sawyer and Nelson
P. O. Box 9729
Portland, Maine 04104-1127

Dear Nathan:

I have reviewed the material you submitted regarding the parking lot, park, and trail construction at the Portland Marine Hospital complex site, which is listed in the National Register of Historic Places. The Maine Historic Preservation Commission also holds an easement on the site.

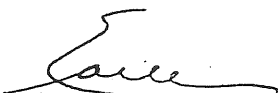
The proposed parking lot, park, and trail system are in concept compatible with the architectural features at the site. However, the east shore of Martin's Point is the location of a prehistoric shell midden archaeological site (#9.97). The site contains Archaic and Ceramic period material dating from about 3,000 B.C. to about 1,000 A.D. It is up to 70 cm. deep. No professional archaeological work has been done on the site, so its exact dimensions are unknown.

Based on current knowledge of the site and plans for the parking lot and pedestrian trails, only a portion of the pedestrian trail system and two overlooks may need to be redesigned or reconsidered.

I ask that you contact Dr. Arthur Spiess, prehistoric archaeologist on my staff, in order to schedule a field visit to address this matter. Once the question of archaeology has been resolved, I will be in a position to approve the overall project.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,


Earle G. Shettleworth, Jr.
State Historic Preservation Officer

JAN 27, 2006

DS view from the harbor project
J.T. Veranda Jr graphic re intercom.

CC approved zoning map amendment and text amendment
R-P
• site plan, shoreline regs, traffic movement permit site location form
• historic preservation board McHP 0 Fee 100
p1 and p2 list of elements of the development project

- Veranda street, center driveway, existing building, school administrative (Maine hospital), then behind ^{new} parking deck; new 54K clinic/office building

new surface parking

- new surface parking terraced along Veranda street, ^{supported by a retaining wall} height of retaining wall varies in height but it's upwards of 16 feet tall, the design and surface treatment ^{including landscaping} of the retaining wall is a critical and aesthetic issue since it is in a gateway location and historic property. Applicant is reviewing retaining wall materials design needs to take into account the character defining elements of the site

goal of the design elements

main visual focus when traveling by on Veranda St should be the historic buildings and preserved green spaces

computer simulation of what the site will look like from Veranda Jr

- building elevations just received
- landscaping comprehensive landscape plan
• a number of mature trees within the green areas have been preserved but some are coming down... help retain the character of the campus

traffic more discussion at 2nd workshop traffic study
possibility of a traffic light

David Webster presentation

density, view corridor, compass plan

concentrate to the rear

minimize development along Vermont St

rolling down up to the hospital

Dwight Anderson presentation

36 m.p.

27 morning

extend underground parking some more

then David W.

David S. interests in the lighting plan visible or

Fire Dept access

landscaping for the lower Morrison parking lot area a lot of

blacktop decline in aesthetics

Metro

space for bicycles to be parked

interest in historic preservation committee

contracts for construction 78 for setback

^{major}
D.A. DCP says can use water quality units

Ravin B. greater clarity shown or used by the
power parking lot how many used by Mission Center
should be included in the site plan landscaping
water quality

any trails that could be linked to the Mission Center

Mission Center interest in extending the trail

London water quality DRC review, now
greater details in materials

traffic engineer actual location of the driveway
as an issue is this the best location?

way finding plan

what renovations are proposed in the old hospital

Janice parking demand question

David W.

3 per thousand administrative
adult day care 100 floors
renovations to the marine hospital

* scope of histo present and state histo present their review

marine hospital property → on the register

S.O. handicap access

extra parking on the building

appearance of the retaining wall - what are the options
be creative with the ^{old} parking lot

Computer simulation of the retaining wall and the company
landscaping - mature trees

Michael

does it need to be ADA

hours of operation MRE

75 feet with

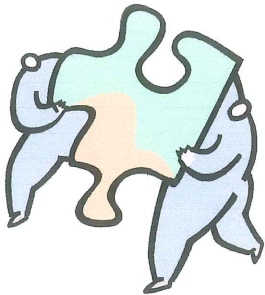
impervious surface

paved area by the carriage house →

could it be grasspave →

show on the plan

Korn stormwater management



East Deering Neighborhood Association

*Formed to improve the quality of life and
to strengthen the feeling of community
for East Deering residents.*

eastdeeringneighbors@maine.rr.com

Joseph Pompeo, President. Tel: 632-5622

February 7, 2006

Portland Planning Dept.
City Hall
389 Congress Street
Portland, ME 04101

To whom it may concern;

The East Deering Neighborhood Association (EDNA) requests a public hearing regarding the Traffic Movement Permit Application filed by Martin's Point Health Care, 331 Veranda Street, Portland, Maine, 04104. This request is on behalf of residents of East Deering.

Thank you.

Sandra Donahue
EDNA Board Member
9 Wordsworth St.
Portland, ME 04103

Knowland comment notes on Martin's Point Site Plan...Jan 13, 2006

Comments below are preliminary comments in preparation for January 24 planning board workshop. I have not completed a submission checklist of all required submission details. That information is detailed in the site plan ordinance. As comments from other city staff review member become available they will be forwarded accordingly.

1. Clearly label all new buildings. Site plan needs to be more user friendly.
2. Clearly label existing buildings and functions.
3. Building elevations needed for office building and parking structure. Drawings need to indicate materials and dimensions.
4. Veranda Street/parking lot retaining wall. Indicate surface material and height of the retaining wall. The treatment of the retaining wall is very critical since it is in a highly visible location. We will want to see material samples. Design and materials of the retaining wall will require special attention. This is a major design challenge. Do you have a landscape architect? Design of landscape and retaining wall should be integrated. The parked cars should be screened from Veranda Street. I'm not sure the guard rail concept works to adequately screen the cars. Will the existing decorative fence along Veranda St. be repaired and extended?
5. Computer generated views of new development on the site as viewed from critical view points.
6. Need a chart of existing and proposed building space with use and floor area in in sq.ft. Need a description of the uses.
- 7 What about the shoreway trail? It looks disconnected.
8. Traffic study needed. Assuming we have two workshops, the traffic report should be completed or substantially completed in time for review for the second workshop. We are able to review traffic movement permits under delegated review authority. Tom Errico at Wilbur-Smith Assoc. should be contacted first before any traffic analysis is begun. Traffic light needed? Driveway appears to work but it is a challenge. Be prepared to document why it works.
9. Do you have any master plan images of the site? Would help planning board understand what is going on.
10. Submit a parking demand analysis for new and existing buildings. Planning Board determines the parking requirements. Also include break-down zoning parking requirements. Plan should show where designated employee and visitor parking areas are located.

11. Pedestrian circulation...There should be a plan that highlights pedestrian circulation. Is there a sidewalk from Veranda Street into the site? Shoreway trail appears disconnected.
12. Landscaping...Proposed landscaping and what existing landscaping will be protected? How will it be protected?
13. It would be helpful to have an overall project narrative explaining the context and goals of the project.
14. Exterior lighting...Photometric plan, catalog cut of light fixtures and pole height.
15. Would suggest the first page of the plans be the survey or the master plan page so planning board has a context for the site.

Rick



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 9
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0895

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

June 9, 2006

Mr. Doug Burdick
Maine Department of Environmental Protection
312 Canco Road
Portland, ME 04103

**Subject: Martin's Point Redevelopment Project
MeDEP Stormwater Permit Application;
Permit By Rule Notification Form; and
Maine General Construction Permit**

Dear Mr. Burdick:

Attached please find two (2) copies of the Martin's Point Redevelopment Project MeDEP Stormwater Permit Application. With the exception of Stormwater Review, this project has been approved with conditions by the City of Portland under delegated review authority for Site Law by the MeDEP. This project is being completed in phases with Phase I including only building renovation of the Marine Hospital and demolition of the two maintenance buildings noted on sheet C-3. Limited utility work and a pavement overlay are also included in Phase I; however, less than half an acre of area is disturbed as part of Phase I work; therefore, this submission is provided for review of work proposed as part of Phase II. Phase II work includes redevelopment of the site including a proposed 27,000 square foot footprint building, parking deck structure, stormwater controls and other site improvements.

Work of Phase II includes disturbance of over 1 acre of area and activities within 75 feet of a natural resource; therefore, a MeDEP Permit By Rule Notification Form and Maine Construction General Permit are required for Phase II work.

Phase I work is scheduled for completion this summer and Phase II work is scheduled to begin next year.

The following materials pertaining to these applications are appended:

1. Application Form and Agent Authorization Letter
2. Application Fee Worksheet and Fee Payment
3. Proof of Title, Right or Interest

Mr. Doug Burdick
June 9, 2006
Page 2

4. Certificate of Good Standing
5. Professional and Notice Certification and copy of Public Notice
6. Basic Standards Submissions
 - Erosion and Sediment Control Plan
 - Maintenance of Common Facilities
7. General Standards Submissions
 - Stormwater Narrative and Photos
 - Flooding Standards Submissions are not required with this application as the project discharges to the ocean and a waiver is requested.
8. The attached Site Plans dated 6-9-06 are listed below:
 - C-1 Cover Sheet
 - C-2 General Notes & Legend
 - C-3 Existing Conditions & Demolition Plan
 - C-4A Site Layout & Utility Plan – Phase I
 - C-4B Site Layout Plan – Phase 2
 - C-5A Site Grade & Erosion Control Plan – Phase I
 - C-5B Site Grading & Drainage Plan – Phase 2
 - C-6B Site Grading Plan – Select Expanded Views
 - C-7 Erosion & Sediment Control Plan
 - C-10 Utility Details
 - C-12 Erosion Control Details
 - C-13 Erosion & Sediment Control Narrative
 - LS-1 Landscape Plan
 - LS-2 Landscape Details
 - LS-3 Vegetation Preservation & Construction Management Plan
 - LT-1 Lighting Plan
 - W-1 Existing Conditions Watershed Plan
 - W-2 Postdevelopment Watershed Plan
 - Boundary & Topographic Survey, by Owen Haskell, Inc.

Our office appreciates meeting with you on May 4th, 2006 at the preapplication meeting regarding this stormwater application submission. We understand the review period for this submission is up to 90 days.

Mr. Doug Burdick
June 9, 2006
Page 3

With regard to the MeDEP Permit By Rule Notification Form please note that portions of Water Quality Treatment Systems (WQTS) 3 and 4 are located within the 75 ft resource setback. WQTS 3 was placed within this setback (approximately 52 ft from the high water level at its closest point) to allow for connection to an existing Water Quality Treatment Unit (WQTU). The inclusion of the existing WQTU will allow for pretreatment of stormwater entering WQTS 3 and will improve the quality of water being released onto the coastline. The areas where the WQTS will be within the 75 ft setback exist as maintained lawn areas and the surrounding area will be maintained as such in the future.

Please contact our office with any questions regarding this matter.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Dwight D. Anderson, P.E.
Senior Engineer

DDA/sq/JN2344.03/Burdick-6-7-06

Enclosures – Site Plans as listed above
Stormwater Permit Application
Permit By Rule Notification Form (2 copies with attachments)
Notice of Intent to Comply with Maine Construction General Permit

c: Ann Tucker, Martin's Point (with enclosures)
Rick Knowland, City of Portland (with enclosures)
Paul Ureneck, E. S. Boulos Company (without enclosures)
David Webster, PDT Architects (without enclosures)

STORMWATER APPLICATION FORM →

PLEASE TYPE OR PRINT IN INK ONLY

1. Name of Applicant:		Martin's Point Health Care		5. Name of Agent: (if applicable)		Dwight D. Anderson, P.E. DeLuca-Hoffman Associates, Inc.	
2. Applicant's Mailing Address:		c/o Ann Tucker 331 Veranda Street Portland, ME 04104		6. Agent's Mailing Address:		778 Main Street, Suite 8 South Portland, ME 04106	
3. Applicant's Daytime Phone #:		(207) 791-3712		7. Agent's Daytime Phone #:		(207) 775-1121	
4. Applicant's Fax #: (if available)		(207) 828-2426		8. Agent's Fax # and email address:		(207) 879-0896	
9. Location of Project: (Road, Street, Rt.#)		331 Veranda Street (Route 1)		10. Town:		Portland	
				11. County:		Cumberland	
12. Type of Direct Watershed: (Check all that apply)		<input type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Lake most at risk, severely blooming <input type="checkbox"/> River, stream or brook <input type="checkbox"/> Urban impaired stream <input type="checkbox"/> Freshwater wetland <input checked="" type="checkbox"/> Coastal wetland <input type="checkbox"/> Wellhead of public water supply		13. Amount of Developed Area:		<input checked="" type="checkbox"/> 1 or more acres, but less than 5 acres <input type="checkbox"/> 5 acres or more	
				14. Amount of Impervious Area:		<input type="checkbox"/> less than 20,000 sq.ft. <input type="checkbox"/> 20,000 sq. ft. to 1 acre <input type="checkbox"/> 1 to 3 acres. <input checked="" type="checkbox"/> 3 or more acres	
15. Applicable Standards: (Check all that apply)		<input type="checkbox"/> Stormwater PBR <input checked="" type="checkbox"/> Basic standards <input checked="" type="checkbox"/> General standards: BMP <input type="checkbox"/> General standards: phosphorus <input type="checkbox"/> Flooding standard <input type="checkbox"/> Urban impaired stream standards <input type="checkbox"/> Other:		16. Type of Stormwater Control:		<input type="checkbox"/> Vegetative (e.g. buffers) <input checked="" type="checkbox"/> Structural (e.g. underdrained filters, pond infiltration structures)	
17. Exceptions &/or Waivers Requested:		BMP Standards ▼		Urban impaired stream standard ▼		Flooding Standard ▼	
		<input type="checkbox"/> Pretreatment measures <input checked="" type="checkbox"/> Discharge to ocean/major river segment <input type="checkbox"/> Linear portion of project <input type="checkbox"/> Utility corridor <input checked="" type="checkbox"/> Redevelopment		<input type="checkbox"/> Developed area not landscaped or impervious <input type="checkbox"/> Redevelopment		<input checked="" type="checkbox"/> Discharge to ocean/major river segment <input type="checkbox"/> Insignificant increase in pe flow	
18. Brief Project Description:		Phase I of the project includes demolition of two existing maintenance buildings, and renovation of the existing Marine Hospital building. No Phase I work is associated with this Stormwater Application. Phase II of the project includes construction of a new 27,000 square foot footprint building, construction of a parking structure, associated access drives, parking area improvements, water quality features, and miscellaneous site improvements.					
19. Size of Lot or Parcel:		Lot 1 – 304,997 square feet, or 7.00 Acres Lot 5 – 199,077 square feet, or 4.60 Acres					
20. Title, Right or Interest:		<input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input checked="" type="checkbox"/> purchase option <input type="checkbox"/> written agreement					
21. Deed Reference Numbers:		Book#:4899 Page: 203 11581 337 3892 334		22. Map and Lot Numbers:		Map #: 434 C Lot #: 001 & 005	
23. DEP Staff Previously Contacted:		Doug Burdick		24. Project started prior to application?		<input type="checkbox"/> Yes Completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	
25. Resubmission of Application?		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		If yes, previous application #		Previous project manager:	
26. Written Notice of Violation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No →		If yes, name of DEP enforcement staff involved:			

27. Detailed Directions to the Project Site:	<p>From South: From I-95 N merge onto I-295 N via Exit 44 toward South Portland/Downtown Portland. Take ME-26 N / Washington Ave Exit – Exit 8. Stay straight to go onto Washington Ave/ME-26. Turn right onto Veranda Street. Martin’s Point Health Care is on right hand side #133 Veranda Street.</p> <p>From North: From: I-95 S merge onto I-295 S via Exit 103 toward ME-9/Gardiner/ME-126/Brunswick. Take the US-1 Exit-Exit 9-toward ME-26 N/Baxter Blvd/Washington Ave. Turn right. Turn slight right onto Bates Street. Bates Street becomes Veranda Street. Martin’s Point Health Care site is on right hand side #133 Veranda Street.</p>	
28. Stormwater Permit by Rule Submissions ▼	29. Stormwater Application Submissions ▼	
<input type="checkbox"/> This form (including signature page) <input type="checkbox"/> Fee <input type="checkbox"/> Topographic Map <input type="checkbox"/> Plan or Drawing <input type="checkbox"/> Photos of Area	<input checked="" type="checkbox"/> This form (including signature page) <input checked="" type="checkbox"/> Fee <input checked="" type="checkbox"/> Proof of title, right or interest <input checked="" type="checkbox"/> Certificate of good standing (if applicable) <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> Copy of Public Notice	
30. FEES, Amount Enclosed:	\$1,000.00	

IMPORTANT: By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following:

DEP SIGNATORY REQUIREMENT

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

"I hereby authorize the person named below to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application."

