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Portland Press Herald

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PUBLIC NOTICES

Public Notices

Public Notices are a permanent and independent record of government and court actions. These include state and local government meetings, rule making, available contracts, zoning changes, and many more, as required by law. In addition, parties to some court proceedings, such as foreclosures, probate, and estate actions are required to publish notices to ensure notification of affected parties as well as the general public. These notices also alert business owners, large and small, to potential government contractual jobs, helping to ensure economic activity across a level playing field. Public notices have existed to ensure transparency in all levels of government since the founding of the United States.

State and local notices are published in Maine newspapers and are also recorded at mainenotices.com, where anyone can browse or search notices, and sign up to receive email alerts when relevant notices appear.

Public Notice

FALMOUTH BOARD OF ZONING APPEALS AGENDA

TUESDAY, OCTOBER 22, 2024, 6:30 P.M.

TOWN HALL-COUNCIL CHAMBERS

75 Babbidge Road - New Era 2014 LLC - Request for an Administrative Appeal of a notice of violation by the Code Enforcement Officer. Map/lot R08-036-C. Previously tabled.

Old Powerhouse Road - Robbie Holdings LLC - Request for Conditional Use Approval under Section 19-119 for construction of a new home. Map/lot U16-080-C1. Previously tabled.

91 Brook Road - Meg Model - Request

for Conditional Use Approval under Section 19-54 for a home occupation. Map/lot U45-031.

16 Brown Street - Kevin Moquin Architect - Request for Conditional Use Approval under Section 19-77 to expand a structure within the shoreland zone. Map/lot U03-004.

21 Underwood Trail - Alexa M. Dayton - Request for Conditional Use Approval under Section 19-77 to expand a structure. Map/lot U18-016.

Public Notice

Northern New England Passenger Rail Authority Notice of Meeting October 28, 2024

To the members of the Northern New England Passenger Rail Authority: Pursuant to 23 M.R.S.A. c. 621 Subchapter II, a meeting of Northern New England Passenger Rail Authority will be held on Monday, October 28, 2024 at the University of Southern Maine, Abromson Community Education Center, Room 216 located at 88 Bedford St, Portland, ME 04101. The meeting will start at 3:00pm.

Patricia Quinn Executive Director Persons with special needs who require accommodation or interpreters present should notify NNEPRA prior to the meeting. Meeting changes or cancellations will be posted on www.nnepra.org.

Public Notice

NOTICE TO CONTRACTORS INVITATION FOR BIDS

The Maine Air National Guard, DVEM is conducting a competitive bid process for the MEANG Repair Exterior of Building 518 at Maine Air National Guard Base, Bldg. 518 in Bangor, Maine. Bids will be opened and read aloud by the Maine Air National Guard at 2:00 p.m. on October 31, 2024.

This project consist of waterproofing the brick masonry, resealing the masonry control joints and window joints, and masonry repairs.

A non-mandatory on-site pre bid conference will be conducted on Tuesday, October 18 at 9:00 a.m. at the project site.

Contractors planning to attend the conference should plan to arrive 30-45 minutes early to allow time for security clearance processing.

Meeting Location: Entry gate, Maine Air National Guard, Maineiac Avenue, Bangor, Maine. Participants will be escorted to the project site by authorized personnel. Primary POC: SMSgt Jason Edwards, jason.edwards.6@us.af.mil, 207 404-7112 Secondary POC: MSG Justin Foss, justin.foss@us.af.mil, 207 404-7300

The detailed Notice to Contractors is on the Bureau of General Services website: [https://www.maine.gov/dafs/bgs/business-opportunities](http://www.maine.gov/dafs/bgs/business-opportunities).

com Disclaimer: This is not a function of Sodexo on behalf of University of Southern Maine.

