

PLANNING BOARD AGENDA
 TUESDAY, MAY 11, 1976 AT 7:30 P.M.
 ROOM 209, CITY HALL, PORTLAND, MAINE

1. Roll Call and Declaration of Quorum (*Pratt absent*)

2. Approval of Minutes of April 27, 1976

*Minutes of April 20th as amended
 Minutes of April 27th are approved*

3. Communications *Report by USDA*

a. Flood Hazard Analysis Stroudwater River

Future development along the Stroudwater River

*Voted to receive & place on file 3 Years
 Other copies of Report are available in records Conservation Service
 April 1st submitted Report to HUD*

The Soil Conservation Service, U. S. Department of Agriculture, has prepared a report identifying flood hazard areas along approximately five miles of the Stroudwater River 2.3 miles of which lie within the boundaries of the City of Portland. The report is based on historical storm and flood information for the purpose of assisting the cities in identifying local flood problems and the development of land use policy and regulations. Mr. John Malley of the Soil Conservation Service will be present at the meeting to answer any questions. A copy of the report is enclosed.

b. Comprehensive Planning and Assistance Program - Fifth Year Application

The Department of Housing and Urban Development has earmarked \$35,000 for a City of Portland 1976-1977 Comprehensive Planning and Assistance program (701). A preliminary application has been submitted to HUD and is included in the Planning Board package. A summary of proposed CPA activities is contained in the application and includes tentative funds for data processing, republication of the Municipal Code, completion of the public property program, historic preservation and review of the new zoning ordinance. The staff is meeting with HUD and will present any modification of the activities at the Planning Board meeting. This item is scheduled for the City Council agenda in late May.

Receipt of document (also voted) unan.

The City has participated in the CPA program since 1972 with grants ranging from \$30,000 to \$70,000.

4. Announcement of Decisions Made At Previous Meeting (none)

5. Unfinished Business

a. Application for a Change of Zone From R-5 Residence to 1-2 Industrial In The Vicinity of 43-83 Kensington Street - Webber Petroleum Company

5' strip Planting & Fire lanes are clean Bldg Strip

This proposed zoning amendment was tabled at the April 13th meeting of the Planning Board to permit further investigation of several concerns expressed by neighborhood residents. The Fire, Police and Public Works Departments have been requested to study and report on problems referred to them. A new project map has also been prepared.

Asked to excuse him from voting due to conflict of interest - interest in competitive Oil Co in the area.

Holden to vote in his behalf.

Sewall St
~~Entrance~~ Exit from Beverages

Gas Station

Ramada Inn Entrance

Bonanza

Creating a short cut to bypass the
traffic light

May 11th 1976
Approved
subdivision
of site plan

Final Site Plan and Subdivision Approval - Northfield Green - Barkan Development Corporation

At the meeting of April 13, 1976, the site plan for Northfield Green, a multi-family development for 200 HUD Section 8 units, was submitted to the Planning Board. The item was tabled by the Board in order that final drainage and soil erosion abatement plans could be prepared. The department of Public Works staff will be available at the meeting to report on the drainage and erosion abatement plans.

6. New Business

a. Land Development Plan

1. Reclassification of Peaks Island Land for Public Open Space in the Land Development Plan

Application to the City for the classification and assessment of approximately 6.3 acres of vacant ocean-side property on Peaks Island as open space land has been made by Phillip M. Iken, Edward Dana, and Alden Sawyer, Jr., trustees of the land. The Farm and Open Space Law (36 MRSA 585-591) under which the application, dated April 7, 1976, has been made, requires that such land be determined by the Planning Board to be in compliance with the City's Comprehensive Plan (i.e., Land Development Plan) as to an open space classification for any such land. If the land is determined to be open space in compliance with the Land Development Plan, or if an appropriate amendment to the LDP is approved to redesignate the land as open space, the City Tax Assessor may value the land for tax purposes on the basis of its current use (i.e., open space). Since the City's adopted LDP specifies low density residential use for the subject land, the issue before the Board is whether or not the LDP should be amended to specify open space in this instance. A staff report has been prepared for the Board on this item.

11 Parcels
6 1/2 Acres
heavily wooded
R-3 Zone
LDP amendment
Rastr - Taxation
Present of future
use -
Excellent
Preserve -
Tabled 5 Years

2. Reclassification of Cushing Island Land for Public Open Space in the Land Development Plan

Application to the City for the classification and assessment of over thirty acres of vacant land on Cushing Island as open space land has been made by Peter Murray and Martin Johnson, trustees of the land. The Farm and Open Space Law (36MRSA 585-591) under which the application, dated April 7, 1976, has been made, requires that such land be determined by the Planning Board to be in compliance with the City's Comprehensive Plan (i.e., Land Development Plan) as to an open space classification for any such land. If the land is determined to be open space in compliance with the LDP, or if an appropriate LDP amendment is approved to redesignate the land as open space, the City Tax Assessor may value the land for tax purposes on the basis of its current use (i.e., open space). Since the City's adopted LDP specifies low density residential use for the subject land, the issue before the Board is whether or not the LDP should be amended to specify open space in this instance. A staff report has been prepared for the Board on this item.

Voted to
deny by
vote of
5 Years

3. Federal Aid Urban Systems

*Approved
5/20/68*

With the implementation of the 1973 Federal Aid Highway Act came the requirement that a redefining of urban boundaries, functional reclassification and realignment of all federal aid system roadways within the urban areas be accomplished by PACTS with the concurrence of each community. A memorandum is enclosed and a map with the new Urban Systems Classification will be presented at the Planning Board meeting.

b. Zoning (none)

c. Site Plan Review

1. Site Plan Review for a Beverage Warehouse at the Corner of Congress and Sewall Streets - Joseph Boulos

*Access to
More than
One Street*

The structure formerly used for Rice's Bakery has been vacant for nearly a year. A proposal has been received to utilize the structure as a retail outlet. The facility "The Beverage Warehouse" involves a retail sale of beer, soda and wine. Since the applicant proposes to develop access to the parking area from both Sewall and Congress Streets, site plan approval by the Planning Board is required by Section 602.14.J.1 of the Zoning Ordinance. Ordinarily the proposal would be a minor site plan requiring only staff review. A staff memo is enclosed.

2. Major Site Plan - New Industrial Building in American Hoist and Derrick Company Complex on Fore Street - The Crosby Group

OK

A site plan has been received for a proposed shipping room and office adjacent to the assembly and storage facility of the Laughlin plant on the harbor side of Fore Street. Since the floor area of the proposed structure is 21,980 square feet, the proposal is a major site plan requiring Planning Board approval under Chapter 604, the Site Plan Ordinance. A staff report is enclosed.

d. Public Projects

1. Alteration of Land - Eastern Promenade

The Portland Water District has submitted plans for the deposit of 15,000-175,000 cubic yards of earth and cover material from the central sewage treatment plant site. This earth-moving activity is coincident with site excavation and the resultant fill will alter more than three acres of City-owned parkland on the Eastern Promenade. As a public project, this activity must be reviewed by the Planning Board and recommendations made to the City Council, under the provisions of the recently adopted Planning Board Ordinance. This project will also require site location approval by the Department of Environmental Protection. A staff report has been prepared. Representatives of the Portland Water District and their consultants have been invited to attend the meeting.

e. Capital Improvements Program (none)

f. Subdivisions

1. Preliminary Review of Subdivision Plat for Great Diamond Island -
David Elliott Property - Land Use Consultants, Inc., Land Planners

The proposed plat, which contains seventeen lots (including two with existing structures and two not suited for residential use), has been submitted for preliminary review and action. Since this subdivision plat contains twenty-four acres, it will be subject to approval by the Department of Environmental Protection in addition to local approval. The proposal includes forty foot street rights-of-way in accord with the City's standards for the islands. A staff report has been prepared. Representatives from the Department of Public Works will be present.

7. Adjournment

Great Diamond Island Shores Phase I

Robert B. Laughlin 1A.

& G. Adaline J.T.S.

P3C-A5

Was P/W over
other land

Phase I
Subdiv
area

1,635,886 #

Total land area

4,657,338 #

David L. & B. Elliott

Jocelyn Rd Scarborough, Me. 04074

Robert F. & Constance A. Noring P3C-A-7

Earle D. & J.G. Reed #11

Charles Crouch P3C-A-6

Clarence F. Abbott

Robert W. Laughlin

Attow E. & Betty L. Smith

Theodore Young
& Edith

Valley St, G.D.I.

Merrill, Wood O, Doss.

Rose, J. F.

Florence R.
Larochelle, Doss.

Harris, Margaret M.

Jacell, Wm. M. & Barbara D.

Eleanor W. Weichert.

Casco Bay Land Co.

CITY OF PORTLAND, MAINE
MEMORANDUM

George A. Flaherty, Director of Public Works
R. Lovell Brown, Director of Building & Inspection
TO: Clement O. Dodd, Fire Chief

DATE: 4/27/76

FROM: Warren J. Turner, Planning Department

SUBJECT: Preliminary Review of Proposed Subdivision Plat for the David Elliott
Property, Great Diamond Island

A preliminary plan, prepared by Land Use Consultants, has been received for review by the Planning Board for the David Elliott Property on Great Diamond Island.

It is the intent of the developer that parcels 1 and 3 through 16 be developed for single-family use. Parcels 1 and 14 now include existing residential structures. Parcels 2 and 17 are not suited for residential development and are to be retained by the subdivider for future disposition.

Results of backhoe test pits have been made on each of the lots intended for residential use. A log of soil test pit results is included as part of this submission. Sewage disposal will be by conventional subsurface methods except for lots 13 and 14. These two lots will be served by a sand filtration and overboard discharge system. All systems will be constructed according to standards as specified in the State Plumbing Code, Part II. Water service is available through the Portland Water District service to Great Diamond.

Access to proposed lots is by existing public rights-of-way (Nancy Lane and Nicholas Street) and extension of these rights-of-way. Where rights-of-way are to be extended, private roads will be improved to public standards for acceptance by the City. Access to lots 13, 14 and 15 is over an existing easement. When these lots are conveyed a 40' right-of-way will be reserved to assure adequate width if a future public right-of-way is desired.

Please review the enclosed proposed plat and relating details and send us your comments on or before Monday, May 3rd for consideration by the Planning Board. This matter will be considered on the agenda for May 11th.


Warren J. Turner

WJT/jk
Enclosure

CITY OF PORTLAND, MAINE

PLANNING BOARD



May 13, 1976

KENNETH H. CADIGAN, CHAIRMAN
HARRY E. CUMMINGS, VICE CHAIRMAN
JOHN H. CONWAY
THEODORE T. RAND
JEAN E. GILPATRICK
S. MASON PRATT, JR.
JAMES I. HOLDEN, SR.

