

5-21-79 meeting

Bill Bray

- Berry unknown
- Harvard - seeking approval
- require preliminary before site plan
- concern over # curbs cuts coming into street

Jerry - GB approval may be equal to a subdivision approval

To: Bill Bray, Traffic Engineer

From: Jack Murphy, P.E.

Subject: Addition of 84 new apartment units at the ends of
Berry Avenue and Harvard Street - Motzenbecker Corp.

I have reviewed the area during daylight and night conditions. A new traffic count was taken on Berry Avenue. This new count plus other pertinent data is attached.

Sight distance for vehicles leaving Berry Avenue and Harvard Street was determined by observing headlamps at night and measuring travel time. This method was selected because a slight dip exists on Washington Avenue southerly of Harvard Street. Tops of vehicles travelling through the dip can be seen whereas headlamps would be hidden longer. The observations indicated that even with lighter traffic at higher speeds, 6 seconds to 9 seconds of continuously visible headlamps exist. This location has adequate sight distance along Washington Avenue from both Berry Avenue and Harvard Street. (The headlamp method produces conservative results for vertical obstructions because of the low mount height as opposed to the 4½ feet of object height normally used.)

My review of available counts and the attached traffic data indicates that Harvard Street already has much higher volumes than Berry Avenue due to the existing apartment complex. Thus the peak hour two way traffic on Harvard Street was 67 vehicles on 10/24/78 and 74 vehicles on 5/30/79, while Berry Avenue peak hour traffic was 12 vehicles on 6/12/79. This difference in

volumes continues throughout the day. My conclusion based only on traffic volumes is that the new apartments should either be located with access totally on Berry Avenue or with access through the existing apartment area to both Berry Avenue and Harvard Street. Either location would tend to balance flow between the two public roads.

My recommendation is that the new apartments and the existing apartments be combined with access to both Berry Avenue and Harvard Street. This will permit the motorists to balance traffic flow on both streets by making individual choices of the best access to Washington Avenue. This choice of access will also permit dual access roadways for emergency vehicles and service vehicles.

The question of traffic congestion on Washington Avenue was not analysed in detail because existing width of roadway permits striping of four lanes which would solve potential capacity problems. However, as traffic increases on Washington Avenue, my opinion based on previous work is that corridor problems will tend to result mainly at Washington Avenue and Ocean Avenue.

John S. Murphy P.E.
6-22-79

TRAFFIC DATA

TIME	BERRY AVE COUNT 6-12-79	HARVARD ST COUNT 5-30 & 5-31-79	EXISTING 104 UNIT APARTMENT COMPLEX 4-5-79
12-1 AM		11	
1-2		13	
2-3		2	
3-4		0	
4-5		2	
5-6		7	
6-7		15	
7-8	10	60	
8-9	14	55	
9-10		25	40
10-11	11	30	36
11-12 NOON	8	23	28
12-1 PM	8	50	30
1-2		44	30
2-3		43	47
3-4	10	49	60 (PEAK Hr)
4-5	8	74 (PEAK Hr) PM	44 PM
5-6	12 (PEAK Hr) PM	70	52
6-7		64	
7-8		68	
8-9		54	
9-10		52	
10-11		21	
11-12		18	

JAM
6-22-79

PEAK HOUR VOLUME - THREE POSSIBLE ACCESS PLANS

(USING EXISTING PEAK HOUR + PEAK HOUR
FROM FULL 104 UNIT APT. COMPLEX)

CASE 1 - ACCESS ON BERRY AVE. ONLY

$$12 \text{ VEH/HR} + 60 \text{ VEH/HR} = 72 \text{ VEH/HR}$$

$$\text{BERRY AVE} = 72 \text{ VEH/HR}$$

$$\text{HARVARD ST.} = 74 \text{ VEH/HR}$$

CASE 2 - ACCESS ON HARVARD ST. ONLY

$$74 \text{ VEH/HR} + 60 \text{ VEH/HR} = 134 \text{ VEH/HR}$$

$$\text{BERRY AVE} = 12 \text{ VEH/HR}$$

$$\text{HARVARD ST} = 134 \text{ VEH/HR}$$

* CASE 3 - ACCESS ON BOTH HARVARD ST + BERRY AVE
THRU CONNECTION VIA. EXISTING APTS.

$$\text{BERRY AVE} \quad 42 - 73 \text{ VEH/HR}$$

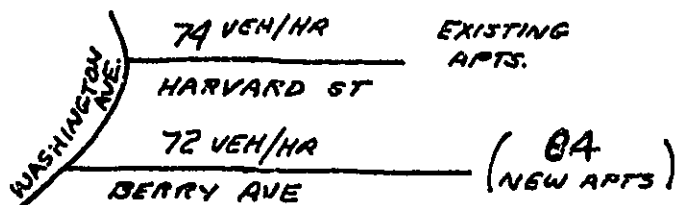
$$\text{HARVARD ST} \quad 74 - 104 \text{ VEH/HR}$$

* RECOMMENDED SOLUTION

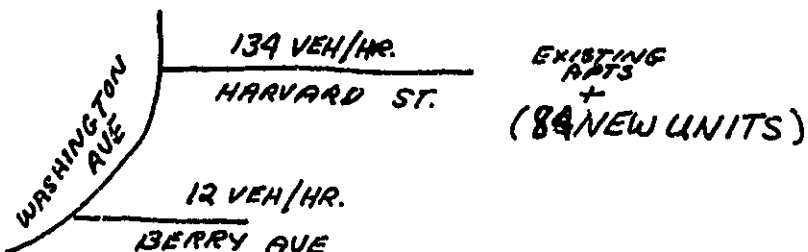
J.L.M.
6-22-79

ACCESS POSSIBILITIES - PEAK HR. VOL.
84 APARTMENT UNITS

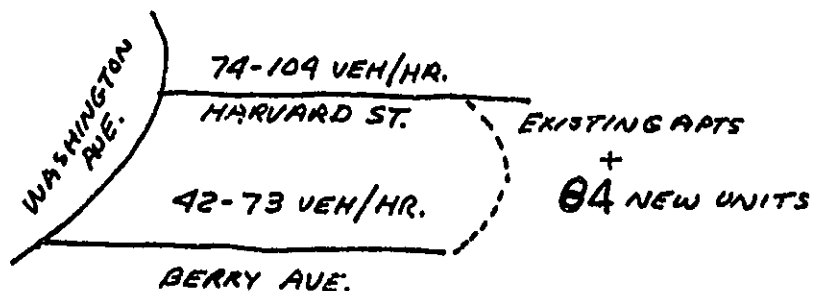
CASE 1 - BERRY AVE ONLY



CASE 2 - HARVARD ST. ONLY



* CASE 3 - BERRY AVE + HARVARD ST.



* RECOMMENDED SOLUTION

J. Z.M
6/22/79

To: Bill Bray, City of Portland Traffic Engineer
From: Jack Murphy, Professional Engineer *Jack Murphy*
7/23/79
Subject: Addition of 180 new apartment units with connection to Harvard Street and Chesley Avenue - Motzenbecker Corp.

My review of the site plus the attached traffic counts has resulted in the following conclusions:

1. Intersection sight distance at both Harvard Street and Chesley Avenue is adequate.
2. Harvard Street currently has higher traffic volumes than Chesley Avenue due to the existing apartments.
3. The 180 new apartments should be connected to both the old apartments and to Chesley Avenue.
4. Traffic signals are not required based upon the warrants in the Manual on Uniform Traffic Control Devices. Warrant #2, "Interruption of Continuous Traffic" was checked using directional count estimates with the new apartments.

The connection of the new 180 units should include both access to Chesley Avenue and Harvard Street through the existing apartments. This will permit dual access for emergency vehicles. It will also permit the residents to make individual choices of the best access to Washington Avenue.

I have also attached my estimate of future traffic volumes on Chesley Avenue and Harvard Street. I have assumed that 85% of the new traffic will use Chesley Avenue and 15% will use Harvard Street.

The question of traffic congestion on Washington Avenue was not analysed in detail because the existing width of roadway permits four lanes where only two lanes are indicated. Increased capacity could be economically obtained by striping four lanes on Washington Avenue. My opinion based on experience and previous work is that the most critical capacity problem exists on Washington Avenue between Tukey's Bridge and Ocean Avenue.