See Attached Agent Authorization Letter

 SIGNATURE OF APPLICANT, *if agent involved*

 DATE

"Application is hereby made for a permit or permits to authorize the work described in this application. I certify that the information in the application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant."



 SIGNATURE OF AGENT **Dwight D. Anderson, PE.**

6/9/06

 DATE

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.

.....

Date: January 3, 2006

To: Local, Federal, and State Review Officials

Re: Martin's Point Redevelopment Project

Martin's Point Health Care is preparing building construction and site improvement plans for work at its Martin's Point Health Care facility in Portland, Maine.

Martin's Point Health Care has retained DeLuca-Hoffman Associates, Inc. to assist in the preparation of applications associated with permitting approvals for the project. When necessary, DeLuca-Hoffman Associates, Inc. is authorized as its agent to represent Martin's Point Health Care in addressing questions on the plans or other applicable materials for this project.

Sincerely,



Ann Tucker
Director of Support Services

Administration
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Operations
891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

**Brunswick
Health Care Center**
6 Farley Road
Brunswick, ME 04011
207 725 8079
800 479 8079

**Portland
Health Care Center**
331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 828 2402
800 897 1957

**Portsmouth
Health Care Center**
Pease International Tradeport
161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 222 5154

Albany Office
21 Aviation Road
Albany, NY 12205
518 438 2251
800 240 9129

FEE WORKSHEET

Use this form to help determine the permit fee. The fee is based upon the amount of disturbed or developed area created.

NOTE: Ditches, swales, ditch turn-outs, level spreaders, and similar Best Management Practices (BMPs) used solely to convey or discharge water to a vegetated buffer are not considered, by themselves, to constitute structural BMPs, provided that the applicant assumes that all water quality treatment takes place in the buffer. If any treatment is assumed within the BMPs used to convey water to the buffer, they are treated as structural BMPs for the purposes of determining the applicable fee (and review period). "Disturbed area" and "impervious area" are defined in Chapter 500, Section 2(C) and (E).

- (a) If solely vegetative control measures are used (e.g. buffers), the fee is \$250 for up to one acre of disturbed or developed area, plus \$125 for each additional whole acre of disturbed or developed area.

Example. Project will create 2.34 acres of disturbed area.

$$\text{Fee} = \$250 + [\$125 \times (1)] = \$375.00$$

Your fee:

$$\$250 + [\$125 \times (\quad)] = \underline{\hspace{2cm}}$$

- (b) If any structural control measures are used (e.g. underdrained filters, ponds, infiltration systems), the fee is \$500 for up to one acre of disturbed or developed area, plus \$250 for each additional whole acre of disturbed or developed area.

Example. Project will create 2.34 acres of disturbed area.

$$\text{Fee} = \$500 + [\$250 \times (1)]. \quad \text{Fee} = \$750.00.$$

Your fee: Developed Area = 3.22 acres

$$\$500 + [\$250 \times (\underline{2})] = \underline{\$1,000}$$

FIRST AMENDMENT
TO
PURCHASE AND SALE AGREEMENT

Rev. 9/20/05

First Amendment to Purchase and Sale Agreement executed as of this 18 day of October, 2005, by and between the **CITY OF PORTLAND**, a body politic and corporate, located in Cumberland County, Maine (hereinafter referred to as the "CITY") and **MARTIN'S POINT HEALTH CARE**, f/k/a Penobscot Bay Medical Associates, with an address of 331 Veranda Street, Portland, Maine, (hereinafter "BUYER") amending a certain Purchase and Sale Agreement dated October 18, 2004 (the "Contract"). The Contract is hereby amended as follows:

1. The following Paragraph 3(c) is added to the Contract:

3(c) Notwithstanding the foregoing, **BUYER** hereby waives any objection to matters of record affecting title to the Property as of the Effective Date of this Agreement provided, however, the **CITY** agrees that with regard to any trail easements reserved by the **CITY** (Book 11581, Page 337) over abutting land of **BUYER'S** which benefit the Property, the **CITY** will at the closing include language in the deed to **BUYER**, granting **BUYER** the right to relocate those easements to locations acceptable to the City to allow for the Improvements as that term is defined on Attachment C attached hereto. The **CITY** agrees at closing to transfer to **BUYER** all of its right, title and interest as Landlord under the Parking Space Lease with **BUYER** dated August 8, 1994, and under its Lease for parking spaces with the Cerebral Palsy Association of Greater Portland, Inc., dated October 25, 1994.

2. **BUYER** waives all right to terminate the Contract for matters disclosed by inspections pursuant to Paragraph 6 thereof.

3. Paragraph 7 of the Contract is hereby amended as follows: in the fourth line of Paragraph 7 in the Contract, "12 months" is changed to "19 months."

4. Paragraphs 8 a and b are deleted in their entirety and replaced with the following:

8. Conditions to Closing.

a. Receipt by **BUYER** and/or the **CITY** as applicable of the Approvals for Buyer's intended redevelopment and conversion of the Property to use as a health care and related facilities in final unappealable form as described on Attachment D attached hereto and incorporated herein by reference.

5. Paragraph 16 of the Contract is deleted in its entirety and replaced with the following:

16. **Deposit.** BUYER has paid to CITY the sum of Five Hundred Thousand Dollars (\$500,000.00) (\$450,000 in addition to the \$50,000 already on deposit) as an earnest money deposit ("Deposit") on the Property. This amount shall be credited towards the purchase price at the closing.

6. BUYER agrees effective as of November 1, 2005, and thereafter until closing so long as the buildings are vacant or occupied by BUYER, to pay the cost of utilities being supplied to the Property. CITY and BUYER shall agree upon the level of heat to be maintained in the building provided it is sufficient to keep the pipes from freezing.

7. BUYER shall have the right to occupy the building on the Property as a tenant at will in consideration of the utility payments paid by BUYER in accordance with the preceding paragraph. Should BUYER wish to occupy the Property, BUYER shall obtain liability and casualty insurance reasonably satisfactory to CITY.

Except as herein amended, all other terms and conditions of the Agreement shall and do remain in full force and effect and unamended.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed by their duly authorized representatives as of the date first above mentioned.

WITNESS:

Sonia Bean

SELLER:
CITY OF PORTLAND

By: *Joseph E. Gray, Jr.*
Joseph E. Gray, Jr., Its City Manager

BUYER:
PENOBSBOT BAY MEDICAL
ASSOCIATES d/b/a MARTIN'S POINT
HEALTH CARE

By: *Dr. David Howes*
Dr. David Howes, Its President

QUITCLAIM DEED WITH COVENANT

Book 11581

Page 337

Recorded 8-15-9

at 3:36 PM

The CITY OF PORTLAND, a body politic and corporate located in the County of Cumberland and State of Maine ("Grantor") for One Dollar and other good and valuable consideration grants with Quitclaim Covenant to PENOBSCOT BAY MEDICAL ASSOCIATES, INC., a Maine non-profit corporation, formerly known as Penobscot Bay Medical Associates and sometimes doing business under the name Martin's Point Health Care Center, with offices at 331 Veranda Street, Portland, Maine 04103 ("Grantee"), certain real property located off the Southeasterly side of Veranda Street on Martin's Point in the City of Portland, Cumberland County, Maine, together with the buildings and improvements thereon and certain appurtenant easements all more particularly described as follows:

Commencing at the Northernmost corner of the land of Grantee (as described in instrument recorded at the Cumberland County Registry of Deeds in Book 4899, Page 203) as shown on "Plan of Property in Portland, Maine Made for Penobscot Bay Medical Associates by Morton & Rose Associates November 23, 1981" recorded at the Cumberland County Registry of Deeds in Plan Book 133, Page 18, and also shown on "Site Plan of Martin's Point City of Portland, Maine Department of Public Works June 6, 1974" by Morton & Rose filed as City Plan 548/21;

Thence, the following courses by the land of Grantee:

S-59°-15'-00"-E a distance of 60.00 feet;
N-79°-55'-00"-E a distance of 150.00 feet;
S-50°-55'-00"-E a distance of 245.00 feet to a 6" by 6" granite monument with a drill hole found;
S-12°-55'-00"-E a distance of 11.90 feet to a 5/8" iron rod set and the point of beginning of this parcel;

Thence, the following courses by the remaining land of Grantor:

N-77°-01'-16"-E a distance of 218.53 feet to a 5/8" iron rod set;
S-12°-58'-44"-E a distance of 14.34 feet to a 5/8" iron rod set;
N-77°-01'-16"-E a distance of 27.72 feet to a 5/8" iron rod set;
N-12°-58'-44"-W a distance of 14.34 feet to a 5/8" iron rod set;
N-77°-01'-16"-E a distance of 97.50 feet to a 5/8" iron rod set and the land now or formerly of the Cerebral Palsy Association of Greater Portland, Inc. (Book 7138, Page 247);

Thence, the following courses by land of the Cerebral Palsy Association of Greater Portland, Inc.:

Book 11581 Page 337

Recorded 8-15-1994

at 3:36 PM

S-15°-17'-00"-E a distance of 153 feet to a 5/8" iron rod set;
N-74°-43'-00"-E a distance of 129.45 feet to the land of the United States of America;

Thence, S-15°-37'-00"-E by the United States of America to low water of Casco Bay;

Thence, Southwesterly by low water of Casco Bay to the land of Grantee;

Thence, N-12°-55'-00"-W by the land of Grantee to high water of Casco Bay;

Thence, N-12°-55'-00"-W by the land of Grantee 286 feet more or less to the point of beginning.

Said parcel contains 1.66 acres more or less and is shown on "Standard Boundary Survey at Martins Point on Veranda Street, Portland, Maine made for Penobscot Bay Medical Associates, d/b/a Martin's Point Health Care Center dated June 7, 1994," prepared by Owen Haskell, Inc., and recorded in the Cumberland County Registry of Deeds in Plan Book 194, Page 258 (the "Plan"). All bearings are based on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 133, Page 18.

The above described parcel is hereinafter referred to as the "Premises."

Together with the right to construct, install, maintain, replace and repair a walkway extending from the northerly sideline of the Premises running in a northerly direction on the easterly side of the road shown on the Plan as "Access To Lower Parking Lot," then crossing said road and running on the westerly side of and parallel to said road in the approximate location identified as "Walkway" on the Plan and extending across the Lower Parking Lot to land now or formerly of the United States of America.

Also together with an easement for purposes of vehicular and pedestrian passage extending from the Premises in a northerly direction on, over and along the area identified as "Access to Lower Parking Lot" on the Plan to the area designated on the Plan as "Lower Parking Lot," and in connection therewith the right to install, maintain, replace and repair said road and to enter onto land immediately adjacent to said Access to Lower Parking Lot area for any of the aforesaid purposes. The road designated as Access to Lower Parking Lot shall be used by Grantor and its successors and assigns in common with the Portland School Department, Grantee and their successors and assigns.

Also together with an easement in common with the Portland School Department, Grantor and the Cerebral Palsy Association of

Greater Portland, Inc., on and over a 40-foot wide strip of land shown on the Plan as "40' Easement."

Excepting and reserving to Grantor the following:

1. An easement for Grantor and the public for pedestrian (including wheelchair) use for recreational purposes during daylight hours of the area shown on the Plan as "Park Area (Proposed)" on the southerly side of the wall shown on the Plan as "Retaining Wall (Proposed)," which is to be located on the southerly edge of the area shown on the Plan as "Parking Area (Proposed)," together with the right to use the walkways, overlooks, seating areas and stairs constructed within such Park Area (the "Park Area") and the pathway shown on the Plan as "Access Pathway and Stairs (Proposed)" across the Park Area and Parking Area to remaining land of Grantor.
2. An easement for the installation, maintenance, replacement and repair of the Park Area on those portions of the above-described Premises that will not be used as a parking area, including without limitation the right to remove or relocate trees and shrubs and to provide landscaping of the Park Area, including the planting, pruning, and general maintenance of the trees and shrubs, and the installation, maintenance and repair of the Park Area, including the walkways, overlooks, stairs, benches, lighting and other park amenities which may be installed in the Park Area from time to time.
3. An easement for the entry into the Park Area at all times by the Portland Police Department, the Portland Fire Department, emergency medical personnel and other authorized officials, such as park rangers, to assure public safety and proper use of the Park Area.
4. An easement to maintain, replace and repair the sewer and underground electric lines crossing the Premises and serving the buildings shown on the Plan as the Portland School Department Buildings and the Cerebral Palsy Association Building.
5. An easement for the maintenance, replacement and repair of a water line providing water to the Portland School Department buildings, the Cerebral Palsy Association building, and Great Diamond Island.
6. An easement for the maintenance, replacement and repair of an underground storage tank and associated piping and manholes in the approximate location shown on the Plan as "Underground Fuel Tank" provided, however, in the event that the Grantor removes and/or replaces said tank,

Grantor shall restore the surface of the earth to substantially the same condition as prior to said removal and/or replacement, and provided further that Grantor shall maintain, remove, replace, repair and operate the tank in compliance with applicable laws.