Public Notice

NOTICE OF INTENT TO FILE AND PUBLIC INFORMATIONAL MEETING

Please take notice that Sprague Energy (Applicant), 185 International Drive, Portsmouth, NH 03801, (contact Robert Hannigan at 603-431-1000) intends to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection (DEP) pursuant to the provisions of 38 M.R.S.A. §§ 480-A et seq. The Applicant is also seeking a Section 401 Water Quality Certification pursuant to 33 U.S.C. § 1341. For Federally licensed, permitted, or funded activities in the Coastal Zone, review of the application shall also constitute the State's consistency review in

accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. The Applicant intends to file the application with the DEP on or around October 24, 2024. The application will be filed for public inspection at South Portland City Hall. The application is for dredging portions of the immediate waterfront of the Sprague South Portland Marine Terminal in South Portland to enhance and restore berthing. Dredging is expected to occur using barge-mounted mechanical dredge equipment. Resulting dredge material will be transported to land for dewatering. Once dewatered, dredge materials will be beneficially reused at a construction pit in Westbrook, ME. The project is expected to occur in March of 2025.

The Applicant will hold a public informational meeting for the project on October 21, 2024, at 6:00 pm at 92 Cassidy Point Dr Portland, ME 04102. The purpose of the meeting is to inform the public about the project and to educate the public about the opportunities for public comment on the project. A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over the application must be received by the DEP in writing no later than 20 days after the application is filed by the DEP to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be received by the DEP in writing no later than 20 days after the application is filed by the DEP to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

The proposed new District will consist of approximately 2.4 acres, which includes one parcel located at 55 High Street in Windham, which is identified as Lot 24 of Map 37 on the Town of Windham Tax Maps. The proposed new District and Development Program will enable the Town to capture incremental tax revenues generated by the development of two multifamily housing projects on the parcel, one 18-unit affordable senior housing project and one 17-unit market rate housing project. The Town proposes to allocate certain revenues generated from these development activities within the District to municipal projects such as road, traffic and streetscape improvements, municipal infrastructure such as wastewater and utilities, and economic development programs and administration, as well as other costs of public improvements and projects as identified in the Development Program for the District and as may be approved and permitted pursuant to Section 5225 of Title 30-A of the Maine Revised Statutes, as amended.

A copy of the proposed Development Program for the new District is on file with the Town Clerk at Town Hall, 8 School Road, Windham, Maine, and may be reviewed during normal business hours. All interested residents are invited to attend the hearing and to be heard at that time.

accepted throughout the processing of the application. Written public comments on the application may be mailed to Alison Sirois at the DEP after filing at: DEP Bureau of Land Management, Southern Maine Regional Office, 312 Canco Road, Portland, ME 04103; or via electronic mail at: alison.sirois@maine.gov.

Public Notice

Notice to Contractors Invitation for Bids

The Maine Department of Agriculture, Conservation, and Forestry is conducting a competitive bid process for Bradbury Mountain State Park Campground Improvements (BGS) in Pownal, Maine. Bids will be opened

and read aloud by the Bureau of General Services at 2:00 p.m. on Wednesday, October 23, 2024. This project includes the construction of a new entrance booth, bathhouse and maintenance facility, campsites, and associated underground utilities. The detailed Notice to Contractors is on the Bureau of General Services website: <https://www.maine.gov/dafs/bgs/business-opportunities>.

Public Notice

THE BOARD OF SELECTMEN OF THE TOWN OF WELLS will hold a PUBLIC HEARING at the Wells Town Hall, 208 Sanford Road in Wells on October 15, 2024, at 6:00 pm on the following application(s): Mike's Clam Shack, Inc. dba Mike's Clam Shack, Inc. of Wells at 1150 Post Road for a Full-Time Malt Liquor, Wine, Spirits License. (R) Attest: Marybeth Pordon, Town Clerk, Wells

Public Notice

PORTLAND PLANNING BOARD The Planning Board will hold a hybrid meeting in Room 209, located on the second floor of City Hall, on **Tuesday, October 22, 2024, 4:30 p.m.** The public may attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board. Please note that the placement of each item on the agenda is subject to change.

WORKSHOP - 4:30 p.m.

i. Major Site Plan and Conditional Use; 1 Hope Avenue; GenX Capital Partners, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and conditional use application for inclusionary zoning to facilitate the development of a 60-unit Planned Residential Unit Development at 1 Hope Avenue. The subject property is currently undeveloped woodlands, is 13.7 acres in size, and is located within the R-3 Residential zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002454-2023.

PUBLIC HEARING - 5:00 p.m.

i. Major Site Plan; 400 Commercial Street; 400 Commercial Street, LLC, Applicant.