ESTIMATE OF FUTURE TRAFFIC VOLUMES
w/180 New Apt. Units

TIME	HARVARD ST. + 15% OF NEW TRAFFIC	CHESLEY ST + 85% OF NEW TRAFFIC	NEW TRAFFIC GENERATED* (ESTIMATED)
7-8	73	98	88**
8-9	65	75	67**
9-10	36	78**	72
10-11	40	71**	65
11-noon	30	58	50
12-1	58	66	54
1-2	52	66**	54
2-3	51	66**	54
3-4	62	94	85
4-5	90	130	108
5-6	82	97	79
6-7	78	106	94
	50	20	8
70% OF TOTAL 24 HOUR TRAFFIC VOLUME	717	1005	870
ESTIMATED 24 HR. VOL.	1024	1436	1243

** ESTIMATE
BASED ON
HOURLY DIST.
OF HARVARD
ST. TRAFFIC

* BASED ON 4/5/79
COUNT OF 104
APT. UNITS OF
APT. - SANFORD.
JLM 7/23/79

TRAFFIC COUNTS

TIME	HARVARD ST 5/30/79 to 5/31/79	CHESLEY ST 7/2/79	BERRY AVE. 6/12/79
12-1 AM	11		
1-2	13		
2-3	2		
3-4	0		
4-5	2		
5-6	7		
6-7	15		
7-8	60	23	10
8-9	55	18	14
9-10	25		
10-11	30		11
11-12 noon	23	15	8
12-1 PM	50	20	8
1-2	44		
2-3	43		
3-4	49	22	10
4-5	74	38	8
5-6	70	30	12
6-7	64		
7-8	68		
8-9	54		
9-10	52		
10-11	21		
11-12	18		

JLM
7/13/79



CITY OF PORTLAND

February 19, 1980

TO RESIDENTS AND PROPERTY-OWNERS IN THE VICINITY OF YALE STREET AND HARVARD STREET:

On Tuesday evening, February 26, 1980, at 7:30 P.M., the Portland Planning Board will hold a public hearing in Room 209, City Hall, Portland, Maine, to consider a proposed approximately 18 acre subdivision and site plan of land for 180 rental units between Harvard Street, Washington Avenue, Berry, Chesley, Allen Avenue, and Yale Street. These units are a proposed addition to the approximately 80 units existing in Harvard Manor. Vehicular access to the proposed units is limited only from Yale Street, off Allen Avenue, with "emergency-only" access from the existing Harvard Manor development. As part of the proposed development, an approximately 2.5 acre open space recreation area is proposed southerly of Berry Avenue, between Berry Avenue and Harvard Street. Fifteen multi-family buildings of 12 units each are proposed with offstreet parking. Zoning for the site is R-5 Residence.

All interested persons are invited to attend the public hearing which will be held at 7:30 P.M., on Tuesday evening, February 26, 1980, in Room 209, City Hall, Portland, Maine. If you are unable to attend, please send your comments in writing to Brian Nickerson, Acting Planning Director, City Hall, Room 211, 389 Congress Street, Portland, Maine, 04101. All correspondence received will be shared with the Planning Board members.

Sincerely,

Douglas L. Mason
Planning Department

cc: Jean E. Gilpatrick, Chairman, Planning Board
Brian M. Nickerson, Acting Planning Director

Legal Advertisement

Legal Advertisement

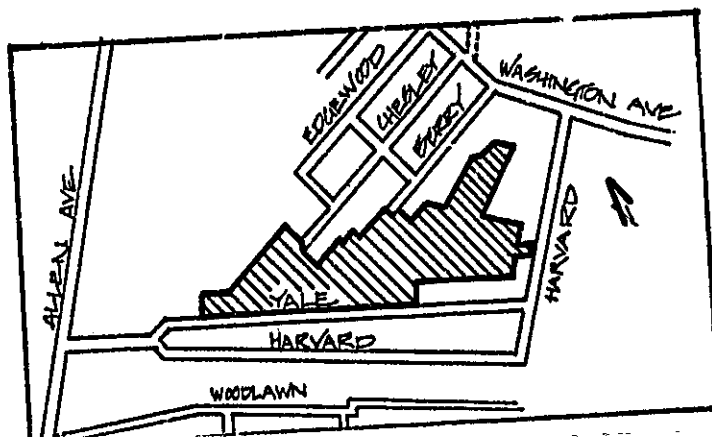
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February 19, 1980

Jean E. Gilpatrick, Chairman
Portland Planning Board

PROPOSED SUBDIVISION PLAN
IN THE VICINITY OF YALE AND HARVARD
STREETS



Doug - for the
most active
file

Legal Advertisement

Legal Advertisement

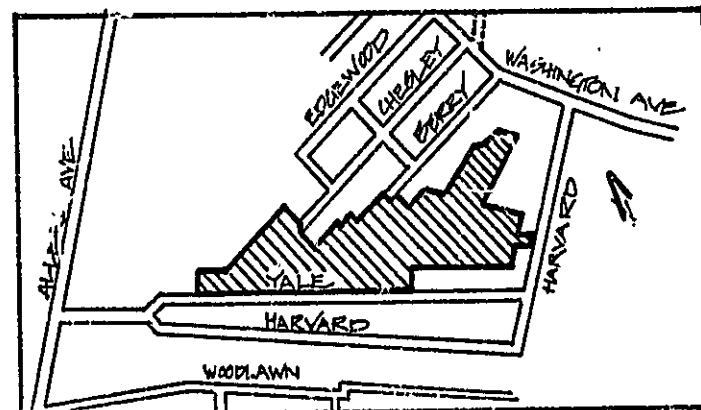
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PROPOSED SUBDIVISION PLAN
IN THE VICINITY OF YALE AND HARVARD
STREETS





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February 19, 1980

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Sincerely,

Douglas L. Mason
Planning Department

cc: Jean E. Gilpatrick, Chairman, Planning Board
Brian M. Nickerson, Acting Planning Director

Livermore Falls Trust

March 19, 1980

To Whom it May Concern

RE: Thomas G. Fiorica, M.D.

Gentlemen,

Dr. Thomas G. Fiorica has been a valued customer of this bank for many years. We have had many dealings with him and his various corporations.

Dr. Fiorica has been a prominent physician in town since he arrived here twenty years ago. He has a large and very successful practice.

In addition he has been involved in a number of real estate operations owning apartment houses and other properties for rent. He owns these either individually or through various corporations which he has set up.

Over the years we have extended substantial loans to Dr. Fiorica and/or his corporations. Most of these have been secured by various pieces of real estate, but we have also had occasion to extend him unsecured credit from time to time. All of our experience has been satisfactory. Loan payments have always been met entirely as agreed. The doctor maintains a number of deposit accounts with us, always on a satisfactory basis, with balances often running from medium to high five figures in the aggregate.

Very truly yours,

William H. Nickerson
Senior Vice President

WHN/cmb

FIGI INCORPORATED, PROJECT #1
PORTLAND, MAINE

FINANCIAL STATEMENT
NOVEMBER 30, 1979

FIGI INCORPORATED, PROJECT #1
PORTLAND, MAINE

STATEMENT OF ASSETS AND LIABILITIES

November 30, 1979 November 30, 1978

ASSETS

ASSETS		
Cash-Checking & Savings	\$ (234.89)	\$ 1,749.66
Cash-Certificate of Deposit (Six Month Maturity)	160,000.00	
Account Receivable-Other	<u>1,160.00</u>	
FIXED ASSETS (Note 2)		
Land	\$ 25,000.00	\$ 25,000.00
Buildings & Improvements	722,291.59	698,003.56
Furnishings	<u>44,817.50</u>	<u>44,817.50</u>
TOTAL	\$792,109.09	\$767,821.06
Less: Accumulated Depreciation	<u>275,930.18</u>	<u>249,668.18</u>
NET FIXED ASSETS	<u>\$516,178.91</u>	<u>\$518,152.88</u>
TOTAL ASSETS	<u>\$677,104.02</u>	<u>\$519,902.54</u>

LIABILITIES AND CAPITAL

LIABILITIES		
Accounts Payable	\$ 3,904.00	\$ 3,904.00
Account Payable-Second FiGi Corporation	5,536.17	7,762.78
Payroll Taxes Payable	5.91	570.70
Income Taxes Payable	<u>960.87</u>	<u>664.60</u>
7% Mortgage Note - Secured by Real Estate, Maturing September, 1988	305,720.59	329,917.40
11% Mortgage Note - Secured by Real Estate, Maturing June 1991	222,283.95	
16% Note Payable - Maine National Bank, (Unsecured)	16,000.00	23,000.00
Note Payable-Thomas G. Fiorica	116,914.01	96,475.73
Note Payable- Elio Baldini	<u>59,596.68</u>	<u>40,388.35</u>
TOTAL LIABILITIES	<u>\$730,922.18</u>	<u>\$502,683.56</u>
CAPITAL		
Common Stock	\$ 15,000.00	\$ 15,000.00
Retained Earnings	6,806.83	2,218.98
Less: Cost of Treasury Stock	<u>(75,624.99)</u>	
TOTAL LIABILITIES AND CAPITAL	<u>\$677,104.02</u>	<u>\$519,902.54</u>

UNAUDITED - SEE ACCOUNTANT'S REPORT

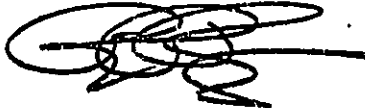
ROGER P. TURGEON - CERTIFIED PUBLIC ACCOUNTANT - PORTLAND, MAINE

FIGI INCORPORATED, PROJECT #1
THE SECOND FIGI CORPORATION.