Grantee by acceptance of this Deed on behalf of itself, its successors and assigns hereby covenants and agrees as follows:

- (a) At its expense to construct the Park Area and Walkways and install such other park amenities as are shown on site plans approved by the City of Portland Planning Board.
- (b) That the public shall have the right to use the Park Area as shown on the Plan and the Walkways that provide access to the Park Area during daylight hours.
- (c) To maintain the Park Area and Walkways in a clean and good condition and repair.
- (d) That any above ground new construction or exterior alterations on the Premises which may have a visual effect on the setting of the Marine Hospital Building, which is located on land of Grantor adjacent to the Premises, shall receive prior approval from the Maine Historic Preservation Commission. This covenant is also for the benefit of and enforceable by the United States of America.

These covenants are intended to benefit adjacent land being retained by Grantor and to run with and burden the Premises in perpetuity.

IN WITNESS WHEREOF, the CITY OF PORTLAND has caused this instrument to be signed by Duane G. Kline, its Finance Director, on the 8th day of August, 1994.

WITNESS:

Wm. J. Pollock

CITY OF PORTLAND

By: *Duane G. Kline*
Duane G. Kline
Its: Finance Director

STATE OF MAINE
CUMBERLAND, ss.

August 8, 1994.

PERSONALLY APPEARED, the above-named Duane G. Kline, its Finance Director, as aforesaid, and acknowledged the foregoing

instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

Before me,

Natalie L Burns

Natalie L Burns
~~Notary Public/Attorney-at-law~~

240.NHS
12079017.ded

DEED

Note: Deed for parcel with the following Book & Page #'s is forthcoming.

Book #
4899

Page #
203

State of Maine



Department of the Secretary of State

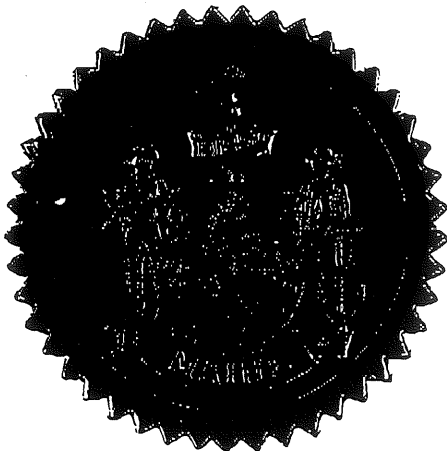
I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the records of organization, amendment, and dissolution of corporations and annual reports filed by the same.

I further certify that PENOBSCOT BAY MEDICAL ASSOCIATES, INC., formerly PENOBSCOT BAY MEDICAL ASSOCIATES is a duly organized nonprofit corporation without capital stock under the laws of the State of Maine and that the date of incorporation is May 20, 1971.

I further certify that said nonprofit corporation has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the charter and that according to the records in the Department of the Secretary of State, said nonprofit corporation is a legally existing nonprofit corporation in good standing under the laws of the State of Maine at the present time.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed, given under my hand at Augusta, Maine, this fourteenth day of December 2004.

DAN GWADOSKI
Secretary of State



APPLICATION CERTIFICATION

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for project approval is complete and accurate to the best of his/her knowledge.

Signature: 

Name (print): Dwight D. Anderson

Date: June 9, 2006

Re/Cert/Lic No.: 9275
 Engineer X
 Geologist _____
 Soil Scientist _____
 Land Surveyor _____
 Site Evaluator _____
 Active Member of the Maine Bar _____
 Professional Landscape Architect _____
 Other _____

NOTICE CERTIFICATION

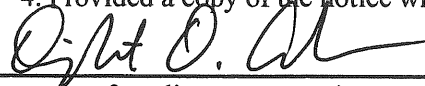
By signing below, the applicant (or authorized agent) certifies that he or she has

1. Published a Notice of Intent to File once in a newspaper circulated in the area where the project site is located within thirty days prior to the filing of the application (Notice Attached);
2. Sent by certified mail a completed copy of the Notice of Intent to File to the owners of the property abutting the land upon which the project site is located within thirty days prior to the filing of the application. During our May 4, 2006 Pre-Application Meeting with the MeDEP, the MeDEP indicated that the notices for the project issued as part of the Site Law Review under delegated review by the City of Portland satisfy this mailing requirement;

List below the names and addresses of the owners of abutting property. (Submit an additional sheet if necessary)

NAME	ADDRESS
Included as part of Site Law Review Package for entire package under delegated review by the City of Portland.	

3. Sent by certified mail a completed copy of the Notice of Intent to File and filed a duplicate of this application with the town clerk or city clerk of the municipality(ies) where the project is located; *(Hand Delivered) DA*
4. Sent by certified mail to the appropriate water company, municipality, or water district if the project is in the direct watershed of a public water supply; and
4. Provided a copy of the notice with this application.

 6/9/06
 Signature of applicant or agent* Date

Dwight D. Anderson, P.E. June 9, 2006
 Print name and title of applicant or agent* Date

*If signature is other than that of the applicant, attach letter of agent authorization signed by applicant.

NOTICE OF INTENT TO FILE

Please take notice that Martin's Point, 331 Veranda Street, Portland, Maine 04103-5544
207-791-3712

(name, address, and phone number of applicant)

is intending to file a Stormwater Management permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. § 420-D on or about May 8, 2006

(anticipated filing date)

The application is for: site redevelopment, which includes demolition of two existing maintenance building, renovation of the existing Marine Hospital building, construction of a new 54,000 square foot building, construction of a parking structure, associated access drives, parking area improvements, water quality features, and miscellaneous site improvements.

(summary of project)

at the following location: 331 Veranda Street (Route 1), Portland, Cumberland County, Maine
(location, address, city, county)

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in Portland during normal working hours. A copy of the application may also

be seen at the municipal offices in Portland, Maine.
(city)

Written public comments may be sent to the Department of Environmental Protection, Bureau of Land & Water Quality, 17 State House Station, Augusta, Maine 04333.

PUBLIC NOTICE

**NOTICE OF
INTENT TO FILE**

Please take notice that Martin's Point, 331 Veranda Street, Portland, Maine 04103-5544 is intending to file a Stormwater Management permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. § 420-D on or about May 8, 2006.

The application is for: site redevelopment, which includes demolition of two existing maintenance buildings, renovation of the existing Marine Hospital building, construction of a new 54,000 square foot building, construction of a parking structure, associated access drives, parking area improvements, water quality features, and miscellaneous site improvements at the following location: 331 Veranda Street (Route 1), Portland, Cumberland County, Maine.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in Portland during normal working hours. A copy of the application may also be seen at the municipal offices in Portland, Maine.

Written public comments may be sent to the Department of Environmental Protection, Bureau of Land & Water Quality, 17 State House Station, Augusta, Maine 04333.

2340277

SECTION 14

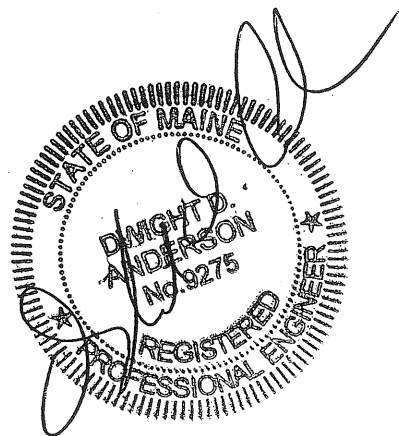
**EROSION AND SEDIMENTATION CONTROL REPORT FOR
MARTIN'S POINT PROJECT**

Prepared for

**Martin's Point
331 Veranda Street
Portland, Maine 04103**

Prepared by

**DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121**



April 2006

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Attachments

A – Seeding Plan

B – Sample EPA Certification and Inspection Forms

SECTION 14

EROSION AND SEDIMENTATION CONTROL REPORT

14.0 Introduction

DeLuca-Hoffman Associates, Inc. has been retained by Martin's Point to assist in the site design and site permitting of the proposed Martin's Point Redevelopment Project. The project includes demolition of two existing maintenance buildings, renovation of the existing Marine Hospital building, construction of a new 27,000 square foot footprint building, construction of a parking structure, associated access drives, parking area improvements, water quality features, and miscellaneous site improvements. Approximately four (4) acres of area will be disturbed as part of the project. Erosion controls will be especially important on this site due to steep existing grades and the proximity of the project to resource boundaries.

This narrative contains the Erosion Control Plan designed and required for this project.

The project is not in a lake watershed or a watershed most at risk from development.

14.1 Existing Site Conditions

The existing site consists of the property currently owned by Martin's Point as well as the City parcel which is currently under contract with Martin's Point which contains the Marine Hospital and School Department maintenance buildings. Many steep slopes and bedrock outcrops exist on the site.

The soils in the vicinity of the project are mapped by the U.S. Department of Agriculture, Soils Conservation Service (SCS) on the Medium Intensity Soils maps. The soil types and names are shown on Figure 8 included with this submission and are described by the SCS as follows:

Hollis	<p>The Hollis series consists of <u>shallow</u>, somewhat excessively drained, gently sloping to steep, moderately coarse-textured soils that have a few too many outcrops. These soils formed in glacial till, and they are on uplands and in coastal areas. Slopes range from 3 to 35 percent.</p> <p>Hollis soils are associated with Woodbridge soils in inland areas. Also included are a few small areas of Buxton soils and wet spots near coastal areas or soils that have outcrops.</p>
Windsor	<p>The Windsor series consists of deep, excessively drained, nearly level to strongly sloping, coarse-textured soils. These soils formed in glacial outwash deposits. They are on terraces adjacent to many streams and rivers. Slopes range from 0 to 30 percent.</p> <p>Windsor soils are associated with Hinkley, Deerfield, and Au Gres soils and small areas of soils that have thin lenses of clay.</p>

One of the key differences between the Hollis and Windsor soils is the depth to bedrock. Depth to bedrock for Windsor soils is typically 5 feet or greater, whereas depth to bedrock in Hollis soils ranges from 12 to 18 inches. Additional information regarding bedrock depth for the site is provided in the Geotechnical Report.

Baseline information to prepare the permit applications and establish existing conditions includes:

- Topographic and Boundary Survey secured by Owen Haskell
- Geotechnical Studies by S. W. Cole Engineering
- Resource Delineation by Normandeau Associates

14.2 Overview of Soil Erosion and Sedimentation Concerns

The susceptibility of soils to erosion is indicated on a relative "K" scale of values over a range of 0.02 to 0.69. The "K" value is frequently used with the universal soil loss equation. The higher values are indicative of the more erodible soils. The project area consists of the following soils based upon the USDA Medium Intensity Soils Survey.

Soil Type	Soil Description	K Value
Windsor	Coarse-textured soils	.17
Hollis	Coarse-textured soils	.32

Based on a review of the K values, the onsite soils in the area where construction is focused are moderately susceptible to erosion after the cover material is stripped.

The primary emphasis of the erosion and sedimentation control plan to be implemented for this project is as follows:

1. Development of a careful construction sequence.
2. Rapid stabilization of denuded areas to minimize the period of soil exposure.
3. Rapid stabilization of drainage paths to avoid rill and gully erosion.
4. The use of on-site measures to capture initial sediment (hay bales/silt fence, etc.).
5. The provision for the use of Dirtbags for dewatering of areas likely to encounter groundwater.
6. Inclusion of special provisions for winter construction.
7. The implementation of long-term measures for erosion/sediment and pollutant treatment through the construction of permanent water quality measures.

14.3 Description and Location of Limits of All Proposed Earth Movements

The Martin's Point project will disturb most of the 4.6-acre parcel currently owned by the City, with some additional disturbance attended with the improvements on the existing Martin's Point parcel.

The most significant cut and fill areas will occur where the proposed building is to be constructed, as well as at the terraced parking proposed to the north of the Marine Hospital.

After demolition of the Maintenance Building, the site will set for several months until the contract for building construction is awarded.

Earthmoving activities will generally be to strip and grub the site, stockpile the loam for subsequent reuse, regrade and contour the land to support the proposed project

elements, and the installation of buried utilities to serve the site. Blasting will be required at the site.

Stormwater will be intercepted by a formal drainage system. The formal drainage system will integrate planned water quality system areas.

14.4 Existing and Proposed Drainage Features

The site has steep topography sloping from Elevation 67 at the Marine Hospital building point to about elevation 30 at the lower parking area to the north. Drainage emanates from the site in all directions.

Limited existing formal drainage currently exists on the site.

The proposed drainage systems are not being designed to reduce peak discharge rates at or below existing levels. Instead, the flow will be conveyed in new storm drains to stable outfall points. The control of the peak runoff rates is discussed in more detail in the Stormwater Management Report provided as part of this application.

14.4A Critical Areas

The critical areas of the site are the steep slopes along the edge of the project and where grading will be required within the 75-foot setback from the resource boundary.

14.5 Erosion/Sedimentation Control Devices

The Contractor as part of the site development will implement the following erosion and sediment control devices. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices.

1. Siltation fence shall be installed downslope of any disturbed areas to trap runoff borne sediments until the site is revegetated. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made immediately by the Contractor if there are any signs of erosion or sedimentation below the fence line. Proper placement of stakes and keying the bottom of the fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam.

Silt fence is shown by three types depending upon the timing and intent as follows:

SCHEDULE OF SILT FENCE REQUIREMENTS		
Silt Fence	Type Purpose	Time of Installation
Type 1	To trap sediment along the grading edge where the new contours nearly parallel existing contours.	At initial site preparation, prior to other work.
Type 2	To trap sediment from the work area; install in short sections parallel to existing contour; typically occurs where proposed and existing contours form a "V" shape.	At initial site preparation, prior to other work or as fills are blended to existing grades along the contour.
Type 3	To trap sediment along the base of proposed contours, typically in cut areas.	During construction after new grade is shaped. Time between work in area and shaping new grade to allow silt fence to be installed shall be minimized.

2. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed on slopes of less than 10 percent shall be anchored by applying water; mulch placed on slopes steeper than 10 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Proposed drainage channels, which are to be revegetated, shall receive Curlex blankets by American Excelsior or equal. Mulch application rates are provided in Attachment A of this section. Hay mulch shall be available on site at all times in order to provide immediate temporary stabilization when necessary. Where necessary for concentrated runoff to be conveyed down a slope, a temporary stone channel or pipe sluice shall be used to convey runoff down the slope.
3. Water quality systems will be required to provide water quality enhancement and sedimentation control for stormwater runoff from the parking and drive areas after construction.
4. Riprap slopes, ditch linings, stone check dams, hay bale barriers, and culvert outlet aprons are intended to reduce runoff velocities and protect denuded soil surfaces from concentrated flows. Installation details and stone sizes are provided in the construction plan set on the erosion control detail sheets.
5. A construction entrance will be constructed at all access points onto the site to prevent tracking of soil onto Veranda Street.
6. Stone sediment traps or a premanufactured SiltSack™ will be installed at catch basin inlets to prevent silt from entering the storm drain system. Installation details are provided in the plan set on the erosion control detail sheets.
7. Reinforced turf and mechanically stabilized turf slopes will be used on extremely steep slopes in areas designated on the drawings.
8. Dirtbags™ will be required to be on site and available for construction dewatering. The Contractor will be required to provide four Dirtbags™ with one prepared for operation prior to commencing any trenching operations.