Mr. David Elliott
Jocelyn Road
Prouts Neck
Scarborough, Maine 04074

Dear Mr. Elliott: -

As you know, the Planning Board at its evening meeting on May 11th received the revised preliminary plat for Great Diamond Shores, Phase I, as prepared by the Land Use Consultants, Inc. This preliminary plat was reviewed by the Planning Board and it was subsequently voted unanimously to table this matter until the June 8th meeting of the Planning Board in order to allow sufficient time for the problems to be resolved.

In the interim period, additional time will be allotted for sending notification to abutting and interested property-owners on Great Diamond Island and to the Great Diamond Island Association. Several problems or issues were revealed at the meeting, which included the following:

1. The possibility of a pedestrian connector across Lot #1 to provide more direct access to the wharf for the Sandy Point area and the reconstruction of a wooden foot-bridge at the head of Lamson Cove, as well as other pedestrian connection alternatives;
2. Redesign of the proposed street pattern to provide for a second public street to supplement the existing shoreland easement as the principal route of access to northeasterly segments of your property;
3. Determination of the amount of the subdivision bond required to cover the estimated costs for public improvements by the Director of Public Works;
4. Extension of water lines to be arranged with Portland Water District;
5. Installation of hydrants in such locations as are acceptable to the Chief of the Fire Department;
6. Provisions for street lighting utilizing overhead wiring on poles along the streets;
7. Minor improvements of streets within Phase I of your development;


Mr. David Elliott
May 14, 1976
Page 2

8. Provisions for drainageways, culverts, etc. wherever required;
9. Request for a waiver of curbs and sidewalks from the City Council;
10. Provision for access easement or new street to serve the lot owned by Robert B. Laughlin et als;
11. Statement of financial capability as required by State Law;
12. Construction of streets according to specifications for City acceptance of island streets.

When all of the above-listed items have been resolved and clarified, the Board will then consider this preliminary plat again, aided by a formal report from the Planning Department. In the meantime, Mr. Warren Turner of the Planning staff will be in contact with Mr. Haynes of Land Use Consultants, Inc. to set up a meeting to resolve these remaining concerns and problems.

I hope that you will assist the Planning Department and Land Use Consultants, Inc. in making available as much as possible of the above detailed information prior to the June 8th meeting of the Planning Board, so that the Board may be able to deliberate in a meaningful and informed way.

Sincerely,



Kenneth H. Cadigan
Chairman

KHC/jk

cc: Members of the Planning Board
Donald E. Megathlin, Jr., Planning Director
Gerald A. Holtenhoff, Assistant Planning Director
George A. Flaherty, Director of Public Works
William J. O'Brien, Corporation Counsel
R. Lovell Brown, Director of Building and Inspection
J. David Haynes, Land Use Consultants, Inc.
F. Paul Frinsko, Attorney
Warren J. Turner, Planning Department

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Thomas Vallsau, Community Development Coordinator

DATE: 6/2/76

FROM: Brian Nickerson, Planning Department

SUBJECT: Status Report - Environmental Clearances for HCD Projects - Report #1

Since both you and I have had numerous questions regarding the dates when expenses on HCD projects can be incurred, I believe it would be helpful if I prepared periodic status reports regarding Environmental Clearances until such time that all projects are fully cleared. I feel that such a report will give everyone involved a clearer understanding as to where each project lies with respect to which date expenses may be incurred.

Before I do so, I would like to outline my understanding of both the City's role and HUD's role in the Environmental Process. In essence, it is wholly the City's responsibility to make substantive decisions regarding the environmental effects of any project. The Federal Legislation gives some structure under which these decisions are to be made, but it remains with the City to make the decisions within these legislative bounds. City Council has designated this decision-making authority to the City Manager.

HUD's role is one of monitoring only. This monitoring is wholly related to procedural issues on a day to day basis, and may only relate to substantive questions in an annual performance analysis format. With regard to the clearance of each HCD project, HUD's role is only procedural. The City makes a decision, states such in an ad, receives public comments and certifies that it has followed appropriate procedures to HUD. HUD holds the certification for 15 days and can only receive objections from the public on whether or not the City followed the correct procedures. An objection relating to substance will not be considered. Following the 15 day period, the funds will be released if the activity is eligible and if no valid objection by HUD has been received.

With this in mind, the date I will list for each project is the day which follows the last day of HUD's objection period. Contact with HUD today reveals that no valid objection on any project has so far been received.

1. Neighborhood Conservation - Public Improvements
2. Continuing Human Service Programs - Developmental Day Care, Homemaker Services, Enriched Golden Age-Salvation Army, Community Health Services-Infant and Infant Care, Alcoholism Services, Shalom House, Drug Abuse Programs, Fair Harbor Shelter, Big Sister Program, Dental Care-City Health Dept., Leisure Center for the Handicapped-City Recreation Dept., Urban Adult Learning Center, Pharos House, Little Brother Assoc., Island Health Services, Special Services Unit-Welfare Dept., and MEDCU (115,500)
3. Tree Stump Removal Program
4. Neighborhood Street Paving Program

May 20, 1976

May 20, 1976

May 20, 1976

May 20, 1976

Memo to Tom Valleau
June 2, 1976
Page 2

- | | |
|--|---|
| 5. Neighborhood Sidewalk Construction Program | May 20, 1976 |
| 6. Fire Protection Services | May 20, 1976 |
| 7. Neighborhood Conservation - Rehabilitation | May 20, 1976 |
| 8. Public Works Improvements for Portland Islands | May 20, 1976 |
| 9. Parks and Playgrounds | May 20, 1976 |
| 10. MEDCU (Under 1975 Surpluses - 105,000) | May 25, 1976 |
| 11. Environmental Improvements - Sewers - Riverton | June 8, 1976 |
| 12. Environmental Improvements - Sewers - No. Deering | June 8, 1976 |
| 13. New Human Service Programs - Project BEFORE - Cerebral Palsy Center, Ingraham Volunteers-Emergency Counseling Hotline, Out Place, Regional Transportation Program, SHARE-Senior Center, Social Services to Portland Housing Authority, Williston West Senior Citizens Center, Year-Round Group Work Project, INTROARTS profile Theater, Deering Teen Center, Coyd Street Neighborhood Recreation Project, Adult Day Care-Abilities and Goodwill, We llo Care | July 12, 1976
(Est.) (Presently in local comment period) |
| 14. Environmental Improvement - Sewers - Nason's Corner | July 12, 1976
(Est.) (Presently in local comment period) |

The following projects await local clearance determination and these will be processed as soon as possible:

1. Neighborhood Conservation - Housing Repair Assistance: lead paint removal incentive program, PROP emergency home repair, MICAH housing assist.
2. Spot Demolition
3. Solid Waste Program
4. Environmental Improvement - Sewers - Stroudwater
5. Peaks Island Facility Planning
6. Long and Peaks Island Shelters
7. Long Island Public Landing Expansion
8. Waterfront Development
9. Industrial Park Development

One further note is that general administration and planning for 117,550 is exempt from environmental clearance processes and expenses can be incurred at any time.

Memo to Tom Valleau
June 2, 1976
Page 3

I hope that this helps to answer questions regarding environmental clearances. I will plan on submitting a status report on HCD Environmental matters to you every two weeks unless you direct me otherwise.



Brian Nickerson

BN/jk

cc: A. J. Wilson, City Manager
Neal N. Allen, Assistant City Manager
Donald E. Megathlin, Jr., Planning Director
George A. Flaherty, Director of Public Works
David Bittenbender, Director of Health and Social Services
John DePalma, Finance Director
Walter Martin, Chief Accountant
Richard Anderson, Director of Parks and Recreation
Clark K. Neily, Director of Economic Development
Clement Dodd, Fire Chief
William Dow, Neighborhood Conservation
Ed Walker, MEDCU
Lyle Noyes, Housing Inspector Supervisor

TO Mr. Warren J. Turner
Planning Dept.
City of Portland
Portland, Me.

Land Use Consultants, Inc.
1100 FOREST AVENUE PORTLAND, MAINE 04103 207 797 8187

SUBJECT GREAT DIAMOND ISLAND	ATTENTION 76346 P	DATE 5-6-76
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DEAR MR. TURNER:

AS YOU REQUESTED DURING OUR SITE REVIEW
TODAY, I HAVE ENCLOSED FOUR COPIES
OF THE DAVID ELLIOTT SUBDIVISION PLAN ON
GREAT DIAMOND ISLAND.

IF YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE
FEEL FREE TO CONTACT US.

SINCERELY
Stephen E. Fournier
STEPHEN E. FOURNIER

Speed Letter



GEORGE A. FLAHERTY
PUBLIC WORKS DIRECTOR

May 10, 1976

Mr. David Elliott
Jocelyn Road
Prouts Neck
Scarborough, Maine

Dear Mr. Elliott:

On April 22, 1976 members of the Public Works Department and the Great Diamond Island Association viewed several areas which have been tentatively under consideration for the construction of a walking path. This walking path would connect Nancy Lane to the sandbar point area of Great Diamond Island.

As you will recall a number of years ago there existed a walkway which connected Nancy Lane to the point. You will further recall that because of the condition of a bridge along this pathway we were forced to remove the bridge in order to eliminate a hazard.

During our meeting of April 22, 1976, we reviewed two routes, one called Alternate A and the other called Alternate B. During our discussion a member of the Diamond Island Association, Mr. Mavodontes, stated that if Alternate A was going to be the selected route, this group would not be interested in considering the walkway question further.

It is my understanding that neither routes A or B met with your approval. However, during our discussion another route was suggested which would follow the shoreline from the Casco Bay Island Landing following to the left of the roadway at the end of the causeway over to a clump of birches near the former foot bridge. This I will call Route C.

Would you please advise if you have had sufficient time to review your earlier comments and are you still willing to entertain a ninety-nine year easement if the City constructed a walkway over this Route C.

I would greatly appreciate hearing from you concerning your thoughts on this matter.

Very truly yours,

GEORGE A. FLAHERTY
DIRECTOR OF PUBLIC WORKS

GAF/dmf

cc: N. Mavodontes
F. Bourque
T. Valteau

389 CONGRESS STREET • PORTLAND, MAINE 04111 • TELEPHONE (207) 775-5451

PLANNING BOARD MINUTES

TUESDAY, MAY 11, 1976 AT 7:30 P.M.