STATEMENT OF CASH FLOW
FOR THE YEARS ENDED

	11/30/79	11/30/78	11/30/77	11/30/76
Funds Received - Rentals	\$242,964.	\$227,109	\$194,381	\$182,263.
Funds Used For				
Professional Services	2,788.	7,681.	1,220	1,300.
Heat	26,304.	23,429.	14,323.	15,778.
Insurance	9,518.	2,943.	4,786.	4,111.
Janitorial	17,289.	12,661.	5,901.	5,643.
Lights & Power	5,923.	10,516.	9,898.	743.
Management Expenses	3,440.	6,079.	4,512.	9,434.
Office Expense	1,217.	895.	206.	148.
Repairs	11,121.	11,390.	5,658.	3,761.
Supplies	7,529.	4,152.	5,497.	4,302.
Property Taxes	33,022.	34,071.	38,420.	38,441.
Water & Sewerage	12,903.	4,862.	2,821.	2,144.
Salaries	1,506.	5,168.	-0-	-0-
Total	\$132,560.	\$123,847.	\$ 93,242.	\$ 85,805.
Funds Available for debt repay- ment and additions to buildings, and furnishings	\$110,404.	\$103,262.	\$101,139.	\$ 96,458.

The accompanying statement of cash flow of FIGI Incorporated, Project #1 and the Second Figi Corporation is presented as supplementary information on which I express no opinion.



From the Desk of

Douglas Mason

Revised per John Regal -
Scott Huff
Comments

RB. meeting 3/25

Jenkins, Lee - Parkson Assoc.

No problems ^{with the plan}, simply want to arrange a business agreement with FIGI

Mosquito problem - Cummings - ^{Env. health} should have addressed whole area - problem will be less over the remaining 9 acres!

\$400 / month 1 bed
450 / month 2 bed

\$350 for 2 bed on present project
450 for 3 bed in new project

Break ground in Fall

Call it Yale Court

Motion: Approval of subdivision + site plan is presented
subject to all conditions expressed + imposed by COPP

and this P.B. ~~is~~ :



- 1) financial capabilities
- 2) management capabilities
- 3) City departmental requirements
- 4) Northfield Green properties

his intention was shown in writing in these
3 areas

5) Street name - Yale Court - to be developed

6-0 unanimous

MONAGHAN AND LEAHY

ATTORNEYS AT LAW

88 EXCHANGE STREET

PORTLAND, MAINE 04101

THOMAS F. MONAGHAN
THOMAS G. LEAHY
JOAN M. KIDMAN
JOSEPH H. HOCHADEL
KEVIN G. LIBBY

TELEPHONE
807-774-3808

February 26, 1980

City of Portland Planning Board
Attn: Brian M. Nickerson, Acting Planning Board Director
City Hall, Rm 211
389 Congress Street
Portland, Maine 04101

Re: Proposed 18 acre subdivision and site plan adjacent to Harvard Manor

Dear Mr. Nickerson:

Our office was retained last May by a majority of the Berry Avenue residents who would be affected by the proposed 18 acre subdivision for additional rental units adjacent to the present Harvard Manor complex of Fi-Gi Corporation. In that regard, I have had informal conferences and discussions with the Planning Board staff and attended Workshop meetings and Planning Board meetings in June and September of 1979. I have also met with representatives of Fi-Gi Corporation on several occasions, together with the residents on Berry Avenue whom we represent.

Based upon the details of the proposed plan as related to me and the residents of Berry Avenue on February 13th, 1980, the residents of Berry Avenue feel their concerns have been addressed and are proposed to be resolved in a satisfactory manner by the Developer.

Although I hope to attend a portion of the Workshop meeting on February 26th at 4:00 P.M., and have Mr. Libby of this office attend the Planning Board meeting that evening, this letter is to set forth in writing, in advance, the proposed resolution by the Developer of the concerns of the Berry Avenue residents. Assuming an appropriate motion is made for the approval of the subdivision and site plan, we would respectfully request that the resolutions of the concerns already agreed upon by the Developer be stated as expressed conditions to the Planning Board's approval of the subdivision.

The first concern that has been resolved by the Developer relates to the storm water drainage problem that has existed with the existing development of Harvard Manor, and which will be further aggravated by proposed catch basins for a portion of the new development. The proposed resolution is to pipe the surface water from the catch basins to a point near the end of Berry Avenue and then along an "open swale", or ditch, to be located approximately 15 feet away from the Berry Ave. residents' common boundary with the development. At the latest meeting between the residents and the representatives of the Developer, this

February 26, 1980

matter was thoroughly discussed and the problems of the residents appreciated. We would propose that the Planning Board approval be expressly conditioned upon the construction of an "open swale" designed and engineered to the satisfaction of the Portland Building Inspector or other appropriate department of the City of Portland, and if such system fails to adequately remove the surface water created by the present and future development, that the Developer be required to rectify that situation by an underground storm line and sufficient catch basins in place of, or in addition to, the "open swale".

Secondly, the Developer has proposed to erect a chain link fence, 5 feet high, plus a rack of 3 smooth wires, to match that fence presently located on the Woodward property along the rear boundary lines of all of the Berry Avenue properties. We request that this be an express condition of the Planning Board approval. On a related issue, and in addition to the chain link fence, the Developer has proposed to leave as much of the natural vegetation as possible in the approximate 30 foot wide area between the rear boundary lines of the Berry Avenue residents and the proposed recreational area; that the proposed "open swale" be located approximately midway in that area; and that new thick low pines be planted in that area for a visual and acoustical barrier. Once again, the Berry Avenue residents simply request that this be an express condition of the Planning Board approval.

Lastly, but most importantly, the major concern of the Berry Avenue residents has been traffic from the prior or future development in this area over Berry Avenue. The Developer has proposed to resolve this problem by having access from Yale Street on to Allen Avenue with no common access between the old and new development, and with no access on to Berry Avenue. This is satisfactory to the Berry Avenue residents and we would respectfully request that the approval of the Planning Board be expressly conditioned upon no access from either development onto Berry Avenue and the erection of a permanent barrier, by large boulders or otherwise, to insure the prevention of access on to Berry Avenue. Further, during the course of construction of the development, the Developer has assured the Berry Avenue residents that there will not be access by construction related vehicles over Berry Avenue.

Once again, the intent of this letter is to set forth in writing the minimum conditions which have been discussed and agreed upon with the Developer by the Berry Avenue residents over a period of months. It is the request of the Berry Avenue residents that if Planning Board approval is given to this development, the Planning Board insert as express conditions the matters set forth above and previously agreed to by the Developer in oral presentations to the Berry Avenue residents.

Very truly yours,
Monaghan and Leahy

by Thomas G. Leahy
Thomas G. Leahy

TGL/w

PORTLAND PLANNING BOARD WORKSHOP
TUESDAY, MARCH 25, 1980 AT 5:00 P.M.
CITY HALL, ROOM 209, PORTLAND, MAINE

5:00 - 5:30 REVIEW OF AGENDA

5:30 - Dinner at the Ramada Inn

If Time Permits

BP Zoning - Stroudwater

Evening Meeting at 7:30 p.m. in Room 209

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jean E Gilpatrick, Chairman
John L. Barker, Vice Chairman
Kenneth H. Codign
John H. Conway
Harry E. Cummings
Nunzio A. DiMillo
James M. Pierce

AGENDA

TUESDAY, MARCH 25, 1980 AT 3:30 P.M. AND 7:30 P.M.
CITY HALL, ROOM 209, PORTLAND, MAINE

A. AFTERNOON PUBLIC MEETING - 3:30 P.M.

1. ROLL CALL AND DECLARATION OF QUORUM
2. UNFINISHED BUSINESS

Request for Discontinuance of Portions of Lennox Avenue and Ocean Avenue on Long Island
Joseph E. McDonough and Francis P. Drake, Applicants

At the March 11, 1980 meeting of the Planning Board, the Board voted to table this matter and directed the Planning Staff to meet with the applicants and their attorney to seek a possible solution to better access across the property for Long Island.

As a result of this meeting, a twenty foot right of way between Eastern Avenue and Ocean Avenue has been proposed by the applicant for consideration by the Planning Board. This proposal by the applicant will be described on a map at the Planning Board meeting.