9. Loam and seed is intended to serve as the primary permanent revegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Specific areas as shown on the landscape plan will receive sod. Application rates are provided in Attachment A of this section for temporary and permanent seeding.
10. Sorbent oil bags will be required in catch basins which receive runoff from paved areas. The sorbent bags shall be placed in the basin immediately prior to paving and remain in place for 60 days after paving operations are complete. After this time, the sorbent bags shall be removed and disposed of at an appropriate facility. The Contractor shall notify the Owner of the disposition location for the sorbent bags.
11. Water will be the principal means to control fugitive dust.

14.6 Temporary Erosion/Sedimentation Control Measures

The following are planned as temporary erosion/sedimentation control measures during construction:

1. A crushed stone-stabilized construction entrance shall be placed at any construction access points from Veranda Street.
2. Type 1 and 2 siltation fence shall be installed along the downgradient side of the proposed improvement areas prior to work in these areas. Type 2 and 3 siltation fence shall be installed as work progresses. The siltation fence will remain in place and properly maintained until the site is acceptably revegetated.
3. Dirtbags™ shall be installed in accordance with the details in the plan set. The Dirtbags™ function on the project is to receive any water pumped from excavations during construction. A Dirtbag™ shall be installed and prepared for operation prior to any trenching on site. When Dirtbags™ are observed to be at 50% capacity, they shall be cleaned or replaced. Stone under the Dirtbag™ shall be removed and replaced concurrently.
4. Temporary stockpiles of stumps, grubblings, or common excavation will be protected as follows:
 - a) Temporary stockpiles shall not be located within 100 feet of the resource limits and at least 50 feet upgradient of the perimeter silt fence.
 - b) Inactive stockpiles shall be stabilized within 5 days by either temporarily seeding the stockpile with a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch. If necessary, mesh shall be installed to prevent wind from removing the mulch.
5. All denuded areas, which have been rough graded, shall receive mulch or erosion control mesh fabric within 14 days of initial disturbance of soil.
6. All soils disturbed between November 1 and April 1 will be covered with mulch within 5 days of disturbance, prior to any predicted storm event of the equivalent of ½" of equivalent rainfall in a 24-hour period, or prior to any work shutdown lasting more than 35 hours (including weekends and holidays). The mulch rate shall be double the normal rate.

7. For work which is conducted between November 1 and April 15 of any calendar year, all denuded areas will be covered with hay mulch, applied at twice the normal application rate and (in areas over 10% grade) anchored with a fabric netting. The time period for applying mulch shall be limited to 5 days for all areas or immediately in advance of a predicted rainfall event.
8. Offsite roadways shall be swept to control mud and dust as necessary. A street sweeper shall be available from the Contractor on immediate notice or request from the Owner, City or regulatory agency. A water truck shall be used to control dust both on the site and along points of ingress and egress.
9. During grubbing operations stone check dams or hay bale barriers shall be installed at any evident concentrated flow discharge points.
10. Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Any silt fence identified by the owner or reviewing agencies, as not being properly installed during construction shall be immediately repaired in accordance with the installation details.
11. Storm drain catch basin inlet protection shall be provided through the use of stone sediment barriers or a premanufactured SiltSack™ as distributed by A. H. Harris Company, Portland, Maine. Stone sediment barrier installation details are provided in the plan set. The barriers or SiltSacks™ shall be inspected after each rainfall and repairs made as necessary, including the removal of sediment. Sediment shall be removed and the barrier or SiltSack™ restored to its original dimensions when the sediment has accumulated to ½ the design depth of the barrier. Sediment shall be removed from SiltSacks™ as necessary. Inlet protection shall be removed when the tributary drainage area has been stabilized.
12. All slopes over 4:1 shall receive erosion control mesh.
13. Slopes steeper than 3:1 shall receive reinforced turf unless rip rap or other nonvegetative stabilization measures are required by the contract.
14. Type 2 and 3 silt fence shall be installed as construction progresses.
15. Areas of visible erosion shall be stabilized with crushed stone. The Owner's representative in consultation with the engineer shall determine the size of the stone.
16. Catch basins shall all be installed with an opening 2'-6" below finish grade to receive a 4" underdrain with an end cap. A 3'-0" stub of underdrain surrounded by 6" of ¾" crushed stone and filter fabric shall be installed.
17. All catch basins which receive parking lot runoff shall have a sorbent bag installed as described in section 14.5 of this narrative.

14.6A Standards for Stabilizing Sites for the Winter

1. Standard for the timely stabilization of ditches and channels: The contractor shall construct and stabilize all stone-lined ditches and channels on the site by November 15. The contractor shall construct and stabilize all grass-lined ditches and channels on the site by September 15. If the contractor fails to stabilize a ditch or channel to be grass-lined by September 15, then the contractor shall take one of the following actions to stabilize the ditch for late fall and winter.
 - i. Install a sod lining in the ditch. The contractor shall line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.
 - ii. Install a stone lining in the ditch. The contractor shall line the ditch with stone riprap by November 15. The contractor shall hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the contractor shall regrade the ditch prior to placing the stone lining so as to prevent the stone lining from reducing the ditch's cross-sectional area.
2. Standard for the timely stabilization of disturbed slopes: The contractor shall construct and stabilize stone-covered slopes by November 15. The contractor shall seed and mulch all slopes to be vegetated by September 15. The department will consider any area having a grade greater than 15% (10H: 1V) to be a slope. If the contractor fails to stabilize any slope to be vegetated by September 15, then the contractor shall take one of the following actions to stabilize the slope for late fall and winter.
 - i. Stabilize the soil with temporary vegetation and erosion control mesh. By October 1 the contractor shall seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope. The contractor shall monitor growth of the rye over the next 45 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed slope by November 15, then the contractor shall cover the slope with a layer of woodwaste compost as described in item iii of this standard or with stone rip rap as described in item iv of this standard.
 - ii. Stabilize the slope with sod. The contractor shall stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes the contractor pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor shall not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H: 1V) or having groundwater seeps on the slope face.

- iii. Stabilize the slope with woodwaste compost. The contractor shall place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste compost, the contractor shall remove any snow accumulation on the disturbed slope. The contractor shall not use woodwaste compost to stabilize slopes having grades greater than 50% (2H: 1V) or having groundwater seeps on the slope face.
 - iv. Stabilize the slope with stone rip rap. The contractor shall place a layer of stone riprap on the slope by November 15. The contractor shall hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.
3. Standard for the timely stabilization of disturbed soil: By September 15, the contractor shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the contractor fails to stabilize these soils by this date, then the contractor shall take one of the following actions to stabilize the soil for late fall and winter.
 - i. Stabilize the soil with temporary vegetation. By October 1, the contractor shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The contractor shall monitor the growth of the rye over the 45 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 15, then the contractor shall mulch the area for over-winter protection as described in item iii of this standard.
 - ii. Stabilize the soil with sod. The contractor shall stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes the contractor pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.
 - iii. Stabilize the soil with mulch. By November 15, the contractor shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the contractor shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the contractor shall anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

14.7 Sedimentation Sumps

The use of shallow sediment sumps on the downgradient side of erodible stockpiles and areas where denuded conditions will be prolonged is encouraged. The sediment sumps may be installed and used in conjunction with the underdrain inlets at catch basins.

14.8 Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All storm drain pipes which are not connected to a formal inlet or outlet shall have riprap aprons at their outlet to protect the outlet and receiving channel from scour and deterioration. Installation details are provided in the plan set. The aprons shall

be installed and stabilized prior to directing runoff to the tributary pipe or culvert. It is noted that all inlets and outlets over 18" in diameter are to have a flared concrete inlet and an aluminum bar rack. Pipes less than 18 inches in diameter are to have an HDPE flare. Riprap shall not be extended above the area shown on the plans.

2. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas where the finish grade slope is greater than 10 percent except in the areas with over 3:1 slopes where reinforced turf is required. Native topsoil shall be stockpiled and temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality. Where necessary, compost shall be added and blended to increase the organic content of the soil.
3. Catch basins shall be provided with sediment sumps for all outlet pipes that are 12" in diameter or greater.
4. Permanent water quality measures will be installed.

14.9 Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to insure the effectiveness of the erosion and sedimentation control measures are optimized. These measures are separate from the separate requirements to be employed during the building demolition phase of the project.

Note: For all grading activities, the Contractor shall exercise extreme caution not to overexpose the site by limiting the disturbed area.

1. Install crushed stone-stabilized construction entrances from Veranda Street the as shown on the Erosion and Sedimentation Control Drawing.
2. Install Type 1 and appropriate Type 2 siltation
3. Establish and prepare Dirtbag™ area.
4. Perform demolition activities and major site cuts and fills and blasting.
5. Install water quality systems and the storm drain system.
6. Construct diversion and drainage channels to direct flow to new storm drain and inlets where grades permit.
7. Install stone and hay bale check dams at any concentrated flow discharge points.
8. Prepare the subgrade, parking areas, building, and drive loop.
9. Install storm drain, underground electric, foundations and other utility work. Install inlet and outlet protection immediately after the installation of any inlets. Pump any accumulated water to the Dirtbag™
10. Bring initial site work area to subgrade including binder pavement, stabilization of all slopes, and loam seeding of areas.
11. Construct other site improvements and utilities.
12. Raise catch basins to grade and install inlet protection devices.
13. Install sorbent bags in catch basins which will receive runoff from pavement

14. Install final pavement as detailed on the site plans.
15. Loam, Lime, fertilize, seed and mulch all remaining disturbed and denuded areas.
16. Remove all accumulated sediment from silt barriers.
17. Review stability of the site. If a 75% catch of grass is achieved, remove all other temporary erosion control devices.

Soil will be considered disturbed if it does not have an established stand of vegetation covering at least 75% of the soil surface or has not been mulched with hay applied at a rate of 230 lb./1000 sq. ft.

It is anticipated that site work may be suspended prior to winter. If so, the General Contractor shall schedule a meeting with the City, Owner, and Owner's representatives to review the site for conformance with the plan. This meeting shall be scheduled at least 10 days prior to winter shutdown. The Owner may elect to provide the Contractor with a punch list for measures to be complete before the interim shutdown. The Owner's punch list shall not obviate the Contractor's responsibility for compliance with the erosion control requirements of the project or permits.

Construction of Improvements at Veranda Street may be conducted concurrently or following site work.

14.10 Contracting Procedure

A General Contractor under contract to Martin's Point will construct the project. The Contractor shall submit a schedule for the completion of the work which will satisfy the following criteria:

1. The above construction sequence should generally be completed in the specified order; however, several separate items may be constructed simultaneously. Work must also be scheduled or phased to prevent the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as silt fence and construction entrances in place before large areas of land are denuded.
2. The work shall be conducted in sections which will:
 - a) Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 30 days.
 - b) Revegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a predicted storm event; or temporarily stabilized within 7 days of initial disturbance of soil for areas identified as critical (refer to paragraph 14.4.A) and 14 days for all other areas.
 - c) Incorporate planned inlets and drainage system as early as possible into the construction phase. The ditches shall be immediately lined or revegetated as soon as their installation is complete.
3. Once final grade has been established, the Contractor may choose to dormant seed the disturbed areas prior to placement of mulch and placement of fabric netting anchored with staples.
 - a. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5#/1000 s.f.

All areas seeded during the winter months will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) shall be revegetated by replacing loam, seed and mulch.

- b. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.
4. The area of denuded non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in parking areas or the areas of future loam and seed have been loamed, seeded, and mulched. The mulch rate shall be twice the rate specified in the seeding plan. [For example, $115\#/1,000 \text{ s.f.} \times 2 = 230\#/1,000\text{s.f.}$]
5. Within the exposed work area, temporary sedimentation sumps shall be provided at the interface between parking areas and graded slopes (refer to paragraph 14.7). This shall be accomplished by creating an area 18" below adjacent temporary grades. The sedimentation area shall have a bottom width of 3' and 3:1 side slopes. Culverts to allow access shall be installed by the Contractor. Along the sedimentation sumps, barriers shall be provided at sufficient intervals to permit runoff to be accumulated to a minimum depth of 12" before overflowing.
6. The schedule shall be subject to the approval of the Owner.

The Contractor must install any added measures, which may be necessary to control erosion/sedimentation from the site and fugitive dust emissions dependent upon the actual site and weather conditions.

The applicant may be required to retain a third party inspector. The Contractor shall cooperate with the third party inspector and permit access to the site by the inspector at all times.

The Contractor shall note that no area within 50 feet of a slope with a vertical drop of more than 3' in 50 feet shall remain denuded for a period of over 5 days before it is temporarily stabilized. Temporary stabilization shall be the installation of mulching. All other areas shall be stabilized within 14 days. For construction between November 1 and April 15 of any calendar year, all areas shall be temporarily stabilized at the earlier time frames specified above.

14.11 Provisions for Maintenance of the Erosion/Sedimentation Control Features

The Owner will contract the project. The project is subject to the requirement of a MeDEP Site Location of Development Permit administered through the City of Portland and a MeDEP Permit for Stormwater Pollution Prevention Plan during Construction. These permits require the Contractor to prepare a list and designate by name, address and telephone number all individuals who will be responsible for implementation, inspection and maintenance of all erosion control measures identified within this section and as contained in the Erosion and Sedimentation Control Plan of the contract drawings. Specific responsibilities of the inspector(s) will include:

1. Execution of the Contractor/Subcontractor Certification contained in Attachment B by any and all parties responsible for erosion control measures on the site as required by the MeDEP.
2. Assuring and certifying the Owner's construction sequence is in conformance with the specified schedule of this section. A weekly certification stating compliance, any

deviations, and corrective measures necessary to comply with the erosion control requirements of this section shall be prepared and signed by the inspector(s).

3. In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on site which include:
 - Dates when major grading activities occur in a particular areas.
 - Dates when major construction activities cease in a particular area, either temporarily or permanently.
 - Dates when an area is stabilized.
4. Inspection of this project work site on a weekly basis and after each significant rainfall event (0.5 inches or more within any consecutive 24 hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized. Inspection of the project work site shall include:
 - Identification of proper erosion control measure installation in accordance with the erosion control detail sheet or as specified in this section.
 - Determine whether each erosion control measure is properly operating. If not, identify damage to the control device and determine remedial measures.
 - Identify areas that appear vulnerable to erosion and determine additional erosion control measures that should be used to improve conditions.
 - Inspect areas of recent seeding to determine percent catch of grass. A minimum catch of 75 percent is required prior to removal of erosion control measures.
 - Record date of installation of sorbent bags in catch basins, the dates of paving, the date of removal, and the disposal method and location.

Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind silt fencing when the depth of the sediment reaches 6 inches.

5. If inspection of the site indicates a change should be made to the erosion control plan, either to improve effectiveness or correct a site-specific deficiency, the inspector shall immediately implement the corrective measure and notify the owner of the change.

Once construction has been completed, long term maintenance of the detention pond and catch basins will be the responsibility of the applicant. The catch basin sumps shall be inspected in April and October of each year. Sediment shall be removed when the depth of sediment reaches one half the depth of the sump.