ROOM 209, CITY HALL, PORTLAND, MAINE

1. Roll Call and Declaration of Quorum

Cadigan, Cummings, Conway, Rand, Gilpatrick and Holden

2. Approval of Minutes of April 27, 1976

Mr. Cummings moved that the workshop minutes of April 20th be amended under Public Buildings - Page 8, Houghton Hall--- add to the last sentence "subject to approval by the Planning Board". Jean Gilpatrick moved acceptance of the minutes of April 20th as amended. Mr. Cadigan seconded the motion and it passed unanimously (5-0).

Mr. Cummings moved the minutes of April 27th be approved as written. Jean Gilpatrick seconded the motion and it passed unanimously (5-0).

3. Communications

a. Flood Hazard Analysis Stroudwater River

Mr. John Malley of the Soil Conservation Service summarized the report and explained that it was prepared for the purpose of assisting the cities in identifying local flood problems and the development of land use policy and regulations.

Mr. Cummings said the report was a good reliable study and should be permanently filed in the Planning office, Public Library and State Library. He moved that the report be accepted and asked Mr. Malley to see that it is filed with local agencies and libraries as well as the State Library. Mr. Conway seconded the motion and it passed unanimously (5-0).

b. Comprehensive Planning and Assistance Program - Fifth Year Application

The Assistant Planning Director summarized the application and Joel Russ of the Planning staff reviewed the changes and proposed funding as approved by HUD at the negotiating session.

Mr. Cummings moved that the application be approved and forwarded to the City Council for their action. Jean Gilpatrick seconded the motion and it passed unanimously.

4. Announcement of Decisions Made at Previous Meeting (none)

5. Unfinished Business.

a. Application for a Change of Zone From R-5 Residence to I-2 Industrial In The Vicinity of 43-83 Kensington Street - Webber Petroleum

Mr. Cummings asked to be excused from participation in this item due to a possible conflict. Jean Gilpatrick moved this be allowed. Mr. Conway seconded and the motion passed unanimously (5-0).

Mr. Cadigan said Mr. Holden would vote in Mr. Cummings' place.

Mr. Frinsko, representing the applicant, said the staff's concerns had been answered to the satisfaction of the Department of Public Works and Fire Department and the developer would be willing to submit the final landscaping plans to the City Arborist (a letter to this effect was given to the Chairman specifying that a solid screen of plantings reaching 12 feet at maturity would be undertaken.)

Mr. Warren Turner of the Planning staff, summarized the results of the Board's requests for information from various departments.

There was some discussion of the poor sight distance at the intersection of Kensington and Veranda Streets.

Mr. Cadigan read a letter of opposition from Mr. & Mrs. Donald Joy of 21 Lennox Street. Five residents of the neighborhood expressed concern over inadequate egress from the area in case of an emergency and opposed the change of zone.

Jean Gilpatrick asked if the trucks would still be using the area even if the zone change was not allowed. Mr. Flynn answered "yes".

Mr. Conway moved that the application for a change of zone from R-5 Residence to I-2 Industrial in the vicinity of 43-83 Kensington Street be approved and forwarded to the City Council for their action. He said he had sympathy for the residents of the area, but the Planning Board cannot alter the storage tanks and trucks that have existed there since the early 1950's. He said he felt the change would not add significantly to the already present problem of access and egress from the area. Jean Gilpatrick seconded the motion and it passed by a vote of 4-1 (Rand).

b. Final Site Plan and Subdivision Approval - Barkan Development Corporation

The Chairman introduced the item and Mr. Cummings said since the tabling was due only to drainage and erosion concerns, he would ask Mr. Nickerson and Mr. Rague if the plan now provides for proper drainage and erosion control.

Mr. Rague of the Public Works Department said the drainage problem had been taken care of to the satisfaction of that department and the developer had submitted a list of steps proposed for erosion control that was also satisfactory.

Mr. Cummings moved that the preliminary subdivision plat be approved as submitted. Jean Gilpatrick seconded the motion and it passed unanimously.

Mr. Cummings moved that the site plan for Northfield Green as submitted on this date be approved. Mr. Conway seconded the motion and it passed unanimously (5-0).

6. New Business

a. Land Development Plan

1. Reclassification of Peaks Island Land for Public Open Space in the Land Development Plan

The Assistant Planning Director introduced the item and Joel Russ of the Planning staff summarized the proposal. He said the will of Mabel Daveis had left restrictions on the land to be used as a bird sanctuary.

Mr. Rand said this land has been used as a bird sanctuary for many years and he felt it was a reasonable request.

Mr. Cadigan asked if Mrs. Daveis will had left money for payment of the taxes. He said he felt this type of classification should not be taken lightly and asked if there were any urgency, if not he would suggest the Board get further information from the tax assessor and find out if there was money in the will to pay the taxes.

Mr. Cummings asked if the valuation of the land as open space land would be any different than the valuation with the existing deed restrictions. The staff will research this issue.

Mr. Cummings moved that the item be tabled until May 25th. Jean Gilpatrick seconded the motion and it passed unanimously (5-0).

2. Reclassification of Cushing Island Land for Public Open Space in the Land Development Plan

The Assistant Planning Director summarized the proposal. Mr. Peter Murray, a trustee of Whitehead Associates, explained the restrictions placed on the land (1) no more than eighteen dwelling units to be allowed and (2) no buildings to be erected on the parade ground east of the flagpole. He said he felt the open space classification should be allowed since nothing can be built on these two parcels.

Jean Gilpatrick asked if Whitehead Associates was aware of the restrictions when they purchased the property. Mr. Murray said "yes".

Mr. Rand said this same approach could be carried out by other residents and he did not think this type of proposal was the intent of the law. He said he felt that this should not be financed by the property tax and he would not favor the proposal.

Mr. Cummings said he would not favor the proposal. He said that he felt the four acre lot was buildable.

Mr. Conway said he agreed with Mr. Cummings and Mr. Rand and would not vote in favor of the proposal.

Mr. Cadigan said idle land was an untouched resource of the community and could be put to use. He felt it was not fair to classify it as open space when it was developable.

Mr. Rand moved that the reclassification of Cushing Island open space be denied. Mr. Conway seconded the motion and it passed unanimously (5-0).

3. Federal Aid Urban Systems

Mr. Cummings moved approval of the Federal Aid Urban Systems as delineated by the staff, PACTS and Maine Department of Transportation. A new map: 5.b. Functional Classification Map, was added to the Land Development Plan. Jean Gilpatrick seconded the motion and it passed unanimously (5-0). This item will be forwarded to the City Council.

b. Zoning (none)

c. Site Plan Review

1. Site Plan Review for a Beverage Warehouse at the Corner of Congress and Sewall Streets - Joseph Boulos

The Chairman introduced the item and Brian Nickerson of the Planning staff summarized the site plan, explaining it was a minor site plan and before the Board only for approval of access on more than one street.

Mr. & Mrs. Howard Heller who live across Congress Street from the proposed access, expressed concern over the use of Congress Street for access. They felt it would only aggravate an already existing traffic problem.

Mr. Desmond, attorney for Mr. Boulos, said they felt two access points would lessen the impact. He said if there were no access from Congress Street he felt there would be a potential for autos parking on Congress Street.

John Rague of the Public Works Department said the traffic engineer had approved the Congress Street access and felt that since the light at the intersection of Congress and Sewall Streets worked on a "trip loop" system, the access from Congress Street would cut down on the light changes, thus allowing the traffic to flow more easily on Congress Street. If there were access only on Sewall Street, the light would change more frequently.

Mr. Cummings moved that the matter be referred to the Planning Department and Public Works Department staffs to work out a solution to the intersection problem and instruct the staffs to return to the Board with their recommendation at the meeting of May 25th. Jean Gilpatrick seconded the motion and it passed unanimously (5-0).

2. Major Site Plan - New Industrial Building in American Hoist and Derrick Company Complex - The Crosby Group

Brian Nickerson of the Planning staff summarized the site plan. He said the Planning staff requirements had been met with the exception of the suggested deletion of two parking spaces near the entrance.

John Rague of the Public Works Department also suggested the deletion of the two parking spaces. He said the fence was in disrepair and presented a sight distance problem and should be removed. He said the Public Works Department would require that the ramp be 25 feet as shown in the drawing. He also stated the requirement for a new sidewalk.

John Baird said there was a sidewalk there previously but it had been torn up by the Northern Utilities Company. He also said the fence had been there for fifty years and is in disrepair. He agreed to tear it down once he got the deed to the property. He also said the number of cars to be parked would be very few more than had been parked there in last five years.

Mr. Cummings moved that the site plan be approved. Mr. Conway seconded the motion and it passed unanimously (5-0).

Public Projects

1. Alteration of Land - Eastern Promenade

The proposed landfill was summarized by the Assistant Planning Director. Mr. Roy Kosta of E. C. Jordan Company, said the area would be fenced during construction (about two months) and the fill would be covered with two feet of clean material and landscaping would be provided as approved by the City Arborist.

Mr. Cummings moved that the fill site be approved by the Board with the requirement that it be finished in accordance with the conditions of the railroad and Department of Parks and Recreation and that it not be undertaken unless it can be fully completed. Jean Gilpatrick seconded the motion and it passed by a vote of 4-1 (Cadigan).

e. Capital Improvements Program (none)

f. Subdivisions

1. Preliminary Review of Subdivision Plat for Great Diamond Island - David Elliott - Land Use Consultants, Inc., Land Planners

Warren Turner of the Planning Department summarized the proposed subdivision. John Rague of the Public Works Department said they would require that the natural drainage courses be maintained.

John Sedgewick, a summer resident of the Island, requested that the item be tabled until residents of the Island had an opportunity to inform themselves on what was taking place.

Mr. Rand suggested that a new road, not crossing other property be considered to the future development areas. He suggested this could be developed on boundary lines and would also allow access to the Robert B. Laughlin lot.

Mr. Elliott said he would research the expense. David Haynes said there were two means of access and egress by existing dirt roads.

Mr. Cummings moved the item be tabled until all items can be coordinated before returning to the Board. Mr. Conway seconded the motion and it passed unanimously (5-0).

**ANDROSCOGGIN
VALLEY** Regional Planning Commission
70 Court Street Auburn, Maine 04210

W.J.

Good memo —
G.D. Sub. I've
placed in my P.B.
Agenda File.

DM

D R A F T

May 12, 1976

Mr. David Elliott
Jocelyn Road
Prouts Neck
Scarborough, Maine 04074

Dear Mr. Elliott:

As you know, the Planning Board at its evening meeting on May 11th received the revised preliminary plat for Great Diamond Shores, Phase I, as prepared by the Land Use Consultants, Inc. This preliminary plat was reviewed by the Planning Board and it was subsequently voted unanimously to table this matter until the June 8th meeting of the Planning Board in order to allow sufficient time for the problems to be resolved.