B. EVENING PUBLIC MEETING - 7:30 P.M.

1. ROLL CALL AND DECLARATION OF QUORUM
2. APPROVAL OF MINUTES OF MARCH 11, 1980
3. COMMUNICATIONS (NONE)
4. ANNOUNCEMENTS OF DECISIONS AT PREVIOUS MEETING

a. Subdivision and Site Plan Review for Twenty-Four Multi-Family Units

The Planning Board voted unanimously at their meeting of March 11, 1980 to approve the site plan and subdivision plat for twenty-four (24) proposed units and sixteen (16) existing units. A total of ninety-five (95) off street parking spaces are provided with two new curb cuts onto Lambert Street and primary sewer and water connected to the Auburn Street utilities.

b. Review and Recommendation for Proposed UDAG Application for Conformance with Land Development Plan and Zoning Ordinance

At its March 11, 1980 meeting, the Planning Board voted unanimously to recommend to the City Council approval of an application to HUD for an Urban Development Action Grant. This UDAG would be used to loan funds to Standard Coat, Apron and Linen Service, Inc. to expand its facilities on Diamond Street. The basis of the Planning Board's decision is that the proposal complies with the Zoning Ordinance and conforms with policies of the Land Development Plan.

5. UNFINISHED BUSINESS

a. Site Plan and Subdivision

Harvard Manor Apartments - Site Plan and Subdivision Review

At their meeting of February 26, 1980, the Planning Board held a public hearing and review of a proposed site plan and subdivision of 156 additional apartment units at Harvard Manor at Harvard and Yale Streets. The Planning Board voted unanimously to table this proposal to the meeting of March 25, 1980 and requested additional items for the developer. Letters from the applicant addressing Planning Board concerns are attached to a staff memorandum.

b. Zoning

Application for a Change of Zone from I-1 Industrial to I-4 Industrial in the Vicinity of Warren Avenue and the Westbrook City Line
Louis Mack & Company, Applicant

At the request of S. Mason Pratt, Jr., attorney for Louis Mack, this matter is being placed on the Planning Board agenda. It was tabled following the public hearing on November 13, 1979 and at the February 12, 1980 meeting, in order that the Maine DEP and the City Department of Public Works could review drainage and discharge proposals in greater detail.

A letter from the Department of Environmental Protection has been received which states that no DEP permits or licenses will be necessary since there will be no discharge from operations. Letters from the Maine DEP and the City Department of Public Works are attached to a staff memorandum. Notice was given to adjacent and nearby property owners of the March 25, 1980 Planning Board meeting.

6. NEW BUSINESS

c. Public Projects

1. Amendment to the Community Development Plan.- Fish Pier

The City of Portland's bond counsel, Mr. Warren Carley of Ropes and Gray, Boston, has reviewed the City's power of eminent domain regarding the proposed Fish Pier project. While the City clearly has the power of eminent domain to acquire land for Fish Pier purposes, it is Mr. Carley's opinion that, when buildings are involved, the area proposed to be acquired must be designated as a "slum or blighted area".

It is the Corporation Counsel's opinion that an amendment to the Community Development Program of the City of Portland is necessary to designate those piers being acquired for the Fish Pier Complex as being slum or blighted area.

The Planning Board is being requested to review this proposed designation and make a recommendation to the City Council regarding an amendment to the Community Development Program. The Neighborhood Conservation Department has inspected the fish pier site and a report on this inspection is attached. Notice of this meeting was sent to the three property owners.

2. Nomination of the Harrison B. Brown House for the National Register of Historic Places

The Harrison B. Brown House at 400 Danforth Street will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. Mr. Earle Shettleworth has requested City review. A recommendation to the City Council for comment is requested of the Planning Board.

3. Nomination of the Williston-West Church for the National Register of Historic Places

The Williston-West Church at 32 Thomas Street will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. Mr. Earle Shettleworth has requested City review. A recommendation to the City Council for comment is requested of the Planning Board.

7. ADJOURNMENT

CITY OF PORTLAND, MAINE
MEMORANDUM

Planning Report #18-80

TO: Chairman and Members of the Planning Board
FROM: Planning Department
SUBJECT: Harvard Manor Apartments Site Plan and Subdivision Review

DATE:
March 20, 1980

At the Planning Board meeting of February 26th, the Staff presented the proposed site plan and subdivision plat in a public hearing for 156 additional apartment units at Harvard and Yale Streets (Planning Board Report #7-80). The Board voted unanimously to table this proposal to the meeting of March 25, 1980 and requested the additional items from the developer.

A copy of the letter from the Planning Board Chairman requesting additional information from the developer is enclosed. The following items were requested:

1) Financial Capability

Enclosed are letters of support from Jay, Maine Town Manager Michael J. Houlihan and Maine Savings Bank Vice President Thomas F. Frechette.

2) Proposed Management Responsibility

Enclosed is the management program proposed by FI GI, Inc.

3) Letter of permission from Northfield Green Associates
re: Storm Sewer utilization

No letter has been received at this time.

*Broken Assoc. (parent)
Jennifer Lee*

4) Statement from developer agreeing to comply with City Sewer requirements

Enclosed is a letter from FI GI, Inc. agreeing to this request.

The developer submitted additional information concerning proposed and existing storm drainage at the request of Public Works. The plans have been revised to show gravity flow sanitary sewers in the entire portion of Chesley Avenue to be improved. Public Works has reviewed and approved the proposed drainage and sanitary sewers. The Public Works drainage study is enclosed.

A copy of other correspondence received by the Planning Department since the last meeting concerning the proposal is enclosed. Also enclosed is a letter from the Environmental Health Director regarding potential mosquito problem resulting from the proposed use of the holding pond.

Enclosures

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jean E. Gilpatrick, Chairman
John L. Barker, Vice Chairman
Kenneth H. Codigan
John H. Conway
Harry E. Cummings
Nunzio A. DiMillo
James M. Pierce

February 27, 1980

Dr. Thomas Fiorica, M.D.
Fee Gee Corporation
12 Church Street
Livermore Falls, Maine

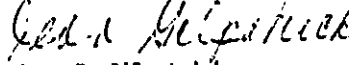
Dear Dr. Fiorica:

At their meeting of February 26, 1980, the Planning Board voted unanimously (5-0) to table the proposal for site plan and subdivision approval of FIGI Manor Apartments to the meeting of March 25, 1980. By that time, the Board will expect to have received the following items from the developer:

1. Written documentation of financial capability;
2. Written statement of proposed management responsibility for the proposed development;
3. Copy of a letter of permission from Northfield Green Associates to the developer granting the developer the right to utilize the existing drainage swales and detention pond on the Northfield Green property as proposed on the plans; and
4. A written statement that the developer will agree to comply with all requirements set forth by the City and its administrative departments relevant to stormwater runoff and sanitary sewers.

Please contact Brian Nickerson or me for any assistance which we may provide.

Sincerely,



Jean E. Gilpatrick
Chairman

cc: Earle Smith, Motzenbecker Corporation
Walter Cantwell, Architect
Scott Huff, Engineer
George A. Flaherty, Director, Public Works
Brian M. Nickerson, Acting Planning Director
- Douglas L. Mason, Planning Department

ONE
Maine Savings Bank

March 10, 1980

Doctor and Mrs. Thomas G. Fiorica
12 Church Street
Jay, Maine 04239

Dear Doctor and Mrs. Fiorica:

Re: FI GI Inc., Proposal off Harvard Street and Allen Avenue, Portland, Maine

We are pleased to see the proposed plans for the recreation area and additional apartment units off Harvard Street and Allen Avenue. As you know, we have worked with you on the financing of a portion of your existing project and we are excited by the new plans.

You have demonstrated to the Maine Savings Bank your ability to carry out the programs you have brought to us; and we would be happy to process your application for financing when all of the appropriate approvals have been obtained.

Very truly yours,

Thomas F. Frechette

Thomas F. Frechette
Vice President

TFF:sk



Town Of Jay

Box 30, Jay Maine 04239
Tel 897 2148

March 12, 1980

office of

SELECTMAN
ASSESSORS
TOWN MANAGER
TREASURER
TOWN CLERK
PLANNING BOARD

Planning Board
City Hall
Portland, Maine

Att: Jean Gilpatrick

Dear Sir:

I am writing you this letter in reference to Mr. Thomas Fiorica. He is the 2nd highest non-industrial taxpayer in the Town of Jay. Up to this year he was the highest. The highest taxpayer now is the owner of the senior citizen housing complex.

In the Town of Jay, Mr. Fiorica purchased a large number of houses that were badly in need of repair and were degrading the neighborhoods. After purchasing them he did extensive repairs so that they were an asset to the area. He turned a losing proposition into a financial turnaround through good management which also turned out to be a good asset for himself. For instance, he bought an old condemned school building and turned it into twelve modern apartments.

There is no doubt that the houses he has repaired if left the way they were would today be a blight on the town. We have had very little problems with his apartment buildings as he has a very good selection process for tenants and does try to keep undesirables out.

He is a member of the Jay Planning Board. He was instrumental in starting the Jay Betterment Committee which is in the process of receiving a block grant of \$290,000. to update and remodel a section consisting of several streets in the Town of Jay.

