



June 23, 2017

Pamela Reny Nappi
176 Pheasant Hill Drive
Portland, Maine 04103

**Re: City of Portland Site Plan Review Standards-Level I: Minor Residential
16 Morning Street, Portland, Maine**

Dear Pamela:

As part of the City of Portland Level I: Minor Residential Site Plan review, the proposed reconstruction of your single-family house at 16 Morning Street in Portland is required to meet certain sections of the City of Portland Site Plan Ordinance. These sections provide standards in Transportation, Environmental Quality, Public Infrastructure and Community Safety and overall Site Design.

Section 14-526 (a) Transportation Standards

Site Access and Circulation- The proposed driveway layout and driveway location provides access to the garage bay on the southeast side of the house. The single-family house will not generate any more traffic than it does today since it will be replacing an existing single-family house. This project will not create any additional conflicts with existing turning movements and traffic impacts.

Vehicle Parking- The site will provide one parking space in the garage and at least two parking spaces in the driveway.

Section 14-526 (b) Environmental Quality Standards

Preservation of Significant Natural Features- There are no known significant natural features on the site.

Landscaping and Landscape Preservation- There are no trees located on the property with the exception of the street tree within the Morning Street right of way which will not be disturbed as part of this building construction.

Site Landscaping- Previously a street tree was planted in a tree well within the right of way in front of the house.

Stormwater and Erosion Control- The site has been designed to drain along the edge of the driveway as it primarily does today and enter the storm drain system in Morning Street. The increase in the building footprint and the expansion of the driveway will generate a relatively small increase in stormwater runoff. The 614 square feet of new impervious surface will generate less than 0.1 cfs in the 25-year storm event. We do not anticipate that this increase will cause any capacity problems with the downstream catch basin. In the existing condition, a portion of the property actually drains onto the abutting property. With the redesign of the driveway, this flow would be eliminated. Silt fence will be installed to provide erosion control during construction. The typical single-family use does not typically pose a risk of groundwater contamination. The proposed lot's sewage disposal needs will be provided by the existing public sewer connection.

Section 14-526 (c) Public Infrastructure and Community Safety Standards

Consistency with Master Plan- The lot is part of the Eastern Waterfront Master Plan, but this plan appears to be concentrating on the waterfront properties rather than the Munjoy Hill neighborhoods. The reconstructed building is the same size except for the garage and relatively the same height which was a concern listed in the Master Plan.

Public Safety and Fire Prevention- The proposed house will be required to be sprinkled and there is a fire hydrant located 140'+/- from the property on Morning Street.

Public Utilities- The utilities that service the existing house will be used for the new house. The existing house uses public water, public sewer and overhead electric, telephone and cable. We do not anticipate an increased demand on any of the utilities with the reconstructed house.

Section 14-526 (d) Site Design Standards

Historic Resources- There are no known historical sites or districts within the limits of the property. There are historical landscaped areas along the Eastern Promenade but the proposed reconstruction project should not affect the aesthetics of this area.

Zoning Related Design Standards- The proposed use and character of the property is in conformance with the surrounding properties on Morning Street.

If you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,

DM Roma Consulting Engineers



Jayson R. Haskell, P.E.
Project Manager