In the interim period, additional time will be allotted for sending notification to abutting and interested property-owners on Great Diamond Island and to the Great Diamond Island Association. Several problems were revealed at the meeting, which included the following:

1. The possibility of a pedestrian connector across Lot #1 to provide more direct access to the Wharf for the Sandy Point area and the reconstruction of a wooden foot-bridge at the head of Lamson Cove, as well as other alternatives;
2. Redesign of the proposed street pattern to serve the proposed subdivision and also Phase Two of your development;
3. Determination of the amount of the subdivision bond required to cover the estimated costs for public improvements by the Director of Public Works;
4. Extension of water lines to be arranged with Portland Water District;
5. Installation of hydrants in such locations as are acceptable to the Chief of the Fire Department;
6. Provisions for street lighting utilizing overhead wiring on poles along the streets;
7. Minor improvements of streets within Phase I of your development;
8. Provisions for drainageways, culverts, etc. wherever required;
9. Request for a waiver of curbs and sidewalks from the City Council;
10. Provision for access easement or new street to serve the lot owned by Robert B. Laughlin et als;
11. Statement of financial capability as required by State Law;

D R A F T

May 12, 1976

Mr. David Elliott
Jocelyn Road
Prouts Neck
Scarborough, Maine 04074

Dear Mr. Elliott:

As you know, the Planning Board at its evening meeting on May 11th received the revised preliminary plat for Great Diamond Shores, Phase I, as prepared by the Land Use Consultants, Inc. This preliminary plat was reviewed by the Planning Board and it was subsequently voted unanimously to table this matter until the June 8th meeting of the Planning Board in order to allow sufficient time for ~~XXXXXX~~ the problems to be resolved.

In the interim period, ~~XXXXXXXXXXXX~~ additional time will be allotted for sending notification to abutting and interested property-owners on Great Diamond Island, and the Great Diamond Island Association. Several additional problems were revealed at the Planning Board meeting, including the possibility of a pedestrian connector from the Sandy Point area and across Lot #1 of Great Diamond Shores, Phase I, as contrasted to other alternatives; redesign of proposed street pattern to serve this proposed subdivision and also Phase II; determination of the amount of a subdivision bond required to cover the estimated costs for public improvements; extension of water lines and installation of hydrants; provisions for street lights, street design improvements for access within and for Phase Two; and provisions for drainageways, culverts, etc. wherever required; request for a waiver of curbs and sidewalks and construction of streets according to City standards for Island street acceptance; provision for access easement to the lot owned by Robert B. Laughlin, and cut-back of the curve in Nicholas Street abutting Lot #17; a statement of financial capability.

When all of the above listed items have been obtained or clarified, the Board will then consider this preliminary plat again, aided by a formal report from the Planning Department.

I hope that you will assist the Planning Department and Land Use Consultants, Inc. in making available as much as possible of the above detailed information prior to the June 8th meeting of the Planning Board. We believe that your development will prove to be both popular and an asset to the Portland community.

Sincerely,

Kenneth H. Cadigan
Chairman

cc: Members of the Planning Board
Donald E. Megathlin Jr., Planning Director
Gerald A. Holtenhoff, Assistant Planning Director
George A. Flaherty, Director of Public Works
William J. O'Brien, Corporation Counsel
R. Lovell Brown, Director, Building & Inspection Services
Warren J. Turner, Planning Department



CITY OF PORTLAND - MAINE

DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

April 27, 1976

Mr. J. David Haynes, Vice President
Land Use Consultants
1100 Forest Avenue
Portland, Maine 04103


Dear Dave:

Your preliminary subdivision plan has been received and distributed to the appropriate City reviewing departments. The plan is now tentatively scheduled for preliminary review by the Portland Planning Board at their May 11th meeting. It is recommended that an identifying name for the plat be furnished prior to the agenda preparation, if possible.

Please coordinate any inquiries regarding this plan through Warren J. Turner of this office.

Your mailing address will be added to those scheduled to receive copies of the Portland Planning Board agenda for the May 11th meeting.

Sincerely,



Brian Hickerson,
Planning Department

BN/jk

cc: Donald E. Megathlin, Jr., Planning Director
George A. Flaherty, Director of Public Works
R. Lovell Brown, Director of Building & Inspection
David Bittenbender, Director of Health & Social Services
Warren J. Turner, Planning Department
Paul Frinsko, Attorney
David Elliott, Property Owner



**Casco Bank
& Trust Company**

MONUMENT SQUARE • P.O. BOX 678 • PORTLAND, MAINE 04104
TELEPHONE (207) 774-8221

June 4, 1976

Mr. Warren Turner
Zoning Specialist
City of Portland
Planning Department
Portland, Maine

Dear Mr. Turner:

Mr. David Elliot of Jocelyn Road in Scarborough, Maine has applied to your Department for its approval to subdivide 23 acres of land on Great Diamond Island.

Mr. Elliot has been an account of this Bank for a number of years and I will attest to the fact that a project of this scope will tax his financial capabilities only slightly as I understand the development cost to be approximately \$55,000.

If any further information is needed, I will be happy to provide same with Mr. Elliot's approval.

Sincerely,

Joseph A. Grondin
Joseph A. Grondin
Vice President

JAG/ald
cc: Mr. David Elliot

A Casco/Northern Bank

PLANNING BOARD MINUTES
TUESDAY, FEBRUARY 10, 1976 AT 7:30 P.M.
CITY COUNCIL CHAMBER, CITY HALL, PORTLAND, MAINE

1. Roll Call & Declaration of Quorum

Members present: Cadigan, Cummings, Conway, Gilpatrick, Pratt and Holden.
In the absence of Mr. Rand, Mr. Pratt was designated to vote in his place.

2. Approval of Minutes of January 27, 1976

Mr. Conway moved approval of the minutes. Miss Gilpatrick seconded the motion.
Mr. Cummings moved an amendment to the minutes under appointment of Secretary.
He said his statement should read the Planning Director and not the Planning
Board as recorded in the minutes. Jean Gilpatrick seconded the amendment.
The amendment and motion were unanimously approved.

3. Communications

a. Application for a change of zone from R-3 Residence to R-P Residence-
Professional - In the vicinity of 636 Brighton Avenue - Dr. Robert
Savadove, M.D., Applicant

The Chairman stated this item had been withdrawn at the request of the
applicant.

4. Announcement of Decisions Made at Previous Meeting

None

5. Unfinished Business

a. Final Subdivision Approval - Glen Oaks, Section C - Christy & Small, Inc.
Developer

Mr. Cummings moved approval of the Glen Oaks Subdivision - Section C for
Christy & Small subject to the following conditions as contained in the
staff report and enumerated below:

1. That a natural surface ditch be provided from Lots 4 to 14.
2. That a privately installed and maintained storm drain be constructed
by the developer on Lots 4 and 6.
3. That a covenant in the deed for Lots 4 and 6 specifies private
maintenance and responsibility of the storm drain. The plat will
also identify a private easement.
4. Selective filling will be undertaken by the developer necessary to
provide adequate drainage on Lots 4, 6 and 8.

Mr. Pratt seconded the motion and it passed unanimously (5-0).

CITY OF PORTLAND, MAINE
PLANNING BOARD



KENNETH H. CADIGAN, CHAIRMAN
HARRY E. CUMMINGS, VICE CHAIRMAN
JOHN H. CONWAY
THEODORE T. RAND
JEAN E. GILPATRICK
S. MASON PRATT, JR.
JAMES I. HOLDEN, SR.

May 27, 1976

**TO PROPERTY OWNERS AND RESIDENTS
OF GREAT DIAMOND ISLAND:**

The Planning Board will review a preliminary subdivision plat for Great Diamond Shores, Phase I, at its meeting of Tuesday evening, June 8, 1976, at 7:30 P.M. in Room 209, City Hall, Portland, Maine. This proposed residential development plan would include about 24 acres of land belonging to Diane B. and David L. Elliott of Scarborough. This acreage would be subdivided into 17 lots (including two on which buildings already exist and two which are not suitable for development.

This plat will be considered by the Planning Board to determine whether or not it meets all of the City's subdivision requirements. The development will also require approval by the Department of Environmental Protection due to the fact that it contains more than 20 acres.

The land involved in Great Diamond Shores, Phase I, is located adjacent to the intersection of Nancy Lane and Nicholas Street near the Great Diamond Wharf for the Casco Bay Lines. If approved, the development would include building sites for 14 additional dwelling units, and extension of the existing streets. Lots will range from 3/4 of an acre to about six acres in size.

If you are unable to attend the Planning Board meeting on June 8th, perhaps you may wish to forward a letter expressing your views concerning the proposed residential development to Mr. Donald E. Megathlin, Jr., Planning Director, 389 Congress Street, Room 211, Portland, Maine 04111. Communications received will be presented to the Planning Board for their consideration.

Sincerely,

Donald E. Megathlin, Jr.

Donald E. Megathlin, Jr.
Planning Director

DEM/jk

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: John P. Rague, Department of Public Works

DATE: 6/7/76

FROM: Warren J. Turner, Planning Department

SUBJECT: Performance Bond for Great Diamond Shores, Phase I

With further reference to estimate for subdivision bond for the David Elliott development, I wonder if you have taken into consideration the following responsibilities placed on the developer by the City some of which may be bondable:

- a. Cost of proposed new street, as shown on revised preliminary plat received from Land Use Consultants, Inc.
- b. Cost of extending the existing 8-inch water lines in Nicholas Street and new proposed street.
- c. Cost of two new hydrants requested by the Chief of the Fire Department, at points designated on the preliminary plat, as revised.

Warren J. Turner

WJY/jk
Enclosure

Planning Department Report

~~Preliminary~~ Preliminary Review of ~~Proposed~~ ^{Flat} Subdivision for Great Diamond Island Annex, Phase I - ~~III~~
David ~~W. [unclear]~~

Submitted to:

City Planning Board
Portland Maine
May 11, 1976

Reasons for Recommendation

This would seem a logical use for the land.

1. Appropriate Use of the Land
The subject parcel of land has been vacant and undeveloped for many years.
2. Letters from adjacent Property owners indicate little, if any, objection to this proposed zoning amendment from those whose property would be included within the change of zone.
3. ~~The~~ Land Development Plan

~~Good~~ Potential Market ~~is~~ anticipated

~~There~~ There are no other competing retail establishments ^{of this type} located ^{nearby} within ~~a short~~ this same general area.