I believe he is the highest taxpayer in Livermore Falls, having many apartments there plus the new modern 60 bed nursing home recently completed and being considered one of the best in the state.

If you have any further questions regarding Mr. Fiorica, please feel free to contact me.

Yours truly

Michael J. Honohan
Michael J. Honohan
Town Manager

MJH:ej

FI GI, INCORPORATED
240 HARVARD STREET
PORTLAND, MAINE 04103

Manager and rental agent	1 full time 1 part time
Maintenance man	1 full time 1 part time.
Ground upkeep, tennis court, playground	1 full time - 6 months per year
Snow removal	Outside contractor
Painting	Outside contractor
Plumbing	Outside contractor
Heating	Outside contractor
Electrical	Outside contractor

* * * * *

Operation Overseer: Jennie F. Fiorica: B.A. Degree-Business Administration
M.A. Degree-Education-major
guidance
High School Teacher (10 years)
Management

(In Portland on Monday/Wednesday
other days as necessary)

* * * * *

Proposed Rental:

1 Bedroom - \$400 per month.
2 Bedrooms - \$450 per month

The new apartments will be luxury apartments with the following features:

1. Wall-to-wall carpeting
2. Electric heat
3. Air conditioning
4. Modern Kitchen with dishwasher, rubbish disposal, stove, self-cleaning oven, refrigerator, possibly a compactor, and security locks at entrance
5. Security locks at entrance with speakers from apartments to entrance doors.

FIGI, INCORPORATED
240 HARVARD STREET
PORTLAND, MAINE 04103

March 19, 1980

Ms. Jean E. Gilpatrick
Chairman
City of Portland Planning Board
City Hall
Portland, Maine 04101

Madam Chairman:

FIGI Incorporated, a Maine Corporation doing business in the State of Maine, being the developer, agrees to comply with all requirements set forth by the City and its administrative departments relevant to stormwater runoff and sanitary sewers.

Sincerely yours,

FIGI Corporation



Thomas G. Florica
President

TGF/mgm

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Ms. Jean Gilpatrick, Planning Board Chairman
FROM: John P. Rague, Department of Public Works
SUBJECT: Harvard Manor Apartments, Drainage Study


DATE: 3-13-80

During the review of the subject subdivision, I had requested a drainage study to be performed by the developer's engineer and submitted to this Office for our review.

Included with this memorandum is a copy of the requested report from E. Scott Huff of Berry, Huff, McDonald and Milligan, Inc., Consulting Engineers dated March 3, 1980, setting forth his findings along with recommendations and conclusions.

On Thursday, March 13, 1980, I spent approximately two hours walking the site with Mr. Huff. After having studied the report and having seen first hand the existing drainage conditions at the site, I feel confident in agreeing with the conclusions stated on page three of Mr. Huff's report. It is my belief that, based upon the data supplied by the engineer, the proposed development will not result in any significant adverse impact to the surrounding area, and will in fact, alleviate an existing water problem of long standing at the terminus of Berry Avenue.

If I may be of further assist to you and the Board in this matter, please do not hesitate to ask.


John P. Rague
Associate Engineer II

cc: E. Scott Huff
Berry, Huff, McDonald, Milligan, Inc.

Douglas Mason
Planning Department

BH2M

BERRY HUFF McDONALD MILLIGAN INC.
ENGINEERS AND SURVEYORS

LESTER S. BERRY, JR.
E. SCOTT HUFF
JAMES R. McDONALD
THOMAS MILLIGAN, JR.

March 3, 1980

John Reque
Portland Public Works Department
389 Congress Street
Portland, ME 04101

Subject: Stormwater Facilities
Harvard Manor Apartments

Dear John:

We herewith submit a summary of our design for the stormwater management facilities for Harvard Manor Apartments.

We divided the 10.5 acre parcel into four areas as follows:

Westerly Area	Contributing flow to the Northfield Green drainage ditches and detention pond.
Berry Avenue Area	Contributing directly onto the end of Berry Avenue.
Northeasterly Area	Contributing to the swale along the property line common to Berry Avenue and the existing development.
Southeasterly Area	Contributing to existing Flat Corp. property and existing Yale Street.

Westerly Area. Presently contributing to a wooded area of about 6.1 acres. Slopes vary from a low of about 2% to a high of 17%, our calculations were based on a 1.6 acre part having an average slope of 2% and a 4.5 acre part having an average slope of 9%. The 10-year storm results in a flow of about 4.5 cfs to Northfield Green.

The proposed development would increase the contributing area to about 6.3 acres due to regrading. This area will be altered from all wooded to 2.3 acres of roads, sidewalks, parking lots, etc., and the 4.0 acres of lawns or undisturbed woods. The 10-year storm will result in a flow of about 9.4 cfs, an increase of 4.9 over the existing situation.

RECEIVED
3-6-80
Reque

Page 2 - John Fague

We have spoken with Pete Tubbs of the E.C. Jordan Co. concerning the design of the Northfield Green detention pond. Their calculations were based on a 90 acre drainage basin and a 10-year return storm. The detention pond was sized at 90,000 c.f. and the 15" CMP outlet was estimated to discharge 16 cfs just flowing full. By comparison, the 60" drain in Bernard was estimated by Jordan to have a capacity of 60 cfs. For example, a 10-year, 2-hour storm will result in 207,000 cf flowing to the pond with 92,000 cf being retained and 115,000 cf being released.

It is our opinion that the additional flow from the Figi property will not adversely affect the City's drain system. The additional flow resulting from development of the land will partially be retained in the pond. For example, the 10-year, 2-hour storm mentioned above resulted in 16 cfs being passed through the pond's outlet. The additional 4.9 cfs from the Figi property will result in an increase in head on the outlet and will not be passed directly through. We estimate that the increased out-flow may amount to 2 to 3 cfs for a total of 18 to 19 cfs. It is our understanding that the City's system can handle this additional amount.

Berry Avenue Area. Presently the end of Berry Avenue receives run off from approximately 1.3 acres of partially wooded, partially bare land having an average slope of about 4%. The 10-year storm results in a flow of about 1.8 cfs.

By regrading, a significant amount of run off will be directed to the rear of the Berry Avenue properties. In the proposed development, only about 0.4 acre (25% impervious, 75% lawn) will contribute. The 10-year flow will be about 0.6 cfs. This reduction should greatly improve the existing problems at the end of the Street encountered during the winter months.

Northeasterly Area. 0.8 acres of partially wooded, partially bare land contribute to the ditch along the rear of the Berry Avenue properties. Average slope is about 4%. The 10-year flow is about 1.2 cfs.

Through regrading and construction of the new road, about 1.9 acres will be tributary to this area. The 10-year flow will increase to about 5.5 cfs. The increased flow will be handled by installing underground drains from this area to a new swale along the rear of the Berry Avenue properties. The swale will discharge to a small detention area below the proposed recreation area. A 18" culvert to the existing 21" drain in Berry Avenue will act as an overflow from the detention area.

Southeasterly Area. Presently a 2.2 acre area of woods drains to other Figi property and existing Yale Street. Average ground slope is 1.5%. 10-year flows are estimated to be 1.8 cfs.

The proposed development will result in about 1.9 acres (1/3 impervious, 2/3 grass and woods) draining about 3.3 cfs during the 10-year storm.

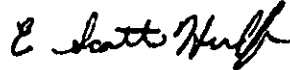
Page 3 - John Reame

General. We believe that the proposed drainage system will not result in any significant adverse impact to the surrounding area or the City's storm drain facilities. In the case of the Berry Avenue area, it will actually result in an improvement to the current situation.

If you have any questions, just call. We would appreciate receiving your written comments at your earliest convenience.

Sincerely yours,

BERRY HUFF MCDONALD MILLIGAN INC.



E. Scott Huff

cc: Doug Mason, Portland Planning Department

ESH/ter



CITY OF PORTLAND

DAVID C. BITTENBENDER
HEALTH AND SOCIAL SERVICES DIRECTOR

March 18, 1980

Mr. Brian Nickerson, Acting Planning Director
389 Congress Street
Portland, Maine

Dear Brian;

Several concerned citizens have expressed a genuine interest concerning groundwater runoff to be "generated" from the proposed expansion of the Harvard Manor Apartments' complex.

From the projected plans, it appears that storm runoff will be disposed of in two ways. According to the D.P.W., part of the development's storm runoff will be collected in an existing holding type of pond structure which is located on property belonging to the Northfield - Greene Corporation. The remaining runoff is to run towards Harvard Street, past the grassy recreational area, and eventually be collected into an 18" pipe; via a storm drain, which is tied into a 21" sewer pipe on Berry Avenue. D.P.W. further stated that an engineer's (Scott Huff) plan review is due shortly and they have no reason to believe the report will reflect a negative attitude towards this type of storm run off disposal.