All certifications, inspection forms and written reports prepared by the inspector(s) shall be filed with the Owner, and the MeDEP General Construction Permit File contained on the project site. All written certifications, inspection forms, and written reports must be filed within one (1) week of the inspection date.

14.12 Preconstruction Conference

Prior to any construction at the site, representatives of the Contractor, and the site design engineer shall arrange for and meet with the Owner to discuss the scheduling of the site construction. On or before that meeting, the Contractor will prepare a detailed schedule and a marked-up site plan indicating areas and components of the work and

key dates showing date of disturbance and completion of the work. Three copies of the schedule and marked-up site plan shall be provided to the Owner.

14.13 Attachments

Attachment A – Seeding Plan

Attachment B – Sample EPA Certification and Inspection Forms

14.14 Plan References

Erosion/Sediment Control Plans and Details

ATTACHMENT A

SEEDING PLAN

SEEDING PLAN LAWN AND OTHER AREAS

Project Martin's Point Redevelopment Project

Site Location Portland, Maine

X Permanent Seeding _____ Temporary Seeding

1. Area to be seeded: _____ acres, OR _____ M Sq. Ft.
2. Instructions on preparation of soil: Prepare a good seed bed for planting method used.
3. Apply lime as follows: _____ #/acres, OR _____ 138#/M Sq. Ft.
4. Fertilize with _____ pounds of - - N-P-K/ac. OR
_____ 18.4 pounds of 10 - 20 - 20 N-P-K/M Sq. Ft.
5. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
6. Seed with the following mixture:
 45% Kentucky Bluegrass
 45% Creeping Red Fescue
 10% Perennial Ryegrass

When using small grain as nurse crop seed it at one-half the normal seeding rate.

7. Mulching instructions: Apply at the rate of _____ tons per acre. OR
 230 pounds per M. Sq. Ft.

	<u>Amount</u>	<u>Unit #, Tons, Etc.</u>
8. TOTAL LIME.....	<u>138</u>	<u>#/1000 sq. ft.</u>
9. TOTAL FERTILIZER.....	<u>13.8</u>	<u>#/1000 sq. ft.</u>
10. TOTAL SEED.....	<u>6 to 8</u>	<u>#/1000 sq. ft.</u>
11. TOTAL MULCH.....	<u>230</u>	<u>#/1000 sq. ft.</u>
12. TOTAL other materials, seeds, etc.....	<u>Compost is likely required</u>	
13. REMARKS		

- Recommended seeding dates after August 15.
- For areas with slopes >10%, waterways, areas within 100 feet of the stream, and fall and winter erosion control areas, mulch netting shall be used per manufacturer's specifications.
- Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner
- All loam shall have compost or peat admixtures to raise the organic content to 8%.

TEMPORARY SEEDING PLAN

Project Martin's Point Redevelopment Project

Site Location Portland, Maine

 Permanent Seeding X Temporary Seeding

1. Area to be seeded: varies acres, OR M Sq. Ft.
2. Instructions on preparation of soil: Prepare a good seed bed for planting method used.
3. Apply lime as follows: #/acres, OR 138# /M Sq. Ft.
4. Fertilize with pounds of - - N-P-K/ac. OR 18.4 pounds of 10 - 20 - 20 N-P-K/M Sq. Ft.
5. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
6. Seed with the following mixture:
 50% Perennial Ryegrass
 50% Winter Rye

When using small grain as nurse crop seed it at one-half the normal seeding rate.

7. Mulching instructions: Apply at the rate of tons per acre. OR 180 pounds per M. Sq. Ft.

	<u>Amount</u>	<u>Unit #</u>	<u>Tons, Etc.</u>
8.	TOTAL LIME.....	138	#/1000 sq. ft.
9.	TOTAL FERTILIZER.....	18.4	#/1000 sq. ft.
10.	TOTAL SEED.....	6	#/1000 sq. ft.
11.	TOTAL MULCH.....	180	#/1000 sq. ft.
12.	TOTAL other materials, seeds, etc.....		
13.	REMARKS		

The above seed mix is required in all temporarily disturbed wetland areas.

Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner.

ATTACHMENT B

**SAMPLE EPA CERTIFICATION AND
INSPECTION FORMS**

STORMWATER POLLUTION PREVENTION PLAN
CONTRACTOR/SUBCONTRACTOR CERTIFICATION

PROJECT INFORMATION

Project Name: Martin's Point Redevelopment Project
Address: Portland, Maine 04103

CONTRACTOR/SUBCONTRACTOR INFORMATION

Firm Name:
Address:
Telephone:
Type of Firm:

CERTIFICATION STATEMENT

"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the stormwater discharges associated with industrial activity from the construction site identified as part of this certification."

Signature

Typed Name

Title

Date

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION REPORT

PROJECT INFORMATION

Project Name: Martin's Point Redevelopment Project

Address: Portland, Maine 04103

INSPECTOR INFORMATION

Inspector Name: _____

Firm: _____

Title: _____

Qualifications: _____

INSPECTION SUMMARY

Date of Inspection: _____

Major Observations: _____

THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN WITH THE FOLLOWING EXCEPTIONS:

ACTIONS NECESSARY TO BRING FACILITY INTO COMPLIANCE:

**REQUIRED MODIFICATIONS TO STORMWATER POLLUTION PREVENTION PLAN
(MUST BE IMPLEMENTED WITHIN 7 DAYS OF INSPECTION):**

CERTIFICATION STATEMENT:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the systems, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature

Typed Name

Title

Date

SECTION 13

MAINTENANCE OF COMMON FACILITIES OR PROPERTY

13.0 Overview

The site will be owned by Martin's Point and operated by Martin's Point. The current contact for facility maintenance is Gene Gillies.

The facilities to be maintained include:

- Stormwater Management Systems
- Parking Lots
 - Striping
 - Snow Removal
 - Sand Removal
- Yard Area Mowing
- Landscaping

Maintenance of the grounds will be conducted by Martin's Point facilities personnel.

Snow removal will be contracted.

A detailed guideline for maintenance of stormwater systems is provided as Attachment A.

A plan for fertilizer use is provided as Attachment B. This plan should be updated to include the landscape contractor's recommendations which will be provided at the end of the construction contract.

A checklist for other routine operation and maintenance items is provided as Attachment C.

13.1 Related Sections

Section 12 - Stormwater Management
Section 14 - Erosion & Sedimentation Control

13.2 Attachments

Attachment A - Stormwater Management Systems Inspection and Maintenance Program

Attachment B - Fertilizer Selection and Use

Attachment C - Routine Maintenance Checklist

ATTACHMENT A

**Stormwater Management Systems
Inspection and Maintenance Program**

**STORMWATER MANAGEMENT SYSTEM
INSPECTION AND MAINTENANCE MANUAL FOR
STORMWATER MANAGEMENT AND RELATED STORMWATER FACILITIES
Martin's Point – PORTLAND, MAINE**

Prepared for

**Martin's Point
331 Veranda Street
Portland, Maine 04103**

Prepared by

**DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121**

April 2006

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APPENDICES

Appendix A - Summary Checklist - Inspection & Maintenance

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Appendix D – Stormwater System Maintenance Contract

I. Introduction

Runoff from developed areas contains a number of contaminants especially those emanating from rooftops, paved or lawn areas. This runoff can contain a significant amount of non-point contaminants which can have an adverse impact on the receiving waters. The installation of wet ponds, many times combined with vegetated buffer strips, water quality devices, and other measures can significantly reduce the non-point pollution discharge from the developed area. These measures are particularly important to projects in sensitive water bodies and of concern if impacts for groundwater are proposed.

The effectiveness of the stormwater quality measures and other components of the system are dependent on their design, upkeep and maintenance to assure they meet their intended function over an extended period of years. It is critical that the stormwater management facilities are inspected on a regularly scheduled basis, and that maintenance is performed on an as needed basis. It must also be recognized that the effectiveness of these facilities, and their maintenance requirements, are related to the stormwater drainage facilities that transport the flow to the treatment measures. Thus, maintenance should be directed to the total system.

The purpose of this document is to define in detail the inspection and maintenance requirements deemed necessary to assure that the stormwater management facilities function as intended on a long-term basis. Subsequent sections identify individual maintenance items, give a brief commentary of the function and need of the item, a description of the work required, and a suggested frequency of accomplishment. While the suggested programs and schedules must be adapted to specific projects, the material presented should provide guidance for a successful long-term program.

Guidelines Overview

A summary of the individual components of stormwater management facilities has been prepared. The format used in the summary is as follows:

Preface: A general description of what function/benefit the element is intended to provide. This is a short summary and not intended to provide the design basis which can be found in other sources.

Inspection: This section provides the inspection requirements for the individual component.

Maintenance: The section provides general information on the routine maintenance requirements of this element.

Frequency: This section outlines the best judgment of the designer of the system to the frequency of maintenance.

Comments: This section provides any particular comment on the site-specific features of this element. This is a summary only. The owner/operator should review the design drawings and documents carefully to understand the particular elements of the project. The end of this section should allow for the owner/operator to make notes on the specific program. This may include the selected maintenance procedure, cross-references to applicable design drawings, etc.

A list of the individual inspection/maintenance elements is provided in the table of contents.

II. Project Overview

Key permits issued (or applied for) on the project include:

- City of Portland Site Plan Approval
- MeDEP Site Location of Development, Stormwater and Natural Resource Protection Permits

The application for this permit contains the design information for the stormwater system within Sections 12 and 14.

A copy of these permits and Sections 12 and 14 of the application should be appended to this manual as Appendix B. The Owner/operator of the stormwater management system should review these permits for a general description and background of the project, as well as any specific permit conditions or requirements of the project.

DeLuca-Hoffman Associates, Inc. has been a consultant to prepare the design for the stormwater management facilities and may be contacted at:

DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121

It is recommended the preparer of the plan be contacted with any particular questions on the design intent or similar issues.

The applicable plans/design documents which apply to the project are:

Martin's Point Redevelopment Project – Civil/Site Drawings: Permit Set
Prepared by DeLuca-Hoffman Associates, Inc.

Sections 12/ and 14 of the MeDEP Site Location of Development Permit

A copy of this document should be retained with the manual.

The manual is intended for general guidance. However, any substituted deviations from the manual should be reviewed with respect to provisions of Appendix C.

The proposed design will include construction of a formal drainage system and a water quality control system.

III. Standard Inspection/Maintenance Descriptions

A. Pond Overflow Channel/Outlet Control Structure

Not applicable to this project

B. Control Structures

Not applicable to this project.

C. Pond Berms

Not applicable to this project.

D. Vegetation in Pond

Not applicable to this project.

E. Pond Dewatering

Not applicable to this project.

F. Sediment Monitoring/Wet Ponds

Not applicable to this project.

G. Connecting Channels/Ponds in Series

Not applicable to this project.

H. Sediment in Forebay

Not applicable to this project.

I. Dry Hydrants

Not applicable to this project.

J. Stormwater Inlets

Preface: The success of any stormwater facility relies on the ability to intercept stormwater runoff at the design locations. Stormwater inlets may include catch basins, open culverts, culverts with bar screens, and field inlets. Inlets exist throughout the system at the points of collection as well as at the outlet of many ponds. Bar racks are common on many inlet locations which intercept an open channel. This section is directed at maintenance of the actual inlet point. A later section addresses more substantive maintenance of the structures and conveyance facilities.

Inspection: The inspection of inlet points will need to be coordinated with other maintenance items, these include:

- roadway/parking lot maintenance areas
- building maintenance areas
- grounds maintenance
- maintenance and irrigation

The key elements of the inspection are to assure the inlet entry point is clear of debris and will allow the intended water entry.

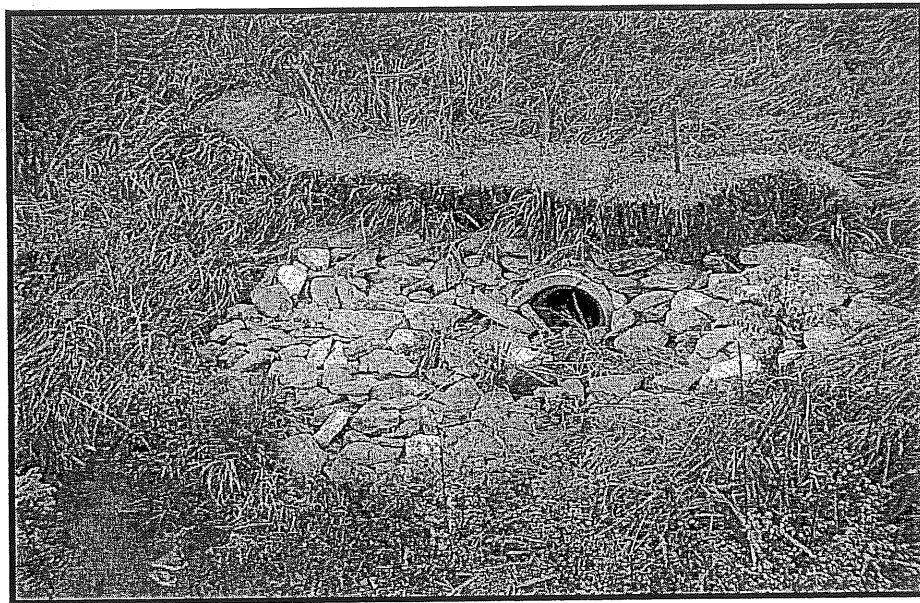
Maintenance: The key maintenance is the removal of any blockage which restricts the entry of stormwater to the inlet. If blockage is persistent and reoccurs, the origin of the material should be identified and measures taken to eliminate the source when practicable. The removed material should be taken out of the area of the inlet and placed where it will not reenter the runoff collection system. Snow should be removed from inlets in parking lots/roadway areas. Grass clippings and leaves should be bagged and removed particularly near the yard inlets near the building.

Frequency: All inlets should be inspected on a monthly basis, and after/during significant storm events. A windshield survey is suitable for most inlets.

Maintenance/Inspection Responsibility:

Maintenance Personnel: The maintenance personnel will perform the normal maintenance/inspections of the inlets and culvert crossings.

Comments: Maintenance of inlets is critical on this project.



**POORLY STABILIZED INLET ALLOWS ENTRANCE OF DEBRIS
AND REDUCED CAPACITY**



**STABILIZED INLETS REDUCE DEBRIS ACCUMULATION AND
MAINTAIN DESIGN CAPACITY**

K. Tributary Drainage System

Preface: Stormwater from portions of the site is directed to a conveyance system which transports the flow to outlet points. This conveyance system consists of open swales and ditches or a piped drain system system. Maintenance of this system can play a major role in the long-term maintenance costs of the water quality system.

Inspection: The tributary drainage system should be periodically inspected to assure that it is operating as intended, and that its carrying capacity has not been diminished by accumulations of debris and sediment or other hydraulic impediments. On piped systems the inlets must be inspected to ensure the rims are set at the proper elevation to optimize flow entry and are not clogged with leaves or other debris. (See prior section for inlet location data.) The inlet basins are normally equipped with sumps which will remove large sediment particles from the flow stream.