~~is~~

Applicatio. for a change of zone from R-5 Residence to I-2-Industrial
Vicinity of 43-83 Kensington Street - Webber Petroleum Company

This proposed zoning amendaent was tabled at the April 13th meeting of the Planning Board in order to ~~XXXXXXXXXXXXXXXXXX~~ provide additional time in which to further investigate several of the problems which were revealed by neighborhood residents at the public hearing. Several departments have been contacted and requested to study ~~XXXXXXXXXXXX~~ these problem areas ~~XXXXXXXXXXXXXXXXXX~~ and to report back ~~XXXXXXXXXX~~ concerning them. Public Works has responded with several estimates for project costs: improvement of Yeranda & Kensington Streets intersection \$8,200; and several alternative estimates for sidewalk construction ranging from \$2,165 without curbing to \$5,360 for a 5' bituminous concrete sidewalk with 4' esplanade ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXX~~ plus \$6,000 for new granite curb to replace the existing bituminous berm. A combined estimate with new granite curb would amount to \$18,560, including both sidewalk and intersection ~~xxxxx~~ improvement.

Preliminary Review of Subdivision Plan for Great Diamond Island -
David Elliott Property - Land Use Consultants, Inc.

containing 17 Lots (2 include existing structures and 2 not suited for residential use)
This subdivision plat has been submitted for preliminary review. Since it contains more than 20 acres, this plat will be subject to approval by the Department of Environmental Protection, in addition to local approval. The Planning Department is arranging for a field inspection of the site on May 6th, as recommended for all subdivision review. A report will ~~xxxxxx~~ accompany the agenda.

This proposed development includes 40-foot rights-of-way for the extension of streets to be ~~xxxxx~~ constructed according to City's standards for acceptance for the Islands. The City Plumbing Inspector is reviewing soil test results.

30,000 and up for seasonal & year round
homesites.

2. Reconn. fill of the
surface.

3. Slopes not exceeding 25% can be built
upon

4. Drainage - provision

5. Pedestrian walkway - Proposed
constraint on lot # 2

6. Curbs and Sidewalks -

Drawings will be submitted to City Council
Edith

7. $\frac{1}{3}$ - $\frac{2}{3}$ City - \$20,000 to \$25,000
or more for
street construction -

\$25 per yd for gravel

8. Street Lighting = Overhead

Conditions of Final Plat Approval

1. Allow access easement to
lot 17.

2. Extend Water service & hydrants

3. Allow lighting plan appropriate
to low ^{traffic} island setting.

4. Broaden acute angle of Nicholas
and Nancy streets. Roadway inter-
section. (Roadway not street inter-
section.)

5. Respect drainageways, install
culverts where needed, etc.

Suggested Changes

1. Straighten curve and make revised fill of wet area adjacent to lot 17

Issues and Concerns

1. No overall plan for balance of the Elliott tract (80 acres approx.)
2. Street Improvement Costs for accepted street portion (possible C.P. items) \$24,000 + $\frac{1}{3} - \frac{1}{3}$

Notice: Developer will have to obtain waiver of curbs and sidewalks from City Council

30,000	33.10
14	312
<hr/>	<hr/>
720,000	66.20
303,000	33.10
<hr/>	<hr/>
\$312,000	\$132,720

Value of the housing construction estimated annual taxes

$$14 \times 30,000 = 312,000$$

$$\$312,000 \times 33.10 = \$132,720$$

33.10
7.2
<hr/>
66.20
33.10
<hr/>
99.30
103.27.20

CITY OF PORTLAND, MAINE
MEMORANDUM

George A. Flaherty, Director of Public Works
Clement O. Dodd, Fire Chief
TO: R. Lovell Brown, Director of Building & Inspection

DATE: 6/2/76

FROM: Warren J. Turner, Planning Department

SUBJECT: Revised Preliminary Plat for Great Diamond Shores, Phase One -
David L. Elliott, Scarborough

Enclosed is a copy of relating correspondence and a copy of the revised preliminary plat for Great Diamond Shores, Phase I, owned by David L. Elliott of Scarborough.

Certain revisions have been made in accordance with recommendations by the Planning Board, Public Works Department and the Fire Chief. Additional data will be furnished concerning the amount of the subdivision bond to be requested by the City. This computation is being made by the Public Works Department. Information is also needed concerning the status of a proposed HCD-funded pedestrianway for Great Diamond Island, and whether an easement for that facility will be required.

Any further comments are requested prior to the June 8th meeting of the Planning Board when this preliminary plat will receive further consideration.


Warren J. Turner

WJT/jk
Enclosure

CITY OF PORTLAND, MAINE
MEMORANDUM

George A. Flaherty, Director of Public Works
Clement O. Dodd, Fire Chief
TO: R. Lovell Brown, Director of Building & Inspection

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Any further comments are requested prior to the June 8th meeting of the Planning Board when this preliminary plat will receive further consideration.


Warren J. Turner

WJT/jk
Enclosure



GEORGE A. FLAHERTY
PUBLIC WORKS DIRECTOR

May 10, 1976

Mr. David Elliott
Jocelyn Road
Prouts Neck
Scarborough, Maine

Dear Mr. Elliott:

On April 22, 1976 members of the Public Works Department and the Great Diamond Island Association viewed several areas which have been tentatively under consideration for the construction of a walking path. This walking path would connect Nancy Lane to the sandbar point area of Great Diamond Island.

As you will recall a number of years ago there existed a walkway which connected Nancy Lane to the point. You will further recall that because of the condition of a bridge along this pathway we were forced to remove the bridge in order to eliminate a hazard.

During our meeting of April 22, 1976, we reviewed two routes, one called Alternate A and the other called Alternate B. During our discussion a member of the Diamond Island Association, Mr. Mavodones, stated that if Alternate A was going to be the selected route, this group would not be interested in considering the walkway question further.

It is my understanding that neither routes A or B met with your approval. However, during our discussion another route was suggested which would follow the shoreline from the Casco Bay Island Landing following to the left of the roadway at the end of the causeway over to a clump of birches near the former foot bridge. This I will call Route C.

Would you please advise if you have had sufficient time to review your earlier comments and are you still willing to entertain a ninety-nine year easement if the City constructed a walkway over this Route C.

I would greatly appreciate hearing from you concerning your thoughts on this matter.

Very truly yours,

GEORGE A. FLAHERTY
DIRECTOR OF PUBLIC WORKS

GAF/dmf

Cc: N. Mavodones
F. Bourque
T. Valteau

389 CONGRESS STREET • PORTLAND, MAINE 04111 • TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE
MEMORANDUM

George A. Finnerty, Director of Public Works
to: Attention: John Chesebro, Chief Engineer

DATE: 5/17/76

FROM: Warren J. Turner, Planning Department

SUBJECT: Determination of Amount of Subdivision Bond for Great Diamond Shore,
Phase I - David Elliott, Owner

The Planning Department is continuing to study the various requirements for the processing of this preliminary plat, as requested by the Planning Board on May 11th. One aspect of this study is the amount of the subdivision bond to be required for this proposed residential development.

It is my understanding that a meeting of the Great Diamond Island Association is scheduled for May 28th, and that the Association will then be assembled in the event your department wishes to discuss further the proposed pedestrian connector contemplated by the City as a possible project. As you have indicated, the funds may alternatively be used for other purposes, such as improvement of the accepted portions of the island streets, for example.

Redesign of the street pattern has also been proposed for consideration in the proposed Great Diamond Shores, Phase I area. The exact amount of linear street work to be added has not yet been ascertained. Extension of the water lines and installation of additional hydrants will also become the responsibility of the developer of this subdivision. The availability of year-round water service may enable these new units to be used for year-round residential use.

Provisions for additional street lighting along the new streets has been requested as a responsibility of the developer. It is anticipated that overhead wiring will provide poles on which to place such lights. Minor street improvements and new street construction for acceptance according to the City's Island street standards will be required. Provisions also for drainageways, culverts, etc. will be necessary as required.

A waiver of the curbs and sidewalks requirements will probably be requested from the City Council by the developer.

Warren J. Turner

WJT/jk
Enclosure

CITY OF PORTLAND, MAINE
MEMORANDUM

George A. Flaherty, Director of Public Works
TO: Attention: John Chesebro, Chief Engineer

DATE: 5/17/76

FROM: Warren J. Turner, Planning Department

SUBJECT: Determination of Amount of Subdivision Bond for Great Diamond Shore,
Phase I - David Elliott, Owner

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Redesign of the street pattern has also been proposed for consideration in the proposed Great Diamond Shores, Phase I area. The exact amount of linear street work to be added has not yet been ascertained. Extension of the water lines and installation of additional hydrants will also become the responsibility of the developer of this subdivision. The availability of year-round water service may enable these new units to be used for year-round residential use.

Provisions for additional street lighting along the new streets has been requested as a responsibility of the developer. It is anticipated that overhead wiring will provide poles on which to place such lights. Minor street improvements and new street construction for acceptance according to the City's Island street standards will be required. Provisions also for drainageways, culverts, etc. will be necessary as required.

A waiver of the curbs and sidewalks requirements will probably be requested from the City Council by the developer.

Warren J. Turner

WJT/jk
Enclosure

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Donald E. Megathlin, Jr., Planning Director

DATE: 5/18/76

FROM: Warren J. Turner, Planning Department

SUBJECT: Minutes of May 17th Meeting with David Elliott and J. David Haynes
Re: Great Diamond Shores, Phase I - Preliminary Subdivision Plat

Mr. David Elliott said that he would be meeting with several members of the Great Diamond Island Association tomorrow. He took an extra copy of the proposed subdivision plat with him to show them.

Regarding proposed changes in the street pattern, the existing streets are considered to be workable at present, and Mr. Elliott said he would take any Board members down to show them the proposed development, if they desired to see it for themselves. Mr. Holtenhoff suggested that if Mr. Rand were satisfied, the Board would be apt to rely upon his good judgement with respect to the location of the proposed street just southerly of the R. B. Laughlin lot, just off Nicholas Street in view of the Board's discussion last Tuesday. Mr. Elliott said he would be asking Mr. Rand to visit the area with him. Mr. Reed presently has an easement across the other lots to provide him with access to the wharf.

With respect to the proposed pedestrian connector contemplated for possible installation across Lot #1, Mr. Elliott indicated that the development plan is not contingent upon the acceptance of this facility. He felt that the plan could be approved prior to arrival at a decision as to the location of the pedestrian-way, and that some decision in the matter should be reached prior to July 1st due to the involvement of HCD funds, which would then revert to the Federal control, if not otherwise used. Brian Nickerson, George Flaherty, and Tom Valleau were mentioned as contacts for Warren Turner concerning the status of this possible pedestrian connector and for a briefing as to the solidity of genuine Council support for this HCD expenditure.