Realizing that the D.P.W. wishes to keep as much surface runoff out of the combined sewer system as possible, I can see why the holding pond concept idea is gaining popularity, especially with the Department of Environmental Protection. Ed Pinkham from the Portland Office of the D.E.P. stated personally that he feels "holding ponds are a good idea."

From an environmental public health standpoint, I feel that several issues concerning this holding pond idea must be given serious thought. Drawing from personal experience, the drainage in this area has been historically minimal, at best, and the additional runoff will certainly compound the mosquito problem, which is quite severe during warm weather. As the mosquito is an important vector of major public health significance, the ideal way to reduce the propagation of mosquitoes is principally a matter of reducing, safeguarding, or eliminating water in which mosquitoes breed. It has been demonstrated that the Culex group of mosquitoes, responsible for transmitting the mosquito borne virus, encephalitis, has a preference for clean, stagnant water with vegetation, such as a holding pond. If this problem is indeed compounded, who will be held responsible? I assume that the Health Officer may have no alternative but to order the owners of the land upon which the pond is located to correct this problem at their expense.

Another point which merits consideration deals with the holding pond as a potential accident hazard to the many young children in the immediate area. Seeing as how a child can "technically" drown in only six inches of standing water, it is evident that the holding pond will definitely present a potential accident hazard unless it is fenced off effectively. Again, has responsibility been established?

- continued -

March 18, 1980
Mr. Brian Nickerson
Page 2

I'm well aware that the issues I have mentioned will and should not curtail expansion project! However, I feel that these issues should be looked at now in order to avoid potential health problems in the future which would have to be addressed after the fact!

Sincerely,

John E. Vandoloski

John E. Vandoloski,
Environmental Health Director

cc: Northfield Greene Corporation
1330 Boylston Street
Chestnut Hill, Mass 02167



Town Of Jay

Box 30, Jay, Maine 04239
Tel. 897-2148

March 12, 1980

office of

SELECTMAN
ASSESSORS
TOWN MANAGER
TREASURER
TOWN CLERK
PLANNING BOARD

Planning Board
City Hall
Portland, Maine

Att: Jean Gilpatrick

Dear Sir:

I am writing you this letter in reference to Mr. Thomas Florica. He is the 2nd highest non-industrial taxpayer in the Town of Jay. Up to this year he was the highest. The highest taxpayer now is the owner of the senior citizen housing complex.

In the Town of Jay, Mr. Florica purchased a large number of houses that were badly in need of repair and were degrading the neighborhoods. After purchasing them he did extensive repairs so that they were an asset to the area. He turned a losing proposition into a financial turnaround through good management which also turned out to be a good asset for himself. For instance, he bought an old condemned school building and turned it into twelve modern apartments.

There is no doubt that the houses he has repaired if left the way they were would today be a blight on the town. We have had very little problems with his apartment buildings as he has a very good selection process for tenants and does try to keep undesirables out.

He is a member of the Jay Planning Board. He was instrumental in starting the Jay Betterment Committee which is in the process of receiving a block grant of \$290,000. to update and remodel a section consisting of several streets in the Town of Jay.

I believe he is the highest taxpayer in Livermore Falls, having many apartments there plus the new modern 60 bed nursing home recently completed and being considered one of the best in the state.

If you have any further questions regarding Mr. Florica, please feel free to contact me.

Yours truly,

Michael J. Houlihan
Michael J. Houlihan
Town Manager

MJH:ej

Livermore Falls • Jay

Livermore Falls Trust

March 19, 1980

To Whom it May Concern

RE: Thomas G. Fiorica, M.D.

Gentlemen,

Dr. Thomas G. Fiorica has been a valued customer of this bank for many years. We have had many dealings with him and his various corporations.

Dr. Fiorica has been a prominent physician in town since he arrived here twenty years ago. He has a large and very successful practice.

In addition he has been involved in a number of real estate operations owning apartment houses and other properties for rent. He owns these either individually or through various corporations which he has set up.

Over the years we have extended substantial loans to Dr. Fiorica and/or his corporations. Most of these have been secured by various pieces of real estate, but we have also had occasion to extend him unsecured credit from time to time. All of our experience has been satisfactory. Loan payments have always been met entirely as agreed. The doctor maintains a number of deposit accounts with us, always on a satisfactory basis, with balances often running from medium to high five figures in the aggregate.

Very truly yours,

William H. Nickerson
Senior Vice President

WHN/cmb

BH2M

Berry•Huff•McDonald•Milligan•Inc.
36 Main Street
GORHAM, MAINE 04038

(207) 839-3240

LETTER OF TRANSMITTAL

TO DOUG MASON

DATE	3-18-80	JOB NO	79-089
ATTENTION			
RE	FIG. 601-P.		
	HARVARD MANOR		

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
5	3-18-80		Revised Sheet 1 of Subdivision Plat

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: These plans show slightly more guardrail around Chesley Avenue and more around the parking lot abutting the existing development. This work was done to satisfy some of the requests of Bill Bray. Also changed is the Chesley Av sewer situation. I believe that this and the drainage report submitted to John Rague take issue of the technical comments, except concerning Bill's comment on the Harvard/Yale intersection.

COPY TO _____

SIGNED: Scott Huff

From the Desk of

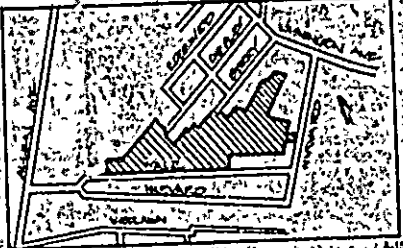
Douglas Mason

LEGAL ADVERTISEMENT LEGAL ADVERTISEMENT

PUBLIC NOTICE

Notice is hereby given that the Portland Planning Board will hold a public hearing on Tuesday evening, February 28, 1980, in Room 203, City Hall, Portland, Maine, at 7:30 P.M. to consider a proposed 18-acre subdivision plan and a site plan for approximately 180 rental units between Harvard Street and Yale Street, with vehicular access for the proposed development only from Yale Street on Allen Avenue, with emergency access only from the existing Harvard Manor development. A 2.5 acre recreation area is proposed between Berry Avenue and Harvard Street. Fifteen multi-family buildings of 12 units each are proposed with adequate offstreet parking to be provided. Existing zoning for the site is R-5 Residence. Abutting property-owners are being notified by letter: 10 / 1980 / Jean E. Gilpatrick, Chairman
February 19, 1980 / Portland Planning Board

**PROPOSED SUBDIVISION PLAN
IN THE VICINITY OF YALE AND HARVARD STREETS**



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Ms. Jean Gilpatrick, Planning Board Chairman

FROM: John P. Rague, Department of Public Works

SUBJECT: Harwar Manor Apartments, Drainage Study

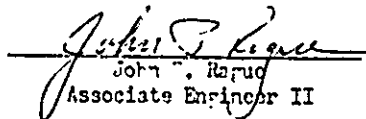
DATE: 3-13-80

During the review of the subject subdivision, I had requested a drainage study to be performed by the developer's engineer and submitted to this Office for our review.

Included with this memorandum is a copy of the requested report from E. Scott Huff of Berry, Huff, McDonald and Milligan, Inc., Consulting Engineers dated March 3, 1980, setting forth his findings along with recommendations and conclusions.

On Thursday, March 13, 1980, I spent approximately two hours walking the site with Mr. Huff. After having studied the report and having seen first hand the existing drainage conditions at the site, I feel confident in agreeing with the conclusions stated on page three of Mr. Huff's report. It is my belief that, based upon the data supplied by the engineer, the proposed development will not result in any significant adverse impact to the surrounding area, and will in fact, alleviate an existing water problem of long standing at the terraces of Berry Avenue.

If I may be of further assist to you and the Board in this matter, please do not hesitate to ask.


John P. Rague
Associate Engineer II

cc: E. Scott Huff
Berry, Huff, McDonald, Milligan, Inc.

Douglas Mason
Planning Department

BH2M

BERRY · HUFF · McDONALD · MILLIGAN INC.
ENGINEERS AND SURVEYORS

LESTER J. BERRY, JR.
E. SCOTT HUFF
JAMES R. McDONALD
THOMAS MILLIGAN, JR.

March 3, 1980

John Raque
Portland Public Works Department
389 Congress Street
Portland, ME 04101

Subject: Stormwater Facilities
Harvard Manor Apartments

Dear John:

We herewith submit a summary of our design for the stormwater management facilities for Harvard Manor Apartments.

We divided the 10.5 acre parcel into four areas as follows:

Westerly Area

Contributing flow to the Northfield Green drainage ditches and detention pond.

Berry Avenue Area

Contributing directly onto the end of Berry Avenue.

Northeasterly Area

Contributing to the swale along the property line common to Berry Avenue and the existing development.