The level of sediment in the sumps should be checked to assure their effectiveness. Pipelines connecting the inlets should be checked to determine if siltation is occurring. This will be most critical on drain lines laid at minimal slopes. This can usually be accomplished by a light and mirror procedure.

Maintenance: Maintenance of the storm drainage system must assure that it continues to serve its design function on a long term basis, and that its operation does not transport excessive sedimentation to any downstream treatment system, or the receiving waters. Elevations on the rim of catch basins should be adjusted as needed to assure optimal water entry. Depending on the frost susceptibility of the soil, the rims may become elevated over time causing flow to

circumvent the inlet. When the sump in an inlet reaches two thirds of its volume, the sediment should be removed. This will typically be every 1 to 3 years, depending on the tributary drainage area and the amount of sand utilized for winter ice control. Catch basin cleaning would normally be accomplished with vacuum trucks under contract. The removed material must be disposed of at an approved site for such materials.

If sediment in the pipeline exceeds 20% of the diameter of the pipe, it should be removed. This may be accomplished by hydraulic flushing, or by mechanical means. If hydraulic flushing is used the downstream conditions should be analyzed. In general a sump or sediment trap should be used where it can be flushed into the detention pond, since it will reduce pond volume and hasten the time when it must be cleaned.

Vegetated ditches or swales should be mowed at least monthly during the growing season. Larger brush or trees must not be allowed to become established in the channel. Any vegetation cut in the ditch area should be removed from the site. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated. Any riprap that becomes displaced should be replaced and chinked to assure its stability.

Frequency: The piped drainage system should be inspected on an annual basis. Adjustment of inlet rim elevations should be on an as needed basis. Cleaning catch basin sumps and pipelines will depend on the rate of accumulation. Typically, catch basin sumps should be cleaned on a 1-to-3 year cycle. Pipeline cleaning schedules will be more variable. Open, vegetated swales should be mowed at least monthly during the growing season. Debris should be removed as required to maintain hydraulic capacity.

Maintenance/Inspection Responsibility:

Maintenance Personnel: Martin's Point Facilities Department.

Special Services: The owner may elect to contract with an independent agent for cleaning of catch basins, sumps and pipelines. Remedial source control measures may be performed by the owner or an outside service depending upon the nature of the particular situation.

Comments: Maintenance of inlets is critical on this project.

L. Vegetated Swales

Preface: Vegetated swales are often used to convey stormwater. Swales can be intended to be:

1. Mowed and maintained
2. Reverted to wetlands
3. Naturalized

Inspection: Swales should be inspected for erosion and sedimentation.

Maintenance: Eroded or silted channels need to be repaired when discovered. If erosion is a problem, the swale design should be examined. Likewise, if situation is a continued problem, the upgradient conditions should be assumed.

Frequency: It is recommended vegetated swales be inspected quarterly until vegetation is established and a year after installation. Thereafter, if no problems have been noticed, the frequency can be increased to one year.

Design Guidelines: The vegetated swale should consider channel cover at the time of concentration as well as several years after construction.

Design computations should state the assumed channel of vegetation and provide the basis for the Manning's or other roughness coefficient and for design.

Applicability: The site has a limited number of vegetated swales.



VEGETATED SWALE WITH HAY BALE CHECK DAM TO REDUCE VELOCITIES UNDER CONSTRUCTION



A WELL STABILIZED VEGETATED SWALE SHOWS LITTLE SIGNS OF EROSION VELOCITIES OR FLOWS. THIS SWALE ALSO FUNCTIONS AS A POND SPILLWAY

M. Pond Lining

Not applicable to this section.

N. Water Quality System

Preface: Certain vendors provide pre-manufactured systems which are effective in treating stormwater.

The vendor of the unit should provide information on suggested maintenance which should be appended to this manual. In certain cases the vendor will execute an inspection and maintenance agreement for the initial years of operation.

Inspection: Most water quality units have an access manhole cover for inspection. The sediment storage zone is the bottom of the system. Because of the depth, a pole staff, or sludge judge is helpful in determining the depth of the sediment. Inspection should comply with applicable confined space regulations and vendor recommendations.

Maintenance: The typical unit maintenance is the removal of sediment. DeLuca Hoffman Associates, Inc. typically recommends the units be inspected in the spring and late fall with adjustments based on historic operating experience.

The vendor may have specific scheduled maintenance schedules which should be followed.

The structural components of the system are principally stainless steel, concrete and or climate resistant plastics.

Appendix

Frequency: As outlined in the Storm Treat maintenance summary contained in Attachment C.

Applicability: This project includes several water quality systems as part of the project.

Special Notes: These units are designed for a specific flow and catchment area. If the contributing watershed is increased, the need for design modifications or supplements to the water quality units should be examined.

Note: These units are ideal for retrofit applications in existing developments to meet water quality goals.

O. In-line Storage (Underground Detention)

Manholes with deep sumps at each end of the underground detention systems are proposed, which can be cleaned as other manholes are.

P. Infiltration Systems:

Not applicable to this section.

Q. Dry Wells

Not applicable to this section.

R. Sorbent Booms

Preface: During construction, sorbent booms will be installed in the catch basins which have pavement areas. The intent of these to absorb oil and runoff from new pavement surfaces. These will be removed when construction of the project is complete.

Recommendation: It is recommended the school have three of these sorbent booms or pillows onsite in the event of an unexpected spill or if oil sheets is observed frequently on any inlet.

S. Summary Checklist

The above described inspection and maintenance items have been summarized on a checklist attached hereto as Appendix A.

IV. Program Administration

A. General

A reliable administrative structure at Martin's Point is likely in place and intended to assure implementation of the maintenance programs described in the foregoing section. Key factors that must be considered in establishing a responsive administrative structure include:

1. Administrative body must be responsible for long-term operation and maintenance of the facilities.

2. Administrative body must have the financial resources to accomplish the inspection and maintenance program over the life of the facility.
3. The administrative body must have a responsible administrator to manage the inspection and maintenance programs.
4. The administrative body must have the staff to accomplish the inspection and maintenance programs, or must have authority to contract for the required services.
5. The administrative body must have a management information system sufficient to file, retain, and retrieve all inspection and maintenance records associated with the inspection and maintenance programs.

If any of the above criteria cannot be met by the entity assigned inspection and maintenance responsibilities, it is likely that the system will fail to meet its water quality objectives at some point during its life. While each of the above criteria may be met by a variety of formats, it is critical to clearly establish the assigned administrative body in a responsible and sustainable manner.

B. Record Keeping

Records of all inspections and maintenance work accomplished must be kept and maintained to document facility operations. These records should be filed and retained for a minimum 5-year time span. The filing system should be capable of ready retrieval of data for periodic reviews by appropriate regulatory bodies. Where possible, copies of such records should also be filed with the designated primary regulatory agency for their review for compliance with permit conditions.

C. Contract Services

In some instances or at specific times, Martin's Point may not have the staff to conduct the required inspection and/or maintenance programs as outlined in this document. In such cases the work should be accomplished on a contractual basis with a firm or organization that has the staff and equipment to accomplish the required work.

The service contract for inspection and maintenance would should be formal, well written legal document which clearly defines the services to be provided, the contractual conditions that will apply, and detailed payment schedules. Liability insurance should be required in all contracts.

Undoubtedly each administrative body and its will prepare the actual service contract and procurement procedures to fit the needs for the project.

APPENDIX A

Summary Checklist Inspection and Maintenance

Stormwater Management System Maintenance Program Summary Checklist					
Item	Commentary	Frequency			
		Month	Semi-Annual	Annual	Long-Term
Berms	Inspect berms for sags, sloughing, or erosion and undesirable tree growth. Mow berm slopes to control vegetation repair structure flaws upon identification.	NOT APPLICABLE			
Vegetation in Ponds	Observe extent of vegetation in fall. Cut above ice level in winter - remove.	NOT APPLICABLE			
Pond Sediment Removal	Remove sediment when it occupies 15% of volume.	NOT APPLICABLE			
Sediment Monitor Wet Ponds	In larger ponds with permanent water body, the sediment can be measured by measuring bottom surface elevations and comparing with record elevations of initial construction.	NOT APPLICABLE			
Connecting Channels/ Ponds in Series	Observe channels connecting series ponds for debris accumulation, stability of slopes and riprap. Remove debris, repair as needed	NOT APPLICABLE			
Sediment in Forebay Sumps	Observe sediment accumulation in fore bay sumps. Remove sediment from sump.	NOT APPLICABLE			
Dry Hydrants	Utilized for fire protection. Inspect to keep section clear and assure access by emergency vehicles.	NOT APPLICABLE			
Stormwater Inlets in Series	Stormwater inlets allow flow entry from a surface swale to a piped system. Entry may or may not be equipped with a bar back. Inspect entry for debris accumulation. Remove debris to allow unimpeded entry. Lawn clippings and leaves should be removed from yard areas.	X		X	
Catch basins	Catch basins serve as the points of entry on a piped conveyance system. Sumps in the basins retain heavier sediment particles. Inspect to assure optimum water entry and accumulation of sediment in sumps. Clean sumps are required.			X	
Pipelines	Pipelines carry flow from inlet structures to point of discharge. Inspect for sediment buildup in pipe. Clean as required.			X	
Open Swales	Swales or ditches are also used for stormwater conveyance. Inspect for debris accumulation, erosion and excessive vegetation. Mow monthly, remove debris, repair and vegetate any areas of erosion.	Mow X		X	
Water Quality Unit	Sediment must be removed or the unit will not function.		X		

* Also inspect if pond level appears unusually high.

APPENDIX B

Permits for Project

(To be added at a subsequent time)

APPENDIX C

Storm Treat Maintenance Summary



Eco-Cycle



Sole Distributor of StormTreat™ Systems

The following procedures are necessary for proper maintenance of StormTreat™ Systems (STS):

I. Annual Maintenance

1. Inspect and clean catch basins preceding the STS tanks.
2. Visually inspect influent pipe and clean out debris, if necessary.
3. Open manhole cover.
4. Visually inspect skimmers to ensure that the flexible hoses are undamaged and tightly connected to the skimmer and bulkhead. Replace damaged hoses.
5. Close manhole cover.
6. Collect debris from wetland area and trim dead growth from wetland plants. Replace dead plants as needed.
7. Rake and clean up area around systems.
8. If there is flow from the effluent pipe, open valve cover, measure flow rate and adjust. Reset exit valve if necessary. Close and lock valve cover.

II. Three-Year Maintenance

1. Inspect and clean catch basins preceding the STS tanks.
2. Visually inspect influent pipe and clean out debris, if necessary.
3. Open manhole cover.
4. Spray down all sediments in the tank and pump the tank clean. Make sure that the exit pipes to the wetland, as well as all flexible hoses and skimmers are clean.
5. Visually inspect skimmers to ensure that the flexible hoses are undamaged and tightly connected to the skimmers and the bulkheads. Replace damaged hoses.
6. Close manhole cover.
7. Collect debris from wetland area and trim dead growth from wetland plants. Replace dead plants as needed.

P.O. Box 228, Manchester, Maine 04351

Phone: (207) 622-7800

1-877-787-6426

Fax: (207) 622-5197

www.stormtreat.com

8. Rake and clean up area around systems.
9. If there is flow from the effluent pipe, open valve cover, measure flow rate and adjust. Reset exit valve if necessary. Close and lock valve cover.

PLEASE CONTACT ECO-CYCLE FOR SUPPLIES OR REPLACEMENT PARTS.

APPENDIX D

Stormwater System Maintenance Contract



Environmental Services, Inc.

17 Main Street
South Portland ME 04106
207.799.8111
207.799.0349

June 6, 2006

Ann Tucker
Director of Support Services
Martins Point Health Care
331 Veranda St.
Portland, ME 04104

Dear Ann:

Clean Harbors Environmental Services, Inc. (CHES) is pleased to submit the following quotation to provide routine inspections and service for the StormTreat and Stormcell water management systems at the Martins Point health Care facility located at 331 Veranda St. Portland ME.

Scope of Work

A CHES crew will inspect each unit in accordance with the manufacturers specifications and provide a written report detailing the condition of each unit. If the inspection identifies that service is needed to maintain pollutant removal levels it will be indicated in the written report and CHES will perform the necessary cleaning at the direction of a Martins Point Health Care representative.

Note: Pricing assumes that all inspections will be preformed at the same time.

Pricing

Inspection

Labor, equipment, & materials.....\$50.00/per unit

Cleaning

Labor, equipment, & materials.....\$900.00/unit

Transportation and disposal

Waste oil/water.....\$0.40/gal

Sandy solids.....\$130.00/ton

Transportation.....\$250.00

Pricing is pending profile approval and does not include any applicable hazardous waste charges.

Any work performed by CHES personnel will be in strict compliance with OSHA Regulations and Clean Harbors Safety Standards. All disposals performed by CHES personnel will be done in strict compliance with state and federal regulations.

Thank you for the opportunity to continue working with you and we look forward to doing business with you in the future. If you have any questions, please feel free to contact me at (207) 799-8111 ext.347.

Sincerely,

John J. Swiger
Field Specialist
Swigerj@cleanharbors.com

Acknowledgement

Your signature below indicates your acceptance of the pricing and terms detailed in the quotation above. Thank you for the opportunity to be of service.

Signature

Purchase order number

ATTACHMENT B

Fertilizer Selection and Use

13.B.0 Fertilizer Selection and Use

The goal of fertilizer use should be to enhance the turf of the school grounds yet not result in adverse water quality impacts. The following guidelines are recommended:

13.B.1 Fertilizer Selection

The selection of fertilizer should be based upon the needs of the actual lawn areas. Recommendations for the fertilizer will be made upon completion of the project and actual tests of the soil compost mix. The benefit of the use of the compost admixture is the ability of the compost to absorb and store nutrients for subsequent turf growth better than a sandy loam

13.B.2 Fertilizer Storage

Fertilizer should be stored in a weatherproof area with containers protected from damage. Fertilizer from any damaged containers should be placed in appropriate weatherproof containers.

13.B.3 Fertilizer Application

Fertilizer should be applied with appropriate mechanical equipment properly calibrated to meet the recommended application rates of the soil tests and manufacturer. Martin's Point should instruct personnel on the use of equipment and the proper measurement of the fertilizer.

Personnel assigned to application should be instructed that over-application of fertilizer is adverse to the fields and environment.

Fertilizer should not be applied to the steep slopes or under the following conditions:

- Saturated ground and during periods of precipitation.
- Immediately prior to major rain events.

13.B.4 Irrigation

The health care grounds will not have irrigation to supplement the natural precipitation. If irrigation is added in the future, it should consist of frequent applications and avoid soil saturation to the extent that runoff could occur. Irrigation duration should consider antecedent moisture conditions and be carefully monitored.