Access to the Reed property is now achieved via an easement across several shore front lots to comply with deeded rights-of-way. A new street, as proposed by Mr. Rand at the May 17th meeting, may not be advisable to install due to the terrain and topographical limitations. This possibility had previously been explored by Mr. Elliott and Mr. Haynes, who indicated that they would be pleased to take Mr. Rand over to see the problems involved to interfere with its implementation: ledge, fill needed, etc.

Determination of the amount of subdivision bond to be required will be made by Public Works Department, through Mr. John Chesebro's office. Mr. Elliott said he would check into this phase. A memorandum request is being initiated by the Planning Department to request an estimate as to the amount of bond required for this subdivision.

May 18, 1976

Page 2

Mr. Elliott and Mr. Haynes indicated that they would be pleased to take the members of the Board out to see the subdivision first-hand, if they so desired.

Concerning the extension of water lines, a letter from Mr. Wyman has indicated that such extension would be feasible. Mr. Elliott asked as to the restrictions governing the use of wells as a water source. The Portland Water District has indicated that it would be feasible to extend the existing lines, which are adequate to serve the area. Mr. Elliott indicated that a private contractor might be obtained to install the lines, as it would be less expensive for the work to be accomplished in such a manner, he believed.

Additional hydrants will be indicated as soon as a determination is reached as to the number of them to be required. Mr. Elliott will be checking with the Chief of the Fire Department in this regard, and distance apart, etc.

For information concerning the provision of street lighting, it was suggested that Mr. Elliott contact Mr. Bill Ridgeway as to the requirements on the Islands for street lighting, distance apart, etc.

Minor street improvements are to be made by the developer on those sections of street not now accepted, in order to bring them to City standards and specifications for Island street construction.

Information as to the City's responsibility for improvement of the accepted portions of Nancy Lane and Nicholas Street is being sought by Warren Turner from the Public Works Department, including verification of the formula for street assessment, and information as to available funds for financing such a project.

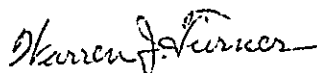
The sponsor of the development is responsible for provisions for surface drainage, insofar as culvert installations for new sections of street, and insuring that existing drainage is not impeded. Mr. Elliott said that George Flaherty has advised him that the next time a back-hoe is available on Great Diamond, the City will assist in restoring the drainage pattern which previously existed across Lot #1.

The request for a waiver for curbs and sidewalks is one aspect which does not need to be resolved prior to the approval of the final plat. Such a request may be submitted to the City Council after the approval by the Planning Board of the final plat.

With reference to Lot of R. B. Laughlin et als, access is guaranteed across the land in front to the street, and this provision is contained in the deed to him, but this is an undefined easement. It was agreed by Mr. Elliott that a specific easement would be provided in the revised preliminary plat, possibly across Lot 17.

May 18, 1976
Page 3

Mr. Holtenhoff, Assistant Planning Director, requested that Warren J. Turner of the Planning Department prepare a memorandum to outline the minutes of the meeting held at 10 A.M. on May 17th in the Planning Department with David Elliott, owner, and J. David Haynes, Land Use Consultants, Inc. This memorandum is in response to that request.


Warren J. Turner

WJT/jk

cc: John Chesebro, Chief Engineer, Public Works
John Rague, Public Works
David Elliott, Owner
J. David Haynes, Land Use Consultants, Inc.

CITY OF PORTLAND, MAINE
MEMORANDUM

H. Heulhoff

TO: Chairman and Members of Planning Board

DATE:

FROM: Warren J. Turner, Planning Department

May 10, 1976

SUBJECT: Preliminary Review of Great Diamond Island Shores Subdivision, Phase I

The following observations are submitted based on a study of the preliminary plat for the subdivision of 24 acres of land belonging to David L. and Diane B. Elliott on Great Diamond Island:

Suggested Changes

1. Straighten curve and make minor fill of wet area adjacent to Lot 17.
2. Lot 1 of the Preliminary Plat may be subject to a right-of-way for a pedestrian connector now under study by the Great Diamond Island Association and the City; this pedestrian route would connect Nancy Head more directly to the Wharf and provide a more direct walkway for the residents of the Sandy Point area of the Island.

Issues of Concern

1. No preliminary plat for the balance of the Elliott Property. This seems reasonable due to the necessity for making soil test pits in that 80 Acre area.
2. Street improvement costs for accepted street portion (possible C.I.P. items estimated at \$24,000[±]. This cost would be borne 1/3 by the City and 2/3 by the abutting property owners.
3. Estimated or Anticipated Value of housing construction. This would be determined by whether these will be seasonal or year round construction. If 14 new houses are to be built at about \$30,000 per structure, the amount of total new construction will represent \$312,000 and have an estimated tax return for these buildings of \$10,327.20 based on 1975 tax rate, exclusive of the land.
4. Re. Curbs and Sidewalks: The Developer will have to obtain a waiver of the requirements from the City Council, according to Public Works Department.

Conditions of Final Plat Approval

1. Access: An access easement should be shown across Lot #17 (unbuildable) in order to furnish access to the street for the 1 Acre lot owned by Robert H. Laughlin et al. The Assessors' Office records indicate that an unspecified right to passage exists for that lot by deed provision.

2. Extend water service and hydrants as requested by the Fire Chief.
3. Show lighting appropriate to low-traffic island setting.
4. Broaden acute angle of Nicholas and Nancy Streets roadway intersection (Roadway - not Street intersection).
5. Respect drainage ways, etc.

The foregoing observations were based on a meeting with representatives of the Public Works Department and Mr. J. David Haynes of Land Use Consultants on May 10, 1976 in the Planning Department.

The following is the text of the Planning Department Report:

"Review of Preliminary Subdivision Plat
For Great Diamond Shores, Phase I -
David L. and Diane B. Elliott, Owners

I. Background Information

A preliminary plat for 17 Lots (including 2 lots with existing structures and two lots which are not suited for residential development) has been prepared for 2 1/4 Acres of land owned by David L. and Diane B. Elliott of Scarborough, by Land Use Consultants, Inc. This preliminary plat would be developed for single family residential construction. Approval of this plat by the Department of Environmental Protection will be required due to the fact it contains more than 20 Acres.

II. Findings of Facts

This preliminary plat has been prepared by Land Use Consultants, Inc.; the lots are generally large and range from 3/4 of an Acre to about 6 Acres in size. A subsequent phase (Phase Two) will encompass approximately 78 Acres of adjacent land which borders on the King Resources tract (which was formerly Fort McKinley). The total assessed value of the entire Elliott property is \$116,390, and it is carried by the Assessors' Office as Chart 83B Block L Lot 1; Chart 83C Block A Lot 1; and Chart 83D Block A Lot 1; having a total area of approximately 105.8 Acres.

Boat Service is Inadequate and Infrequent

Casco Bay Lines now serves both Great and Little Diamond Islands on notice only. Regularly scheduled boat service should be provided at least from May 1st to October 31st. On May 6th, the 12:05 Noon boat was nearly an hour late in arriving at Great Diamond Island Wharf.

Street Lighting

The developer is investigating the cost of installing additional street lights on poles located within this proposed development.

Wiring will be overhead for electric service; therefore poles should be available for street lighting purposes. Additional information will be provided prior to final subdivision approval.

Fire Protection

Additional and improved fire protection is needed for Great Diamond Island. At present there is a trailer unit with hoses which stands ready to be manned by volunteers in the event of an emergency. Chief Doid has advised that if the existing 8-inch water lines are to be extended, then probably additional hydrants could be installed to serve this new development area. If so, this would then make the development acceptable to the Fire Department. The existing water lines were recently installed to furnish year-round service in the area near the junction of Nancy Lane and Nicholas Street. This water line also extends up Nancy Lane to Valley Avenue.

Subdivision Bond

A subdivision bond will be required by the City according to an estimate of the cost of public improvements to be required as determined by the Director of Public Works. Such a bond must be received prior to the release of the final linen for filing at the Registry of Deeds. Five copies of the final approved plat are required by the City for distribution among the several City Departments.

Intended Residential Uses

It is the intent of the subdivider that Lots 1 and 3 through 16 be developed for single family use. Lots 1 and 14 now include existing residential structures. Lots 2 and 17 are not suited for residential development and are to be retained by the subdivider for future disposition.

Sewage Disposal

Mr. Ernoold Goodwin, City Plumbing Inspector, has advised that he has field-checked the soil test pits on May 6th, and he has determined that all of the lots are buildable with the exception of Lots #2 and 17. Lot #2 is too small, and Lot 17 has a seasonable high water table and swampy areas. Mr. Goodwin indicated that if dwellings are built on these lots, the private sewage disposal system must be located where test pits were dug, otherwise new tests will have to be performed to locate disposal areas anywhere else.

Visit to Site

On May 6th, the representatives of several City Departments visited the site and checked the proposed subdivision location with Mr. Ralph Bonville, representing David Elliott, and Mr. Stephen Fournier, representing Land Use Consultants, Inc.

Sewage disposal will be by conventional subsurface methods except for lots 13 and 14. These two lots will be served by a sand filtration and overboard discharge system. All systems will be constructed according to standards as specified in the State Plumbing Code Part II.

Curbs and Sidewalks

A waiver of the curbs and sidewalks requirement will have to be obtained from the City Council, according to Public Works.

III. RECOMMENDATION

Subject to approval of soil tests data for the issuance of individual building permits, it is recommended that preliminary approval be granted by the Planning Board to this subdivision plat based upon the check list of criteria in Appendix B herewith and subsequent data relating to this proposed development. A subdivision bond will be required to cover the estimated cost of public improvements, as determined by the Director of Public Works.

IV. BASIS FOR RECOMMENDATION

1. Access to be Adequate According to Island Standards

The owner of the development has agreed to provide 40-foot wide rights-of-way for streets to be constructed according to standards outlined in the Street Acceptance Ordinance for Island street construction. Private roads will be improved to public standards for acceptance by the City.

There are presently only six vehicles on the Island. The existing roads would be extended to conform with the portions which have already been accepted by the City. A minimum right-of-way for street purposes on the Islands is 32 feet in width.

2. Water Service

Mr. Wyman of the Portland Water District has advised the Planning Department that adequate year-round water service (an 8-inch pipe) may be extended along Nicholas Street from the Noring property northerly and an 8-inch line already exists along Nancy Lane to Valley Avenue. Several additional hydrants will be required to serve the proposed development, according to the Chief of the Fire Department.