Southeasterly Area

Contributing to existing Figi Corp. property and existing Yale Street.

Westerly Area. Presently contributing is a wooded area of about 6.1 acres. Slopes vary from a low of about 2% to a high of 17%; our calculations were based on a 1.6 acre part having an average slope of 2% and a 4.5 acre part having an average slope of 0%. The 10-year storm results in a flow of about 4.5 cfs to Northfield Green.

The proposed development would increase the contributing area to about 6.3 acres due to regrading. This area will be altered from all wooded to 2.3 acres of roads, sidewalks, parking lots, roofs, etc. and 4.0 acres of lawns or undisturbed woods. The 10-year storm will result in a flow of about 9.4 cfs, an increase of 4.9 over the existing situation.

*RECEIVED
3-6-80
Raque*

36 MAIN STREET

GORHAM, MAINE 04038

TELEPHONE (207) 839-3240

We have spoken with Pete Tubbs of the E.C. Jordan Co. concerning the design of the Northfield Green detention pond. Their calculations were based on a 90 acre drainage basin and a 10-year return storm. The detention pond was sized at 90,000 c.f. and the 15" CMP outlet was estimated to discharge 16 cfs just flowing full. By comparison, the 60" drain in Bernard was estimated by Jordan to have a capacity of 60 cfs. For example, a 10-year, 2-hour storm will result in 207,000 cf flowing to the pond with 92,000 cf being retained and 115,000 cf being released.

It is our opinion that the additional flow from the Figi property will not adversely affect the City's drain system. The additional flow resulting from development of the land will partially be retained in the pond. For example, the 10-year, 2-hour storm mentioned above resulted in 16 cfs being passed through the pond's outlet. The additional 4.9 cfs from the Figi property will result in an increase in head on the outlet and will not be passed directly through. We estimate that the increased out-flow may amount to 2 to 3 cfs for a total of 18 to 19 cfs. It is our understanding that the City's system can handle this additional amount.

Berry Avenue Area. Presently the end of Berry Avenue receives run off from approximately 1.3 acres of partially wooded, partially bare land having an average slope of about 4%. The 10-year storm results in a flow of about 1.8 cfs.

By regrading, a significant amount of run off will be directed to the rear of the Berry Avenue properties. In the proposed development, only about 0.4 acre (25% impervious, 75% lawn) will contribute. The 10-year flow will be about 0.6 cfs. This reduction should greatly improve the existing problems at the end of the Street encountered during the winter months.

Northeasterly Area. 0.8 acres of partially wooded, partially bare land contribute to the ditch along the rear of the Berry Avenue properties. Average slope is about 4%. The 10-year flow is about 1.2 cfs.

Through regrading and construction of the new road, about 1.9 acres will be tributary to this area. The 10-year flow will increase to about 5.5 cfs. The increased flow will be handled by installing underground drains from this area to a new swale along the rear of the Berry Avenue properties. The swale will discharge to a small detention area below the proposed recreation area. A 18" culvert to the existing 21" drain in Berry Avenue will act as an overflow from the detention area.

Southeasterly Area. Presently a 2.2 acre area of woods drains to other Figi property and existing Yale Street. Average ground slope is 1.5%. 10-year flows are estimated to be 1.8 cfs.

The proposed development will result in about 1.9 acres (1/3 impervious, 2/3 grass and woods) draining about 3.3 cfs during the 10-year storm.

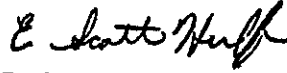
Page 3 - John Rague

General. We believe that the proposed drainage system will not result in any significant adverse impact to the surrounding area or the City's storm drain facilities. In the case of the Berry Avenue area, it will actually result in an improvement to the current situation.

If you have any questions, just call. We would appreciate receiving your written comments at your earliest convenience.

Sincerely yours,

BERRY HUFF MCDONALD MILLIGAN INC.



E. Scott Huff

c: Doug Mason, Portland Planning Department

ESH/tar

Karen

~~is it good public~~ Royal

How long is the study wats on
N. Green pond going to stay
greats Health problem?
→ University Park?

P.W. - storm drain - on Harvard
Bess
Chesley
Allen

Brain - Karen's legal question

- one subdivision
- need to know if financing
under one corporation
- legal - can recy. then be ~~counted~~
counted
- legally depend on same owner?

Leah
Garbage disposal
B.H. el.
est. some period for completion

BH2M

BERRY · HUFF · McDONALD · MILLIGAN · INC.
ENGINEERS AND SURVEYORS

LESTER S. BERRY, JR.
E. SCOTT HUFF
JAMES R. McDONALD
THOMAS MILLIGAN, JR.

March 3, 1980

John Rague
Portland Public Works Department
389 Congress Street
Portland, ME 04101

Subject: Stormwater Facilities
Harvard Manor Apartments

Dear John:

We herewith submit a summary of our design for the stormwater management facilities for Harvard Manor Apartments.

We divided the 10.5 acre parcel into four areas as follows:

Westerly Area	Contributing flow to the Northfield Green drainage ditches and detention pond.
Berry Avenue Area	Contributing directly onto the end of Berry Avenue.
Northeasterly Area	Contributing to the swale along the property line common to Berry Avenue and the existing development.
Southeasterly Area	Contributing to existing Figi Corp. property and existing Yale Street.

Westerly Area. Presently contributing is a wooded area of about 6.1 acres. Slopes vary from a low of about 2% to a high of 17%; our calculations were based on a 1.6 acre part having an average slope of 2% and a 4.5 acre part having an average slope of 9%. The 10-year storm results in a flow of about 4.5 cfs to Northfield Green.

The proposed development would increase the contributing area to about 6.3 acres due to regrading. This area will be altered from all wooded to 2.3 acres of roads, sidewalks, parking lots, roofs, etc. and 4.0 acres of lawns or undisturbed woods. The 10-year storm will result in a flow of about 9.4 cfs, an increase of 4.9 over the existing situation.

Page 2 - John Rague

We have spoken with Pete Tubbs of the E.C. Jordan Co. concerning the design of the Northfield Green detention pond. Their calculations were based on a 90 acre drainage basin and a 10-year return storm. The detention pond was sized at 90,000 c.f. and the 15" CMP outlet was estimated to discharge 16 cfs just flowing full. By comparison, the 60" drain in Bernard was estimated by Jordan to have a capacity of 60 cfs. For example, a 10-year, 2-hour storm will result in 207,000 cf flowing to the pond with 92,000 cf being retained and 115,000 cf being released.

It is our opinion that the additional flow from the Figi property will not adversely affect the City's drain system. The additional flow resulting from development of the land will partially be retained in the pond. For example, the 10-year, 2-hour storm mentioned above resulted in 16 cfs being passed through the pond's outlet. The additional 4.9 cfs from the Figi property will result in an increase in head on the outlet and will not be passed directly through. We estimate that the increased out-flow may amount to 2 to 3 cfs for a total of 18 to 19 cfs. It is our understanding that the City's system can handle this additional amount.

Berry Avenue Area. Presently the end of Berry Avenue receives run off from approximately 1.3 acres of partially wooded, partially bare land having an average slope of about 4%. The 10-year storm results in a flow of about 1.8 cfs.

By regrading, a significant amount of run off will be directed to the rear of the Berry Avenue properties. In the proposed development, only about 0.4 acre (25% impervious, 75% lawn) will contribute. The 10-year flow will be about 0.6 cfs. This reduction should greatly improve the existing problems at the end of the Street encountered during the winter months.

Northeasterly Area. 0.8 acres of partially wooded, partially bare land contribute to the ditch along the rear of the Berry Avenue properties. Average slope is about 4%. The 10-year flow is about 1.2 cfs.

Through regrading and construction of the new road, about 1.9 acres will be tributary to this area. The 10-year flow will increase to about 5.5 cfs. The increased flow will be handled by installing underground drains from this area to a new swale along the rear of the Berry Avenue properties. The swale will discharge to a small detention area below the proposed recreation area. A 18" culvert to the existing 21" drain in Berry Avenue will act as an overflow from the detention area.

Southeasterly Area. Presently a 2.2 acre area of woods drains to other Figi property and existing Yale Street. Average ground slope is 1.5%. 10-year flows are estimated to be 1.8 cfs.

The proposed development will result in about 1.9 acres (1/3 impervious, 2/3 grass and woods) draining about 3.3 cfs during the 10-year storm.

Page 3 - John Rague

General. We believe that the proposed drainage system will not result in any significant adverse impact to the surrounding area or the City's storm drain facilities. In the case of the Berry Avenue area, it will actually result in an improvement to the current situation.

If you have any questions, just call. We would appreciate receiving your written comments at your earliest convenience.

Sincerely yours,

BERRY HUFF MCDONALD MILLIGAN INC.