The Planning Board will hold a hybrid public hearing to consider a proposal to construct a new 21,000 square foot boat storage structure at 400 Commercial Street. The subject property totals approximately 3 acres, is zoned Waterfront Central Zone and is located in the Shoreland Zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002826-2024.

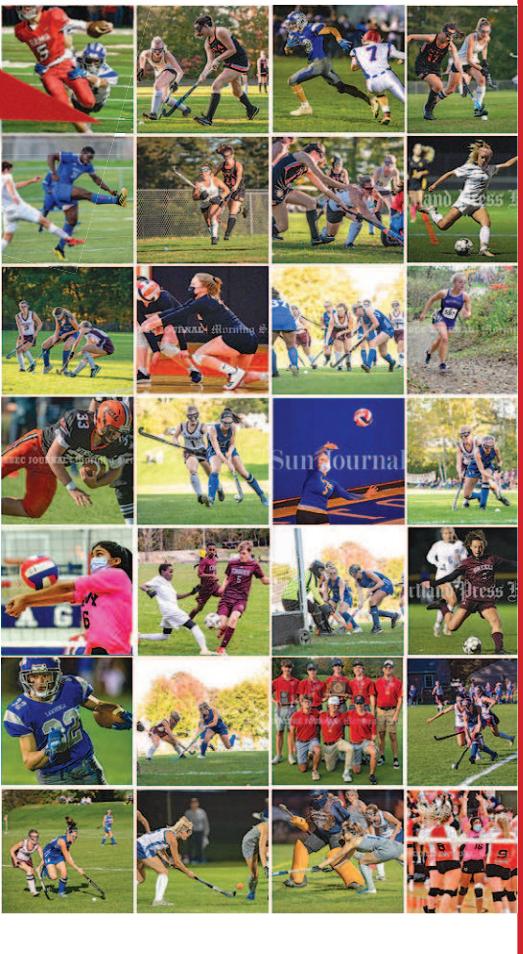
ii. Major Site Plan Amendment; 2 Riverton Drive; Portland Housing Authority, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal for the redevelopment of portions of Riverton Park. This proposal includes the construction of a new multi-family building, residential townhomes, renovations to the existing administration and service buildings, as well as site improvements throughout the property. The subject property totals 17.72 acres and is located in the B-2 Community Business and R-5A Residential zones. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003053-2024.

BRANDON MAZER, CHAIR - PORTLAND PLANNING BOARD



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Public Notice

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A copy of the proposed Development Program for the new District is on file with the Town Clerk at Town Hall, 8 School Road, Windham, Maine, and may be reviewed during normal business hours. All interested residents are invited to attend the hearing and to be heard at that time.

Public Notice

NOTICE OF INTENT TO FILE

Please take notice that Sebastian Tooker, 389 Main Street, Kingfield, Maine 04947, PO Box 4, (207) 462-8500 is intending to file a Natural Resources Protection Act (NRPA) permit application with the Maine Department of Environmental Protection (MDEP) pursuant to the provisions of 38 M.R.S. §§ 480-A thru 480BB on or about October 23, 2024. The applicant is planning to construct a single-family residence in Lot 20 of the Dutchman Woods Subdivision in Carrabassett Valley, Maine. The approximate 3.01-acre subject parcel (Tax Map 18, Lot 20) is part of the approved West Mountain Expansion project with Maine DEP permit approval (#L-217-26-JX-A). The on-site forested, freshwater wetland which is identified as wetland 2020-100 is approximately 3,059 square feet. The approval for the West Mountain expansion project assumed that 491 square feet of the wetland would be impacted for lot development. The actual project is proposing to disturb the entire wetland pocket for a net increase of 2,568 square feet of new wetland impact. A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

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

Written or public comments may be sent to the regional office in Augusta where the application is filed for public inspection: MDEP, Central Maine Regional Office, 17 State House Station, Augusta, Maine, 04333.

A public informational meeting will be held on Wednesday, October 23, 2024, at 3:30 pm at the Acorn Engineering Kingfield Office located at 329 Main Street Suite 201, Kingfield, ME 04947. This meeting will provide general information about the project, as well as NRPA permit application being submitted to MDEP.

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