

3/7/2018

Barbara Barhydt
Development Review Manager
City of Portland
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Portland, Maine 04101
Office # 207-874-8699
bab@portlandmaine.gov

**RE: 9 Moody Street Residence, Portland, ME
City Review Comments Response #1**

Ms. Barhydt:

Please see our responses below to comments received from various city staff. We have consolidated comments with city staff names and dates of receipt below. Our comment responses follow each staff comment in blue. Please let us know should you have further questions/comments. Below represents all comments received to date. We understand other departmental reviews are still pending. Referenced Drawings have been made available via this download link:
<https://drive.google.com/drive/folders/1xP9YjQCqPFKUBDp-ZhmCZdqk9GA2xZjs?usp=sharing>

Thank you,

Patrick Boothe, AIA of Caleb Johnson Studio
ME Licensed Architect ARC #4204

R6 DESIGN STANDARD COMMENTS

received from Caitlin Cameron via email on Feb 1, 2018. In person meeting at city offices between Caleb Johnson of CJS and Josh Jacques of CJS on Feb 6th, 2018.

[CJS Response and Commentary] CJS made revisions to the initial design based on comments obtained from the February 1st email, these comments have been incorporated directly onto sheet G-003. We held an in-person meeting with Caitlin on February 6th and made further revisions afterwards. We sent this revised design via email to Caitlin and received a proceed notice from staff via email from Caitlin on February 8th. We have uploaded revised complete set of drawings reflecting the latest design revisions addressing staff review.

SITE PLAN COMMENTS

received from Phillip DiPierro via email on Feb 9th, 2018

Survey Requirements

1. Please submit a revised clear and legible survey that meets the following survey standards for a Level 1 Minor Residential site plan application:
 1. Property Corners: Location and state plan coordinate descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed, and that a licensed surveyor set and confirm the proposed building corner locations on site, prior to the issuance of a building permit. [\[CJS Response\] Corners have been marked on site per our understanding.](#)
 2. Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine. [\[CJS Response\] Revised Drawings from Civil Engineer/Surveyor have been provided.](#)
 3. Street Status: The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission. [\[CJS Response\] Revised Drawings from Civil Engineer/Surveyor have been provided.](#)

Site Plan Requirements

1. The City's Technical Manual requires a minimum 20 feet of separation between driveways, measured at the property line. The site plan must be revised to comply with this standard. [\[CJS Response\] Please see attached waiver request prepared by the Civil Engineer, Northeast Civil Solutions. We have received staff support previously from via an email received from Jeremiah Bartlett to the design team dated Oct 19th, 2017.](#)
2. Add the ground floor areas and the finished floor elevation to the site plan. [\[CJS Response\] Revised Drawings from Civil Engineer with this information has been provided.](#)
3. Add the location of the sewer lateral from the street to the structure, to the site plan. [\[CJS Response\] Revised Drawings from Civil Engineer have been provided.](#)
4. Add to the site plan, the required erosion control measures i.e. silt fence or erosion control mix (erosion control plan) in the appropriate areas. [\[CJS Response\] Revised Drawings from Civil Engineer have been provided.](#)
5. Add to the site plan 1 additional street tree along the street frontage, meeting the City's minimum arboricultural standards. [\[CJS Response\] Please see attached waiver request prepared by the Civil Engineer, Northeast Civil Solutions. As a matter of clarification, due to the new duct bank under the sidewalk the single tree in the public-right-of-way will not be possible. Please disregard the tree shown on Landscape Drawings and refer to Civil Drawings where no tree is shown.](#)
6. A construction easement from the abutter is needed in order to construct the retaining wall on the northeast side of the site. You must submit evidence of the easement. [\[CJS Response\] We have informed the Owner of this comment. The retaining wall shown in plan replaces an existing retaining wall. We request this to be a condition of approval for installation of the retaining wall as this may take some time to obtain.](#)
7. Add to the site plan the sewer service lateral location. [\[CJS Response\] Revised Drawings from Civil Engineer have been provided.](#)

8. Moody Street is a moratorium Street. Show the limits of the moratorium street repair on the site plan. [CJS Response] Revised Drawings from Civil Engineer have been provided.
9. Provide technical details for work to be completed in the City right-of-way. [CJS Response] Revised Drawings from Civil Engineer have been provided.
10. Provide grading information, including spot grades for the entire site, including the elevations of the retaining wall. [CJS Response] Revised Drawings from Civil Engineer have been provided.
11. Show the roof drainage connection. [CJS Response] Revised Drawings from Civil Engineer have been provided. Please also see revised Architectural Drawings showing roof drain and rain leader locations
12. Show where the oil/water separator will be located, its connection to the floor drains and the City system, and include a detail of the unit. [CJS Response] Floor drains have been removed from inside garage in order to avoid the need for an oil/water separator. There will be a stormwater drain outside in the concrete strips by the side garage door at the East property line. This will then connect to rain leaders under the garage slab. Refer to revised Architectural and Civil drawings.

ZONING COMMENTS:

received from Christina Stacey via email on Feb 12, 2018.

1. What is the nature of the "deck" structure proposed in the back yard? A wooden deck could not be permitted at that location due to setback requirements. [CJS Response] Refer to the latest Landscape drawings, the wooden "deck" was removed and is pavers at grade.
2. How was the average grade figure arrived at/calculated? [CJS Response] Average grade was determined by averaging the elevation grade at the four corners of the proposed building. Refer to revised Civil and Architectural Drawings.
3. The plan does not appear to be compliant with lot coverage and landscaped open space requirements. For lot coverage, $60\% = 1,928$ sf max allowed. Total proposed building is 1,938 sf. I know in the pre-app you said you calculated the grandfathered lot coverage at 78%, but that would appear to include paved areas and not just building footprint as we have always interpreted this standard to mean. I calculate out the grandfathered building footprint to be only 1,564 sf. As for landscaped open space, $20\% = 642.8$ sf min required. In the site plan I am only seeing about 585 sf of "green" space (assuming that all non-building, non-paved areas will be re-vegetated). Please provide explanation or details of how these two standards are being met. [CJS Response] The building footprint has been revised resulting from R6 design guideline changes the building and as a result is now within the acceptable lot coverage limits at a total coverage 1908sf. This figure is taken at the 2nd floor where the building has the greatest extents, see revised Civil Drawings for this footprint area to determine lot coverage. For the open space requirement, the Landscape Drawings, particularly sheet L1.0, now include chart of green space calculations to ensure the design meets minimum requirements. As the lot area is 3,214sf the drawings show that the minimum 642.8sf has been provided.
4. I am wondering about the non-conforming lot that was created in the back that is owned solely by Jim Brady. What is the purpose of this lot? Is it intended to be used to help meet the

lot coverage and landscaped open space requirements? If so, the two lots need to be held in the same ownership. [CJS Response] The intention of this lot is to provide a location for electric transformers and utility pedestals. We do not intend to use this parcel for lot coverage and landscaped open space requirements. This use and access of this land has been coordinated and approved with CMP and utility companies involved.