



PLAN CORRECTIONS REPORT PL-00023-2018 FOR CITY OF PORTLAND

PLAN ADDRESS: 44 Pleasant Street	PARCEL: 040 B004001
APPLICATION DATE: 03/25/2018	SQUARE FEET: 0.00
EXPIRATION DATE:	VALUATION: \$0.00

DESCRIPTION: Bring 4 non-conforming dwelling units, built in 1997, into code and city compliance

CONTACTS	Name	Company	Address
Agent/Representative	Justin Tourigny		9E Oxford Street Portland, ME 04101

Corrections Required

City Arborist	Jeff Tarling
Civil Engineering - Third Party Reviewer	Lauren Swett
Fire	Robert Thompson
v.1.00 - Not Resolved	
Correction: General	
The Fire Department has no comment on this project.	
Corrective Action: N/A	
Correction: General	
Code Requirements will be addressed in the permit process.	
Corrective Action: N/A	
Planning	Christian Roadman
Public Works Engineering	Keith Gray
Transportation/Planning	Bruce Hyman
Zoning	Pool Zoning
City Arborist	Jeff Tarling
Civil Engineering - Third Party Reviewer	Lauren Swett
Fire	Pool Fire
Parking	John Peverada
Planning	Phil DiPierro
Public Works Engineering	Mike Farmer
Public Works Street Openings	Rhonda Zazzara
Public Works Water Resources	Nathaniel Smith
Public Works Water Resources Engineering	Doug Roncarati
Traffic - Third Party Reviewer	Tom Errico

Conditions Required

44 Pleasant Street

Lauren Swett <lswett@woodardcurran.com>
To: Christian Roadman <croadman@portlandmaine.gov>
Cc: Keith Gray <kgray@portlandmaine.gov>

Thu, May 3, 2018 at 8:34 AM

Hi Christian,

For 44 Pleasant Street, they have noted that their water service will need to be upgraded. They should submit a request to the City for sewer service capacity as well.

The water service upgrade should be shown on the plans, with adequate consideration for sidewalk and pavement repair. The Portland Water District will review and approve their service layout on the plan and will provide an ability to serve. A construction management plan with consideration for the utility construction impacts to sidewalk and traffic should be provided.

If you have any questions, let me know.

Thanks,

Lauren

Lauren Swett, P.E.*

Technical Manager

Woodard & Curran

[41 Hutchins Drive](#)

[Portland, Maine 04102](#)

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*Licensed in Maine and Wisconsin

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Portland, Maine



Yes. Life's good here.

Christopher C. Branch, P.E.
Director of Public Works

Date: May 29, 2018

Re: Wastewater Capacity Authorization

Address: 44 Pleasant Street

Applicant: 44 Pleasant Street LLC

Planner: Christian Roadman

Anticipated Wastewater Flow:

The project involves the clarification of existing units which include two commercial spaces and 9 apartments. Portland Water District records indicate a daily use of approximately 750 GPD for the 2017 calendar year.

Comments:

The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

If the City can be of further assistance, please contact me at all 874-8840 or brad@portlandmaine.gov

Sincerely,

CITY OF PORTLAND

Bradley A. Roland, P.E.
Senior Project Engineer

CC:

Jeffrey Levine, Director, Department of Planning and Urban Development, City of Portland

Stuart O'Brien, Planning Director, Department of Planning and Urban Development, City of Portland

Barbara Barhydt, Development Review Services Mgr., Dep't. of Planning and Urban Development, City of Portland

Keith Gray, City Engineer/Engineering Manager, Portland Department of Public Works

Nancy Gallinaro, Water Resources Manager, Portland Department of Public Works

Ben Pearson, Compliance Coordinator, Portland Department of Public Works

John Emerson, Wastewater Coordinator, Portland Department of Public Works

Lauren Swett, Woodard & Curran, DPW Development Review

Scott Firmin, Director of Wastewater, Portland Water District

Charlene Poulin, Wastewater Chief Operator – Systems