3. Field Check on May 6, 1976

Based on a field inspection of the proposed residential development, it has been verified that Lot #2 is too small in size to meet the State Plumbing Code requirement of 20,000 square feet in size (minimum lot size for unsewered areas). It is therefore not suited for residential development. Lot #17 is also not considered

to be suitable for residential development due to the large seasonal wet area, which it contains.

4. Land-Locked Lot

Proposed Lots 16 and 17 appear to make the 1 Acre lot belonging to Robert B. Laughlin entirely land-locked. However, a notation in the Assessors' Office indicates that a right of passage exists from said Laughlin's lot across subject land to the street. It is recommended that a specific 20 foot easement should be located on the final plat and granted to R. B. Laughlin across Lot 17, which is one of the two lots which are considered unsuited for residential development due to its low-lying and seasonally wet area.

5. Typical Cross Section for Street Construction

In accordance with the request by Public Works Department, a typical cross section for proposed street construction has been furnished by Land Use Consultants, Inc. The minimum requirement for an Island street is 16 feet with 6 inches of gravel fill.

6. Surface Drainage

Wherever a natural watercourse crosses private land, the deed to such lot should specify that the use of such land is subject to certain restrictions for surface drainage. Where appropriate, necessary culverts or storm drains will be required.

7. Pedestrian Route Proposed

Mr. George Flaherty, Director of Public Works, has been in contact with members of the Great Diamond Island Association concerning the proposed alternate routes for a pedestrian connector from the Sandy Point area along the shore and across Lot #1 of this development. Lot #1 contains about six acres and an existing old New England farm-house building. A copy of Mr. Flaherty's letter to Mr. David Elliott is attached to this report.

Mr. Flaherty has explained that about \$20,000 is available for improvements on Great Diamond, and he is awaiting word from the Island Association as to how it may be used. When the City Council considered the several alternatives, the one now advocated by the Association was not the one which City Council approved.

8. Additional Comments by Public Works

Several matters of concern to Public Works have been outlined in a Memorandum dated May 11, 1976, a copy of which is attached and added to this report.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren J. Turner, Planning Department

DATE: 5-11-76

FROM: John P. Rague, Department of Public Works

SUBJECT: Preliminary Review of Proposed Subdivision Plat for the David Elliott Property, Gt. Diamond Island.

This memo is to more accurately up-date my memo of April 30, 1976, and I offer the following comments for your consideration:

1. Typical Section of Streets: Since the date of my last memo concerning the subject subdivision, this Department has received a plan of the proposed typical section of the streets and find it to be acceptable as prescribed.
2. Inaccessibility to Existing Lot: This Department is still concerned with the apparent land locking of the existing lot shown on the plat as being owned by Robert B. Laughlin, et. al.. An in the field inspection, as verified by the soils analysis report, shows lot #17 to be seasonably wet and unfit for building purposes. Such lot #17 being contiguous to the Laughlin lot, the developer could easily provide a twenty (20) foot wide right-of-way access to said Laughlin lot by placing it within the confines of said lot #17 without placing any constraints on the remaining buildable lots.
3. Drainage: Existing natural water course and drainage ways are to be maintained in their natural state unless drainage is accommodated by adequate on-lot storm drainage systems which are to be located within defined easements and made part of the applicable deeds.
4. Sidewalks and Curb: Unless the developer can obtain a permit waiver, sidewalks and curb, of approved material and size, must be provided on either side of the proposed roadways.
5. 80' Radius Curve on Nicholas Street: The proposed curve in the right-of-way of the Nicholas Street extension shown immediately north of the terminus of Nicholas Street, as it is currently accepted, is too severe to provide adequate turning movements for vehicular traffic. This Department recommends that said curve be flattened by relocating it across the aforementioned unbuildable lot #17, as shown on the attached sketch.

All other aspects of the subject preliminary subdivision plat appear to be acceptable at this time.

ATTACHMENT

John P. Rague

JOHN P. RAGUE

ASSOCIATE ENGINEER II

EXISTING PROPOSED
BY DEVELOPER

P.C.
LOCATED
HERE

LOT # 17

PROPOSED
BY DEW

ROBERT S. LAUGHLIN
ET AL

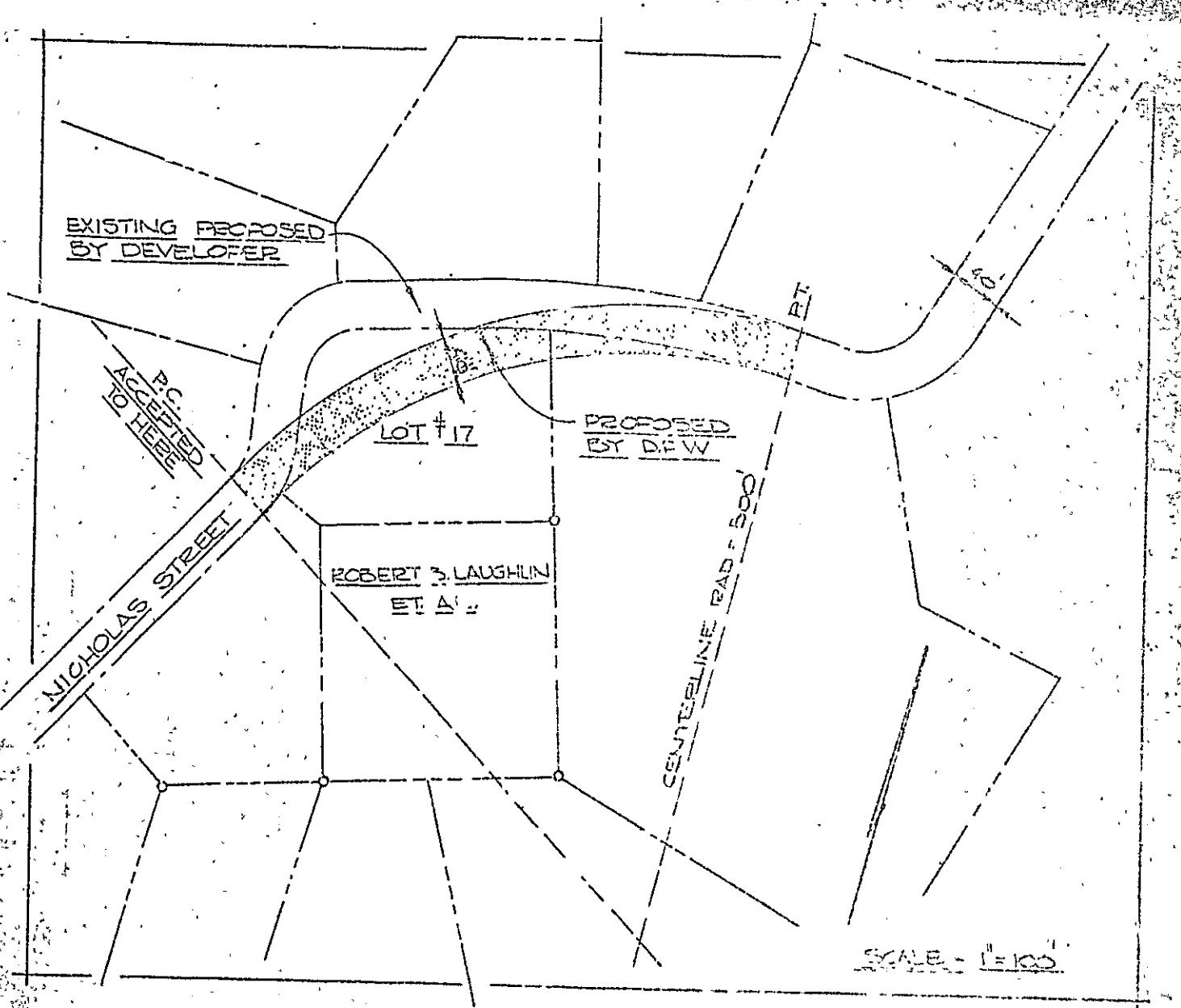
NICHOLAS STREET

CENTRELINE RAD = 500'

P.T.

40'

SCALE = 1" = 100'



APPENDIX A

Check List of Criteria for Subdivision Review

Name of Subdivision: Great Diamond Island Shores Phase I

1. Will not result in undue water or air pollution. Will not.
2. Has sufficient water available for the reasonably foreseeable needs of the subdivision. Yes, Portland Water District advises that existing 8-inch year round service lines can be extended to serve this development.
3. Will not cause an unreasonable burden on existing water supply, if one is to be utilized. Will not.
4. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result. Will not, provided all of the trees are not removed.
5. Will not cause unreasonable highway or public road congestion or unsafe conditions. Will not, if suggested changes are implemented.
6. Will provide for adequate solid and sewage disposal. Approved for on-site septic disposal. Solid waste is accommodated in a landfill operation on Great Diamond Island, according to Public Works Department.
7. Will not cause an unreasonable burden on the ability of the municipality to dispose of solid waste and sewage if municipal services are to be utilized. Will not.
8. Will not place an unreasonable burden on the ability of local government to provide municipal or governmental services. Will not.
9. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas. Will not.
10. Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any. Yes.
11. The subdivider has adequate financial and technical capacity to meet the above stated standards. Yes, but no supporting statement furnished.
12. Whenever situated in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water. Not seriously.

APPENDIX B

List of Abutting Property-Owners
And Interested Parties

1. Robert B. Laughlin & G. Adaline
561 Ridgebury Road, Ridgefield, Conn.
2. Robert F. & Constance A. Noring, Great Diamond Island, Maine 04109
3. Earle D. and Jeannette G. Reed, 1183 Shore Road, Cape Elizabeth, Maine
4. Charles Crouch, Resetar Hotel, Box 71, Watsonville, Calif. 95076
5. Clarice E. Abbott, 17 Amerescoggin Rd., Falmouth, Maine 04105
6. Robert W. Laughlin, 15 Ocean View Ave., South Portland, Maine 04106
7. Betty L. Smith, 175A Pine St., Portland Maine 04102
8. Wood O. Merrill, Devs., c/o Ferne Kimball, Great Diamond Island, Maine
9. Jennette F. Rose, 62 Grant St., South Portland, Maine 04106
10. Great Diamond Island Association, Great Diamond Island, Maine
11. Maine Department of Transportation, Augusta, Maine 04330
12. Maine Port Authority, 40 Commercial St., Portland, 04111
13. Margaret M. Harris, Valley Avenue, Great Diamond Island, Maine
14. William M. and Barbara D. Jewell, Great Diamond Island, Maine
15. Eleanor W. Wichart, Great Diamond Island, Maine
16. Theodore Yonan & Edith, 21 Pine Knob Circle, Wapping, Bonn. 06087
17. Florence R. Larochele; Devs. *(No address located)*
18. Casco Bay Lands Co., c/o King Resources Co., Box 9698, So. Denver Sta.
Denver, Colorado, 80209
19. David L. & Diane B. Elliott, Jocelyn Road, Scarborough, Maine
20. Mr. David Haynes, Land Use Consultants, Inc., 1100 Fcrest Avenue,
Portland, Maine 04103
21. Mr. Paul Frinsko, Attorney, One Monument Square, Portland, Maine 04111
22. Mr. Stanley Williamson, President. Casco Bay Island Development Association
Peaks Island, Maine 04108

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren J. Turner, Planning Department

DATE: 4-30-55


FROM: John P. Rague, Department of Public Works

SUBJECT: Preliminary Review of Proposed Subdivision Plat for the Dav Elliott
Property, Gr. Diamond Island

The subject subdivision plat has been reviewed by this Department and the following is offered for your consideration.