ATTACHMENT C

Routine Maintenance Checklist

**This checklist should be considered a starting point and
edited and updated by Martin's Point**

Martin's Point

Annual Routine Maintenance Checklist

<i>Parking Lots</i>	
Spring Sweeping Fall Sweeping Restriping (Yes/No) Crack Sealing (Yes/No)	Date: _____ Date: _____ Date: _____ Date: _____
<i>Turf</i>	
Fertilizer Application: <u>Dates:</u> _____ _____ _____ _____ _____	<u>Type:</u> _____ _____ _____ _____ _____
Irrigation Use (if any): April May June July August September October	_____ _____ _____ _____ _____ _____
Winterization of Irrigation System (if applicable):	Date: _____
<i>Landscaping</i>	
Item: Replacement of Dead Material Annual Plantings Insect Control Pruning Staking for Winter	Date: _____ Date: _____ Date: _____ Date: _____ Date: _____

Note: The Landscaping Maintenance list is to be updated at the end of construction by the landscape contractor. This form should be updated at the end of construction.

SECTION 12

STORMWATER MANAGEMENT REPORT

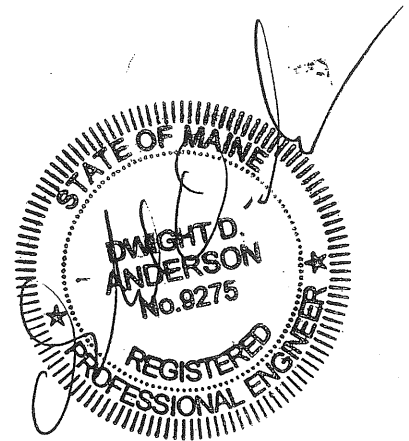
Prepared for

**Martin's Point
331 Veranda Street
Portland, Maine 04103**

Prepared by

**DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121**

APRIL 2006



STORMWATER MANAGEMENT REPORT

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- D Miscellaneous Supporting Documentation

Cross References

Section 14 – Erosion and Sediment Control

SECTION 12

STORMWATER MANAGEMENT REPORT

12.0 Introduction

DeLuca-Hoffman Associates, Inc. has been retained by Martin's Point to assist in the site design and site permitting of the proposed Martin's Point Redevelopment Project. The project includes demolition of two existing maintenance buildings; renovation of the existing Marine Hospital building, construction of a new 27,000 square foot footprint building, construction of a parking structure, associated access drives, parking area improvements, water quality features, and miscellaneous site improvements. Approximately four (4) acres of area will be disturbed as part of the project. Erosion controls will be especially important on this site due to steep existing grades and the proximity of the project to resource boundaries.

This narrative contains the stormwater management systems designed and required for this project.

The project is not in a lake watershed or a watershed most at risk from development.

12.1 Existing Site Conditions

The existing site consists of the property currently owned by Martin's Point as well as the City parcel which is currently under contract with Martin's Point which contains the Marine Hospital and School Department maintenance buildings. Many steep slopes and bedrock outcrops exist on the site.

Baseline information to prepare the permit applications and establish existing conditions includes:

- Topographic and Boundary Survey secured by Owen Haskell
- Geotechnical Studies by S. W. Cole Engineering
- Resource Delineation by Normandeau Associates

12.2 Existing and Proposed Drainage Features

The limited onsite storm drain system will be maintained and upgraded in the western portion of the site. In the eastern portion of the site the existing storm drains will be removed and a new system will be installed to serve the facility. Storm Treat water quality units and Stormcell storage blocks are proposed to treat impervious areas of the site as required by MeDEP Site Law.

The proposed drainage systems are not being designed to reduce peak discharge rates at or below existing levels. Instead, the flow will be conveyed in a new storm drain to stable outlets. The control of the peak runoff rates is discussed in more detail below.

12.3 References

The following reference sources were reviewed during preparation of the stormwater analysis:

1. Technical Release Number 20 – Computer Program for Project Formulation – Hydrology, USDA Soil Conservation Service, May 1983
2. Section 4 – Hydrology, USDA Soil Conservation Service, March 1985
3. Technical Release Number 55 – Urban Hydrology for Small Watersheds, USDA Soil Conservation Service, June 1986
4. Civil Engineering Reference Manual, Lindeburg, 1995
5. HydroCAD Technical Reference Manual, Applied Micro-Computer System, 2001
6. Water Supply and Pollution Control, Clark, Viessman, Hammer, 1971
7. Stormwater Management, Best Management Practices, MeDEP, 1996
8. Federal Highway Administration, Hydraulic Design Services No. 5 – Hydraulic Design of Culverts

The following sources were used for preparation of the stormwater quality analysis:

1. Reducing the Impacts of Stormwater Runoff from New Development – New York State Department of Environmental Conservation, April 1993.
2. Stormwater Management, Best Management Practices, MeDEP, 1996.
3. EPA – Urban Targeting and BMP Selection – Terrene Institute, November 1990.
4. Urbanization and Water Quality – Terrene Institute, March 1994.
5. A Current Assessment of Urban Best Management Practices, Techniques for Reducing Non-point Source Pollution in the Coastal Zone, U.S.E.P.A. Office of Watersheds, March 1992.
6. MeDEP Chapter 500, Stormwater Management Rules.
7. MeDEP Phosphorus Manual, Phosphorus in Lake Watersheds, Revised September 1992.

Computer programs used to assist in the various components of this analysis include:

1. HydroCAD Stormwater Modeling System, version 6.0, Applied Microcomputer Systems – used for modeling watersheds for pre and postdevelopment conditions;
2. FlowMaster 1, version 2.06; Haested Methods, Inc., 1990 – used to determine flow depths in open channel; and

3. Microsoft Excel, version 7.0, 1997, Microsoft Corporation – used for spreadsheet computations.

Data and resources used to obtain the hydrologic input data for the stormwater model are identified later in this report.

12.4 Overview of Stormwater Runoff Modeling

The stormwater analysis evaluates seven elements of the project as follows:

1. Analysis of predevelopment and postdevelopment stormwater runoff rates including an assessment of the flows entering the site;
2. Review of the potential impacts of the proposed redevelopment of Martin's Point and subsequent modification to site discharge rates and locations;
3. Evaluation of the requirements for stormwater management;
4. Evaluation of storm drainage requirements for access driveways, parking areas, roof areas and other improvements;
5. Water quality measures requirements;
6. Ditch design and lining requirements; and
7. Inlet capacity of various catch basins and inlets.

12.5 Methods of Analysis – Stormwater Quantity

The hydrologic analyses for predevelopment and postdevelopment conditions have been conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 20 and 55 (SCS TR-20 and TR-55) as modified for special site conditions. For Cumberland County, Maine, a 24-hour SCS Type III storm distribution was used for the analysis using the following storm frequencies and rainfall amounts:

Storm Event	24-Hour Rainfall
2-Year Storm	3.0
10-Year Storm	4.7
25-Year Storm	5.5

The HydroCAD computer program was used in the analysis. This program determines the critical points of the project watershed and uses SCS TR-20 methodology for evaluation of the anticipated conditions at these points. Drainage areas are defined with runoff curve numbers, times of concentration, and travel time data based on methods outlined in the USDA TR-55 manual. To assess storage and kinematic effects of runoff, the model uses reservoirs and pipes to imitate actual conditions. Specific hydrologic characteristics including travel times, storage capacity, and the effects of hydraulic head are considered for analysis with this program.

To model any watershed, the drainage system is represented by a system network consisting of four basic components:

- **Subcatchment:** A relatively homogenous area of land that drains into a single reach or pond. Each subcatchment generates a runoff hydrograph.
- **Reach:** A uniform stream, channel, or pipe which conveys water from one point to another reach or pond. The outflow of each reach is determined by a hydrograph routing calculation.
- **Pond:** A pond, swamp, dam, or other impoundment which fills with water from one or more sources and empties in a manner determined by a weir, culvert or other device(s) at its outlet. A pond may empty into a reach or into another pond. The outflow of each pond is also determined by a hydrograph routing calculation.
- **Link:** A multi-purpose mechanism for introducing a hydrograph from outside the diagram, by manual entry, file import, or linkage to another diagram. A link also allows the diversion and/or scaling of hydrographs.

After identifying each of the components, the system may be represented by a routing diagram such as shown in the schematics and computations contained in Attachment A.

To calculate the outflow for each structure, HydroCAD automatically performs these steps:

1. If there is more than one inflow, the inflows are summed together to produce a single hydrograph. If a pipe is being re-sized, its diameter will be calculated to handle the peak inflow.
2. The inflow is routed through the structure using the description and method previously specified. For subcatchments, the specified storm type and rainfall are used.
3. The peak depth, peak velocity, contact time, etc. are calculated for a reach.
4. For a pond, the peak elevation, peak storage, etc. are calculated.
5. Any warning messages are displayed.
6. For the inflow and outflow, the peak flow and time of peak are calculated by interpolating between the three highest points.
7. The total volume of inflow and outflow are calculated.
8. The results are stored in a database for subsequent calculations or examined at any time.

The process is automatically repeated for each structure until the design point is reached. HydroCAD is a hydrograph routing model. It is designed specifically to handle time varying flows, as required for pond design and other volume-sensitive calculations. As such, HydroCAD routes completely through one structure at a time. Only after determining the outflow hydrograph from a given structure does it consider the next structure downstream.

The proposed storm drain system was designed to convey runoff from a 25-year storm event using Manning's Equation to compute full flow capacity of pipes. Flow values computed by HydroCAD were checked using peak rates developed using the rational method.

Ditch scour protection was based upon methods outlined in the Maine Erosion Control BMP Handbook. A nomograph was used which provides a d50 stone size for a given ditch flow and velocity.

Land use, cover, delineation of watershed subcatchments, hydraulic flow paths and hydrologic soil types were obtained using the following data:

1. Portland, Maine USGS 7.5 minute Quadrangles Maps.
2. Cumberland County, USDA Medium Intensity Soils Survey.
3. Onsite Topographic Survey with 1' contour intervals prepared by Owen Haskell, Inc.
4. Field Reconnaissance by DeLuca-Hoffman Associates, Inc.

12.6 Description of Site Watershed Model

The watershed model was developed to predict peak discharge rates emanating from various points of the property as well as adjacent locations for the current and future conditions. From discussion during a meeting with Doug Burdick and Ben Viola of the MeDEP on February 15, 2006, stormwater detention is not required for the site as it discharges to tidal waters; however, water quality will be required. The focus of water quality treatment will be on parking areas where the highest levels of contaminants emanate from.

The model allows the following analyses:

- Comparison of current storm water discharge rates with proposed conditions;
- Determination of flows within the pipe or channels allowing sizing, hydraulic grade lines, and velocities to be computed;
- Evaluation of the effect of hydrologic lag (the time difference between peak flows) in various portions of the drainage system.

12.7 Site Specific Predevelopment Conditions Assessed with the Stormwater Model

The predevelopment model included the following:

- Evaluation of flow rates at 12 points of interest. These 12 locations are shown on the watershed maps included with this application

The predevelopment model also was divided into reaches and nodes which were logical for comparison with postdevelopment conditions.

12.8 Predevelopment Watersheds

The predevelopment analysis was conducted by subdividing the area watersheds into subcatchments as shown on sheet W-1.

The hydrologic parameters for the predevelopment watersheds are provided in the attached predevelopment watershed calculations.

12.9 Postdevelopment Conditions

The postdevelopment conditions evaluated as part of this study included subdivision of watersheds of the site into smaller catchments to permit the post development conveyance requirements to be examined more closely. A total of 30 sub catchments were used and the catchments renumbered. The various catchments areas are shown on the postdevelopment watershed map. The computed hydrologic parameters for the various catchments and the computed flows for the various storms are shown in the attached calculations.

12.10 Requirement for Stormwater Management:

Stormwater management is intended to provide either:

- Conveyance of Stormwater Discharge, or
- Measures to address Non-Point Runoff and Stormwater Quality

From discussions with the MeDEP it was determined that onsite stormwater quantity detention was not warranted for this as it discharges to tidal waters. Conveyance capacity of the existing and proposed storm drain system would be required and has been analyzed by the attached calculations. A comparison of existing condition and postdevelopment condition flows was performed to check for areas where capacity could be an issue for the 25-year event. This comparison is summarized below:

Comparison of Peak 25-Year Pre and Postdevelopment Flows At Points of Interest			
POI	Predevelopment (cfs)	Postdevelopment (cfs)	Net Increase (cfs)
1	1.69	15.09	13.40
2	2.21	NA	NA
3	5.39	3.82	NA
4	1.23	1.25	0.02
5	5.95	5.96	0.01
6	1.73	1.73	NA
7	0.44	0.94	0.50
8	2.06	2.38	0.32
9	3.94	3.29	NA
10	2.01	0.97	NA
11	4.02	1.62	NA
12	5.24	0.98	NA

POI #1: To address the increase in flow at POI #1 a riprap outlet apron and slope stabilization will be installed at the outlet of the 18-inch storm drain in this area. This discharge point will receive the majority of the stormwater runoff from the proposed development.

POI #4 and #5: Increases of 0.02 and 0.01 cfs are insignificant and do not warrant changes to the stormwater system. The water quality storage proposed in these two areas will also serve to provide slight reductions in peak stormwater flows for even the 25-year event.

POI #7: A seven-foot diameter infiltration ring exists at this location. Upon discussing drainage in this area with Martin's Point facility staff, it was noted that surcharging of this infiltration ring has not been observed in the past; therefore, the small increase in flow to this area is acceptable and will benefit from limited water quality treatment by the infiltration ring.

POI #8: Capacity issues in the area of POI #8 at Route 1 were not observed during recent site visits by our office; therefore, this slight increase in flow at the Route 1 system is not expected to be problematic, and at POI #9 just 200 feet up Route 1 from this location peak flows to Route 1 from the site will be reduced by 2 times this amount. At POI #10 and POI #11 the reduction of postdevelopment peak flows toward Route 1 from the site are even more significant.

12.11 Water Quality Provisions

A total of four (4) water quality treatment areas are proposed. Treatment will be focused on the paved areas of the site. Figures I-1 and I-2 attached show that change in use areas as well as new impervious area since 1975 results in 3.22 acres. The proposed new roof area is 0.62 acres. Treatment of pavement area instead of roof area is proposed at a ratio of 4:1, which was discussed with Jeff Dennis of the MeDEP; therefore, for water quality purposes, treatment of 2.75 acres of paved area is proposed. (3.22 acres less 0.62 roof area plus 25% of 0.62 = 2.75 acres.) Storm Treats are proposed at the site and are accepted by the MeDEP to treat up to 1/6 of an acre each, as noted in an email from Jeff Dennis of the MeDEP contained in Attachment D. Water quality calculations are provided in Attachment C.

Storm cell storage areas will be provided above the Storm Treat units to provide additional storage necessary to treat 1 inch of the runoff from the pavement area tributary to each group of Storm Treat units.