E. Scott Huff

c: Doug Mason, Portland Planning Department

ESH/tar

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: George Flaherty, Public Works Director

DATE: 2/28/80

FROM: Brian Nickerson, Acting Planning Director *Brian Nickerson*

SUBJECT: FIGI Development

At its February 26, 1980 meeting, the Planning Board tabled the site plan for this development. The major concerns of the Planning Board were unanswered questions on surface drainage.

The Planning Board requested that the Department of Public Works obtain detailed technical information regarding direction, extent and impact of proposed surface drainage for this development. I know that there may be staff problems in DPH in doing these analyses; if so, you may consider requesting FIGI's engineer, Scott Huff, to provide this detailed technical information for your review and recommendation.

The Planning Board has tabled this item until March 11, 1980 and would request DPH's report on this matter prior to that date - preferably by Friday, March 7, 1980 so that it can be included with the mailing of the Planning Board agenda.

clw

cc: Jean Gilpatrick, Planning Board Chairman
✓ Douglas Mason, Planning Staff

F

FIG 1

CONDITIONS:

Gravity drainage of sanitary sewer be provided on Chesley Avenue.

Berry Avenue requests:

A. Construct ~~open~~ ⁱⁿ sensible abutting Berry Avenue properties including

- 1) location approx. 15 feet from ~~property~~ ^{property} boundary

- 2) 5' high chain link fence with rack of 3 smooth wires to match the fence at the Woodward property

- 3) as much natural vegetation be left as possible, in a 30' wide area abutting the Berry Avenue resident properties

- 4) that a new thick low pine buffer be planted in that area where existing vegetation is removed

B. Access ^(vehicular) be prevented to Berry Avenue

check Chesley Avenue residents - got notice?

Nunzi: More specifics and details from PW
concerning drainage

Barker: written statement of financial capability
management responsibility } from Dialogos

written statement that will comply w/ all requirements } from Dialogos
City - admin. dept. relevant to }
surface water }
sewage storm }

city
from Dept } written statements of compliance as development proceeds
table #1 when city departments can be at this meeting - at a hearing
to answer public's question

Channing: include in bond - needs of Berry Ave, etc.

Motion: Table until March 25, 1980

(5-0)
unanimous

expecting written doc. for dev. of financial, etc.
presence of prof. staff of City at that meeting

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Douglas Mason, Planning Department
FROM: John P. Rague, Department of Public Works
SUBJECT: Harvard Manor Apartments

DATE: 2-21-80

This Department has received the subject subdivision and we offer the following comments for your consideration:

Drainage - The proposed drainage scheme shown on the plan is conditionally approved. This Department will require a "letter of permission" from the Northfield Green Associates, to the developer granting them the right to utilize the existing drainage swales and detention pond on the Northfield Green property as proposed on the plans. In addition, the developer's engineer shall supply this Department with appropriate calculations "proving" that the aforementioned detention pond can handle the proposed additional flows. Finally, the plans shall indicate all storm drainage pipes to be minimum strength "Class IV, Asbestos Cement".

Sanitary System - The sanitary system is approved with (3) conditions. The proposed pumping station shall either be built with a "waterproof" cover, or shall extend above finished grade by a minimum of twelve (12) inches. All pipe and manhole joints shall be water-tight and the system shall be tested upon completion and prior to the connection with the City's system. All PVC pipe shall have a minimum strength designation of SDR 35.

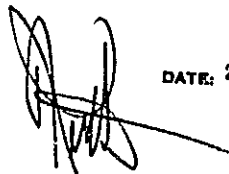
Sidewalks - I have discussed with George Flaherty the developer's proposal of having sidewalks on only the northerly streetline (the side along the actual development) of Yale Street (only in that part which is currently accepted). This proposal would allow a curve to be placed in the roadway at the first in Yale Street which would create better traffic flow through the area. Although Mr. Flaherty had no particular problems with the proposal, the traffic engineer as of this writing has no written comment on this and all traffic related issues within this subdivision. It is my understanding his comments will be forthcoming shortly.



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Doug Mason, Planning Department
FROM: Keith Jones, City Arborist/Landscape Coordinator
SUBJECT: HARVARD MANOR APARTMENT, FIGI CORPORATION, REVIEW OF

DATE: 2/22/80



Doug, I am in receipt of your memorandum of 13 February and your request for review of the site plans of the above reference subdivision.

First, it should be said that it is refreshing to see someone interested in developing this area and it appears that this developer has the best intentions with regard to his development.

A few things do need to be explored and pose for me some concern as follows:

- 1) the site plan shows a considerable proliferation of greenery which is attractive and commendable, however, in my opinion the characteristics of the existing vegetation on this site preclude the salvaging of more than a very small percentage of this vegetation, therefore, landscaping will have to be "from the ground up". If the contractor does indeed plan to do landscaping with this density in mind he is to be commended but I would like to see a specific landscape plan showing the species, size, and quantity of all plant material and if he does intend on attempting the salvage of any existing vegetation particularly large trees; I would like to see them so indicated specifically on a plan with an assurance if they do not survive that appropriate replacements will be installed.
- 2) the orientation of the tennis courts with regard to true north does not follow the accepted optimum orientation principles for tennis courts these could be reoriented so that the playing surfaces essentially Northwest; I think that they would find those tennis courts much more acceptable.
- 3) I notice that there are lights going down Yale Street but there is apparently no parking lot or street lighting on any of the parking areas off the main thoroughfare. I suggest that our engineers explore this situation in detail. There are certain project boundaries which I believe need consideration in constructing plant material buffers and screening for the purpose of providing an insulator between this project and surrounding property, particularly with an eye to future development. I shall be happy to discuss these thoughts in detail at an appropriate site plan review meeting.

I hope the above is of some assistance to you in the review process; I look forward to working with you and the developer as the review process continues.

agr

cc: Richard E. Anderson, Sr., Director, Parks & Recreation Dept.
Anne Dick, Tree Inspector
File

to utilize the existing drainage swales and detention pond on the North Hill Green property.

X Minimum size of trees which will be planted (2 1/2")

X Parcel sizes

✓ Lighting - spaced at 75 ft.

~~Per~~ Guards per Bay

X R.O.W. for drainage

✓ Letter of permission North Hill Green Assoc.

✓ Other Reg. corrections - memo - final calculations, post
- letter of permission for
North Hill Green
- etc.

X Sidewalk changes

X Plat size + road over

check prop. owners along Wash. Ave.

X Check John Ray, re parcel

WALTER CANTWELL
 Architect
 P. O. Box 4563
 24 Exchange Street
 PORTLAND, MAINE 04112

(207) 772-4043

LETTER OF TRANSMITTAL

TO BOG MASON

DATE	15 FEB 80	JOB NO.	C+4 7931
ATTENTION			
RE:	FIG- HARVARD MANDR		

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
5EA		A-1	SITE PLAN
		1003	BOUNDARY SURVEY
		2003	SUBDIVISION PLAN - BOUNDARY
		3003	

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS _____

COPY TO _____

SIGNED: Walt

11.71 ac

156 units (164)

Bldg @ 12

check C.C. - road area

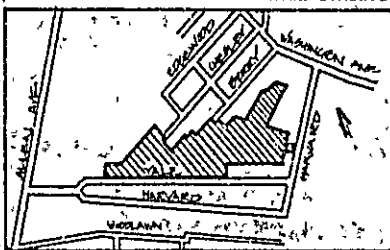
PUBLIC NOTICE

Notice is hereby given that the Portland Planning Board will hold a public hearing on Tuesday evening, February 26, 1980, in Room 209, City Hall, Portland, Maine, at 7:30 P.M. to consider a proposed 18 acre subdivision plan and a site plan for approximately 180 rental units between Harvard Street and Yale Street, with vehicular access for the proposed development only from Yale Street off Allen Avenue, with emergency access only from the existing Harvard Manor development. A 2.5 acre recreation area is proposed between Berry Avenue and Harvard Street. Fifteen multi-family buildings of 12 units each are proposed with adequate offstreet parking to be provided. Existing zoning for this site is R-5 Residence. Abutting property-owners are being notified by letter.

February 19, 1980

Jean E. Gilpatrick, Chairman
Portland Planning Board

PROPOSED SUBDIVISION PLAN IN THE VICINITY OF YALE AND HARVARD STREETS



A-15835

From the Portland Press Herald
February 21, 1980, at page 30.

FIG1 - ~~Laurel~~
Check Fire Dept.

Nick - financial capability
Site plan, not subdivision

Earle

~~Earle~~ - price range? ~~350~~ 350-375

Walt - similar to existing facades? - use natural material
classical

~~Walt~~ Scott - review buffer description
of parking spaces
in each lot

- walkway link to recreation area!
- plat, sides + road

Regie - types of recreation - 3 mins comm., 2 hot grounds, horse show
- who owns land between Rec area + Howard St. + ^{1/2} block east
" + Wood. Ave. } premise table
by kind of right
storage bldg

check