1. Typical Section of Streets: The submitted plat failed to show the typical section of the proposed streets, however, I have been in written communication with the developer's consultant concerning such, and have outlined the ordinance requirements in regards to street right-of-way widths and proposed traveled ways. We would not, therefore, disapprove this plat on this basis.
2. Inaccessibility to Existing Lot: The existing lot shown on the plat as being owned by Robert B. Laughlin, et. al., would appear to be land locked by lots #16 and #17. This Department would request the developer to consider a proposed right-of-way to be twenty feet (20') in width and to lie equally on either side of the common division line between proposed said lots #16 and #17.

All other aspects of this subdivision plat appear to fulfill the requirements for a Subdivision Preliminary Plat as outlined in Section 603 of the Municipal Code, and are acceptable to this Department at this time.


JOHN P. RAGUE
ASSOCIATE ENGINEER II

JPR/jpr

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner, Planning

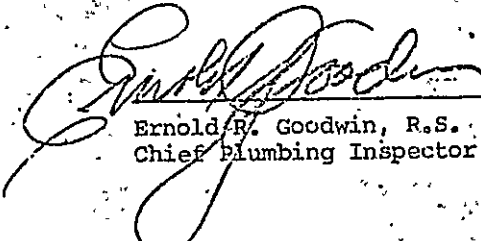
FROM: Ernold R. Goodwin, R.S., Chief Plumbing Inspector

SUBJECT: David Elliott Property, Great Diamond Island, Phase One
(except Lots #2 & 17)

DATE: 5-10-76

Upon inspection May 6 with a representative of Mr. Elliott, I checked and verified the test pits on each individual lot that was taken by a certified site investigator in the employ of Land Use Consultants. All lots confirm in all respects with the State Plumbing Code Part II as buildable house lots, except Lots #2, which is too small and Lot #17 because of seasonable high water table and swampy areas.

NOTE: If dwellings are built on these lots, the private sewage disposal system must be located where test pits were dug, otherwise new tests will have to be performed to locate disposal areas anywhere else.



Ernold R. Goodwin, R.S.
Chief Plumbing Inspector

ERG/mt

cc: W. B. Goodwin, PWD Sewer Div.
John Regue, PWD, Highway
Steve Fournier, LUC, ---

Defer roadway question
— find out how serious.

Second Street

- Deeded existing easement to the Reeds.
- will meet with Ted Rand.
- Check out fire hydrant & water service with
Fire Dept. H.P.W.D.
- Easement location for Taragblin lot.
- 80' radius curve already revised.



GEORGE A. FLAHERTY
PUBLIC WORKS DIRECTOR

May 10, 1976

Mr. David Elliott
Jocelyn Road
Prouts Neck
Scarborough, Maine

Dear Mr. Elliott:

On April 22, 1976 members of the Public Works Department and the Great Diamond Island Association viewed several areas which have been tentatively under consideration for the construction of a walking path. This walking path would connect Nancy Lane to the sandbar point area of Great Diamond Island.

As you will recall a number of years ago there existed a walkway which connected Nancy Lane to the point. You will further recall that because of the condition of a bridge along this pathway we were forced to remove the bridge in order to eliminate a hazard.

During our meeting of April 22, 1976, we reviewed two routes, one called Alternate A and the other called Alternate B. During our discussion a member of the Diamond Island Association, Mr. Mavodones, stated that if Alternate A was going to be the selected route, this group would not be interested in considering the walkway question further.

It is my understanding that neither routes A or B met with your approval. However, during our discussion another route was suggested which would follow the shoreline from the Casco Bay Island Landing following to the left of the roadway at the end of the causeway over to a clump of birches near the former foot bridge. This I will call Route C.

Would you please advise if you have had sufficient time to review your earlier comments and are you still willing to entertain a ninety-nine year easement if the City constructed a walkway over this Route C.

I would greatly appreciate hearing from you concerning your thoughts on this matter.

Very truly yours,

GEORGE A. FLAHERTY
DIRECTOR OF PUBLIC WORKS

GAF/dmf

cc: N. Mavodones
F. Bourque
T. Valteau

389 CONGRESS STREET • PORTLAND, MAINE 04111 • TELEPHONE (207) 775-5451

Main Concerns

- Prel. Plat
- Easement Access
- Street Improvements on Accepted Portion
- Value of Housing Construction

- possible CIP item
1/3 developer
2/3 City.

Calculate annual tax revenues on 14 @ \$30,000 homes.

Main Concerns

- Straighten curve & provide fill for wet area
- Provide specific easement to LOT 17 in final plat & hydrants
- Extend water service & lighting - final plat
- Broaden acute angle of Nicholas - Nancy Street intersection.
- Have to waive sidewalk & curb requirements (developer responsibility, right, warning)
- Recommend lighting as appropriate to a low-travel island setting.
- Respect drainage courses, etc.



GEORGE A. FLAHERTY
PUBLIC WORKS DIRECTOR

May 10, 1976

Mr. Nicholas Mavodoras
47 Hillside Road
Yarmouth, Maine

Dear Mr. Mavodones:

This is to confirm our discussion of April 22, 1976 concerning the proposed walkway on Great Diamond Island.

It is my understanding in a conversation with you of several days ago that you are representing the group of property owners who have property on Sandbar Point, Great Diamond Island.

Mr. Elloitt has been contacted by mail requesting that he give his written response concerning either his approval or rejection of the shore route, Alternate Route C.

As soon as I receive Mr. Elloitt's reply I will contact you.

Very truly yours,

GEORGE A. FLAHERTY
DIRECTOR OF PUBLIC WORKS

GAF/dmf

cc: Frank Bourque

603.6.3

Section 603.6.3 - Vicinity Sketch

A vicinity sketch or key map at a scale of 200 feet to the inch shall be shown on/or accompany the Preliminary Plat. This sketch or map shall show all existing subdivisions, streets, and tract lines of acreage parcels, rights-of-way and roadway width of all streets and easements abutting the proposed subdivision, together with the names of the record owners of all large parcels of land immediately adjoining the proposed subdivision. It shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property to produce the most reasonable and logical development of the entire area. All maps and data available in the City files will be made available to the subdivider upon request.

603.6.4

Section 603.6.4 - Final Plat

The Final Plat shall be an original drawing, in ink, on cloth, or as necessary to be acceptable by the Registry of Deeds, and shall be tied to an accepted street or to a proposed street under construction and bonded to insure construction. This Plat also shall show the following:

- a. Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of lots, with accurate dimensions, bearings, or deflection angles, radii, acres, and central angles of all curves.
- b. Street names and width of street rights-of way, roadways, side-walks and other rights-of-way.
- c. Locations, dimensions and purposes of any easement.
- d. Number to identify each lot or site.
- e. Purpose for which sites, other than residential lots, are dedicated or reserved; it being understood that any reservations of areas for other than residential purposes shall be subject to the proper zoning thereof.
- f. Location and description of monuments. Iron pipes shall be designated by a small circle at the point of installation.
- g. Reference to recorded subdivision plats of adjoining platted land by book and page number.
- h. Title, graphic scale, north arrow, name and registration number or seal of the engineer or surveyor, and date.
- i. Space for the signatures of the Portland Planning Board.

603.7

Section 603.7 - Design Standards

1. Street Plan

- a. All streets shall be platted along contour elevations which will result in minimum grades and greatest visibility whenever practicable, with consideration given for anticipated use of the land.

(PW)
2 SHARP
CORNERS

OK,
EXCISE
FUZZY ON
CAL. OF PROP
+ NEED FOR
STREETS
NA.

b. The proposed street layout shall be co-ordinated with the street system of the surrounding areas. All streets must provide for the continuation or appropriate projection of streets in surrounding areas and provide means of ingress and egress for surrounding acreage tracts.

c. Reserve strips or spite strips for unspecified or unacceptable purposes are prohibited.

d. Street right-of-way width - shall not be less than:

- 1) 50 feet for marginal access street
- 2) 50 feet for minor street
- 3) 60 feet for collector street

Proposed subdivisions along existing, or dedicated, or platted streets where rights-of-ways are inadequate shall provide additional land to meet the minimum standards.

e. Streets shall not occupy more land than needed to provide access nor create unnecessary fragmentation of the subdivision into small blocks. Streets will be so designed to discourage outside traffic from traversing the development.

f. The minimum roadway width including gutters and sidewalks shall be:

- 1) 50' right-of-way - 32' pavement - 5' sidewalks and curb
- 2) 60' right-of-way - 40' pavement - 5' sidewalks and curb
- 3) Street right-of-way on the Islands in Casco Bay shall comply with Chapter 707 of the Municipal Code.

g. Sidewalks and Curbs:

- 1) Sidewalks shall be constructed on each side of each street in accordance with Chapter 707 of the Municipal Code. Sidewalks to be used by pedestrians are to be so located as to minimize conflicts with normal automotive traffic, with preference given to interior walks away from streets in common open space in block interiors.
- 2) Curbs shall be constructed on each side of each street. The curbing shall be constructed as provided in Chapter 705 of the Municipal Code.

PKWS

(PW)

PKWS

(PW)

OK

2. Street Design

603.7.2

After the subdivision layout has received the combined preliminary approval of the Planning Board and Department of Public Works, profiles of each street or way shown thereon shall be prepared. They shall be drawn to a longitudinal scale of 40 feet to 1" and a vertical scale of four feet to one inch. Such profiles shall include separate profiles of each side line and center line of said street or way. Any buildings abutting on said street or way shall be shown on said profiles. Standard Federal Aid Profile Sheet shall be used.