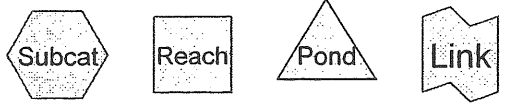
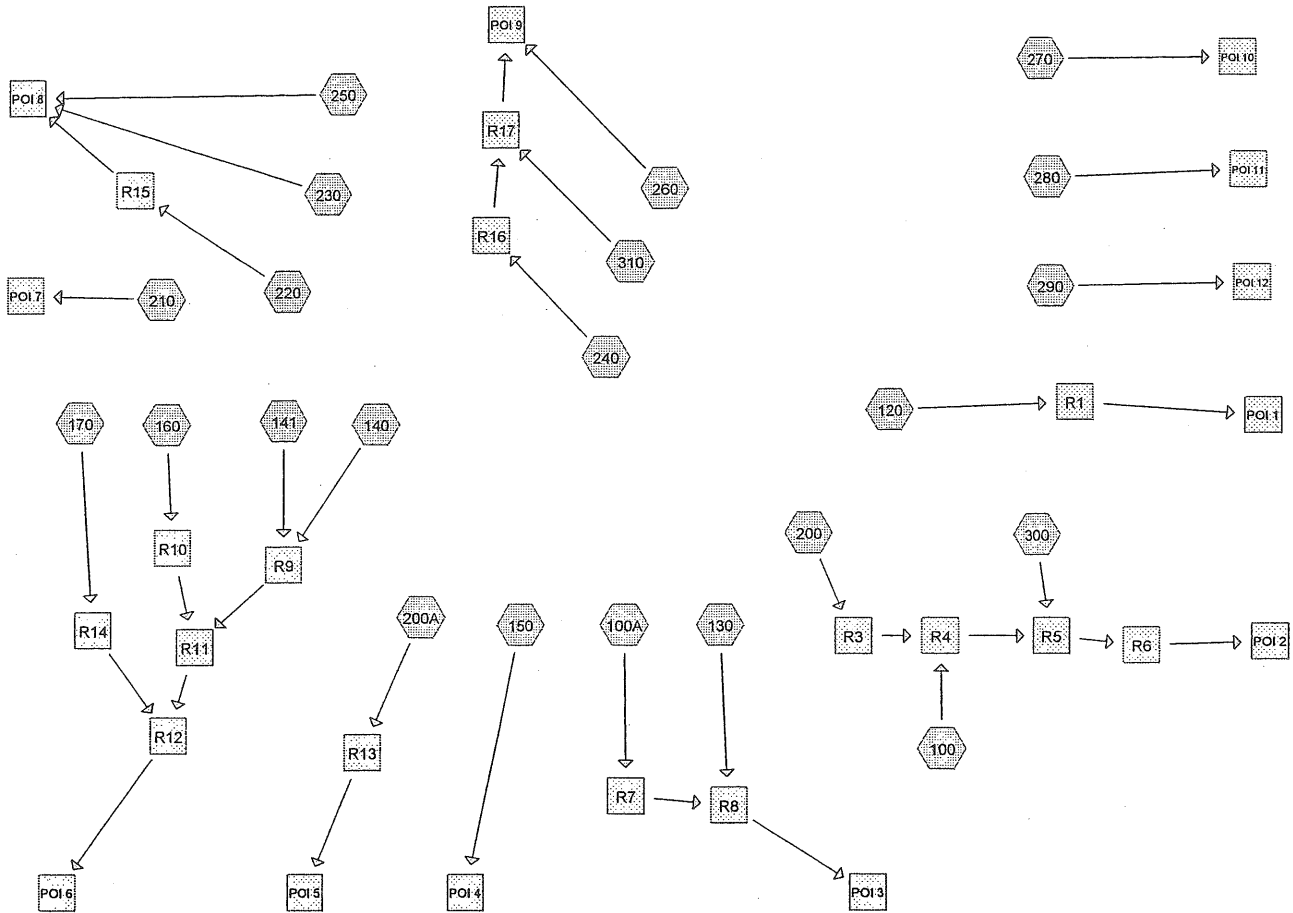
Calculations supporting the storage requirements for each treatment area are provided in Attachment C.

12.12 Maintenance of Facilities

This is discussed in another section of this application.

ATTACHMENT A

Predevelopment Runoff Calculations



Drainage Diagram for JN2344.03 Pre
 Prepared by DELUCA-HOFFMAN 4/11/2006
 HydroCAD® 7.10 s/n 000734 © 2005 HydroCAD Software Solutions LLC

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 100: (new Subcat)	Runoff Area=7,441 sf	Runoff Depth>2.59"
	Flow Length=155'	Tc=2.1 min CN=98 Runoff=0.54 cfs 0.037 af
Subcatchment 100A: (new Subcat)	Runoff Area=27,623 sf	Runoff Depth>1.78"
	Flow Length=330'	Tc=1.8 min CN=89 Runoff=1.54 cfs 0.094 af
Subcatchment 120: (new Subcat)	Runoff Area=13,628 sf	Runoff Depth>1.95"
	Flow Length=215'	Tc=2.5 min CN=91 Runoff=0.82 cfs 0.051 af
Subcatchment 130: (new Subcat)	Runoff Area=20,021 sf	Runoff Depth>1.34"
	Flow Length=265'	Tc=1.2 min CN=83 Runoff=0.86 cfs 0.051 af
Subcatchment 140: (new Subcat)	Runoff Area=8,250 sf	Runoff Depth>2.59"
	Flow Length=130'	Tc=1.5 min CN=98 Runoff=0.60 cfs 0.041 af
Subcatchment 141: (new Subcat)	Runoff Area=1,428 sf	Runoff Depth>0.10"
	Flow Length=65'	Tc=2.0 min CN=52 Runoff=0.00 cfs 0.000 af
Subcatchment 150: (new Subcat)	Runoff Area=10,778 sf	Runoff Depth>1.70"
	Flow Length=120'	Tc=4.0 min CN=88 Runoff=0.55 cfs 0.035 af
Subcatchment 160: (new Subcat)	Runoff Area=1,769 sf	Runoff Depth>2.59"
	Flow Length=75'	Tc=0.9 min CN=98 Runoff=0.13 cfs 0.009 af
Subcatchment 170:	Runoff Area=2,888 sf	Runoff Depth>2.59"
	Flow Length=100'	Tc=1.4 min CN=98 Runoff=0.21 cfs 0.014 af
Subcatchment 200: (new Subcat)	Runoff Area=7,512 sf	Runoff Depth>2.59"
	Flow Length=140'	Tc=1.6 min CN=98 Runoff=0.54 cfs 0.037 af
Subcatchment 200A: (new Subcat)	Runoff Area=57,652 sf	Runoff Depth>1.28"
	Flow Length=540'	Tc=2.6 min CN=82 Runoff=2.33 cfs 0.141 af
Subcatchment 210: (new Subcat)	Runoff Area=5,190 sf	Runoff Depth>1.04"
	Flow Length=156'	Tc=5.1 min CN=78 Runoff=0.15 cfs 0.010 af
Subcatchment 220: (new Subcat)	Runoff Area=6,320 sf	Runoff Depth>2.59"
	Flow Length=190'	Tc=1.8 min CN=98 Runoff=0.46 cfs 0.031 af
Subcatchment 230: (new Subcat)	Runoff Area=26,840 sf	Runoff Depth>0.32"
	Flow Length=410'	Tc=6.4 min CN=61 Runoff=0.14 cfs 0.016 af
Subcatchment 240: (new Subcat)	Runoff Area=19,944 sf	Runoff Depth>1.41"
	Flow Length=665'	Tc=2.4 min CN=84 Runoff=0.89 cfs 0.054 af

Subcatchment 250: (new Subcat)	Runoff Area=8,516 sf Runoff Depth>0.23" Flow Length=250' Tc=4.4 min CN=58 Runoff=0.02 cfs 0.004 af
Subcatchment 260: (new Subcat)	Runoff Area=22,699 sf Runoff Depth>0.45" Flow Length=365' Tc=1.8 min CN=65 Runoff=0.26 cfs 0.019 af
Subcatchment 270: (new Subcat)	Runoff Area=23,392 sf Runoff Depth>0.88" Flow Length=170' Tc=0.9 min CN=75 Runoff=0.64 cfs 0.039 af
Subcatchment 280: (new Subcat)	Runoff Area=41,140 sf Runoff Depth>1.15" Flow Length=200' Tc=1.7 min CN=80 Runoff=1.50 cfs 0.091 af
Subcatchment 290: (new Subcat)	Runoff Area=39,958 sf Runoff Depth>2.32" Flow Length=470' Tc=1.8 min CN=95 Runoff=2.72 cfs 0.177 af
Subcatchment 300: (new Subcat)	Runoff Area=2,046 sf Runoff Depth>2.59" Flow Length=90' Tc=1.2 min CN=98 Runoff=0.15 cfs 0.010 af
Subcatchment 310: (new Subcat)	Runoff Area=4,279 sf Runoff Depth>1.87" Flow Length=200' Tc=0.9 min CN=90 Runoff=0.25 cfs 0.015 af
Reach POI 1: (new Reach)	Inflow=0.82 cfs 0.051 af Outflow=0.82 cfs 0.051 af
Reach POI 10: (new Reach)	Inflow=0.64 cfs 0.039 af Outflow=0.64 cfs 0.039 af
Reach POI 11: (new Reach)	Inflow=1.50 cfs 0.091 af Outflow=1.50 cfs 0.091 af
Reach POI 12: (new Reach)	Inflow=2.72 cfs 0.177 af Outflow=2.72 cfs 0.177 af
Reach POI 2: (new Reach)	Inflow=1.19 cfs 0.084 af Outflow=1.19 cfs 0.084 af
Reach POI 3: (new Reach)	Inflow=2.36 cfs 0.146 af Outflow=2.36 cfs 0.146 af
Reach POI 4: (new Reach)	Inflow=0.55 cfs 0.035 af Outflow=0.55 cfs 0.035 af
Reach POI 5: (new Reach)	Inflow=2.33 cfs 0.141 af Outflow=2.33 cfs 0.141 af
Reach POI 6: (new Reach)	Inflow=0.91 cfs 0.064 af Outflow=0.91 cfs 0.064 af
Reach POI 7: (new Reach)	Inflow=0.15 cfs 0.010 af Outflow=0.15 cfs 0.010 af

Reach POI 8: (new Reach)	Inflow=0.51 cfs 0.051 af Outflow=0.51 cfs 0.051 af
Reach POI 9: (new Reach)	Inflow=1.37 cfs 0.089 af Outflow=1.37 cfs 0.089 af
Reach R1: (new Reach)	Peak Depth=0.31' Max Vel=5.1 fps Inflow=0.82 cfs 0.051 af D=8.0" n=0.012 L=18.0' S=0.0200 '/' Capacity=1.85 cfs Outflow=0.82 cfs 0.051 af
Reach R10: (new Reach)	Peak Depth=0.12' Max Vel=3.1 fps Inflow=0.13 cfs 0.009 af D=8.0" n=0.012 L=30.0' S=0.0200 '/' Capacity=1.85 cfs Outflow=0.13 cfs 0.009 af
Reach R11: (new Reach)	Peak Depth=0.27' Max Vel=5.5 fps Inflow=0.72 cfs 0.050 af D=8.0" n=0.012 L=125.0' S=0.0264 '/' Capacity=2.13 cfs Outflow=0.71 cfs 0.050 af
Reach R12: (new Reach)	Peak Depth=0.26' Max Vel=7.4 fps Inflow=0.91 cfs 0.064 af D=8.0" n=0.012 L=20.0' S=0.0500 '/' Capacity=2.93 cfs Outflow=0.91 cfs 0.064 af
Reach R13: (new Reach)	Peak Depth=0.23' Max Vel=16.8 fps Inflow=2.33 cfs 0.141 af D=12.0" n=0.012 L=25.0' S=0.2600 '/' Capacity=19.68 cfs Outflow=2.33 cfs 0.141 af
Reach R14: (new Reach)	Peak Depth=0.19' Max Vel=3.1 fps Inflow=0.21 cfs 0.014 af D=6.0" n=0.012 L=80.0' S=0.0138 '/' Capacity=0.71 cfs Outflow=0.21 cfs 0.014 af
Reach R15: (new Reach)	Peak Depth=0.18' Max Vel=5.3 fps Inflow=0.46 cfs 0.031 af D=10.0" n=0.013 L=45.0' S=0.0440 '/' Capacity=4.60 cfs Outflow=0.46 cfs 0.031 af
Reach R16: (new Reach)	Peak Depth=0.21' Max Vel=6.4 fps Inflow=0.89 cfs 0.054 af D=15.0" n=0.012 L=40.0' S=0.0400 '/' Capacity=14.00 cfs Outflow=0.89 cfs 0.054 af
Reach R17: (new Reach)	Peak Depth=0.26' Max Vel=5.4 fps Inflow=1.12 cfs 0.069 af D=18.0" n=0.012 L=20.0' S=0.0225 '/' Capacity=17.07 cfs Outflow=1.12 cfs 0.069 af
Reach R3: (new Reach)	Peak Depth=0.31' Max Vel=3.4 fps Inflow=0.54 cfs 0.037 af D=8.0" n=0.013 L=140.0' S=0.0100 '/' Capacity=1.21 cfs Outflow=0.53 cfs 0.037 af
Reach R4: (new Reach)	Peak Depth=0.32' Max Vel=6.4 fps Inflow=1.06 cfs 0.074 af D=8.0" n=0.013 L=30.0' S=0.0360 '/' Capacity=2.29 cfs Outflow=1.06 cfs 0.074 af
Reach R5: (new Reach)	Peak Depth=0.25' Max Vel=10.0 fps Inflow=1.20 cfs 0.084 af D=8.0" n=0.013 L=90.0' S=0.1100 '/' Capacity=4.01 cfs Outflow=1.19 cfs 0.084 af
Reach R6: (new Reach)	Peak Depth=0.31' Max Vel=5.1 fps Inflow=1.19 cfs 0.084 af D=15.0" n=0.013 L=50.0' S=0.0200 '/' Capacity=9.14 cfs Outflow=1.19 cfs 0.084 af
Reach R7: (new Reach)	Peak Depth=0.24' Max Vel=10.6 fps Inflow=1.54 cfs 0.094 af D=12.0" n=0.012 L=80.0' S=0.1012 '/' Capacity=12.28 cfs Outflow=1.53 cfs 0.094 af
Reach R8: (new Reach)	Peak Depth=0.44' Max Vel=7.1 fps Inflow=2.37 cfs 0.146 af D=12.0" n=0.012 L=30.0' S=0.0233 '/' Capacity=5.90 cfs Outflow=2.36 cfs 0.146 af

JN2344.03 Pre

Type III 24-hr Rainfall=3.00"

Prepared by DELUCA-HOFFMAN

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4/11/2006

Reach R9: (new Reach)

Peak Depth=0.31' Max Vel=3.8 fps Inflow=0.60 cfs 0.041 af
D=8.0" n=0.012 L=35.0' S=0.0111 '/ Capacity=1.38 cfs Outflow=0.59 cfs 0.041 af

Total Runoff Area = 8.249 ac Runoff Volume = 0.979 af Average Runoff Depth = 1.42"