



Jeff Levine, AICP
Director, Planning & Urban Development Department

April 7, 2017

Jed Harris
CSH 123, LLC
75 Washington Avenue, 2H
Portland, ME 04101

William Savage, P.E.
Acorn Engineering, INC
158 Danforth Street
Portland, ME 04102

Project Name: 105-121 Washington Avenue Parking Lot Redevelopment
Planner: Matthew Grooms
Project ID: 2017-024
Address: 105-121 Washington Avenue

CBL: 012-P-007

Dear Mr. Harris and Mr. Savage,

On April 7, 2017 the Portland Planning Authority approved the pre-approval construction of the domestic sewer connection at 121 Washington Avenue. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence construction prior to meeting all conditions of approval. The commencement of site work is limited to the construction of the domestic sewer connection.

Please be advised that you must obtain permits from Public Works for the temporary closing of any sidewalks, temporary loss of on-street parking and opening of Washington Avenue. Further, a performance guarantee for site stabilization must be submitted to the city's Development Review Services Coordinator.

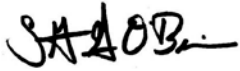
Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The approval to proceed with this site work is based on the submitted request by the applicant and approval of the associated utility plan and wastewater capacity application by Bradley Roland, P.E. Senior Project Engineer with the Department of Public Works. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting.

If there are any questions, please contact Matthew Grooms, Planner at (207) 874-8725

Sincerely,



Stuart G. O'Brien
Planning Division Director

Attachments:

1. Bradley Roland Memo (3.31.2017)
2. Matthew Grooms Email (4.5.2017)
3. Bradley Roland Email (4.6.2017)

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Stuart O'Brien, Director of the Planning Division
Barbara Barhydt, Development Review Services Manager
Matthew Grooms, Planner
Philip DiPierro, Development Review Coordinator, Planning
Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Inspections Division
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Chris Branch, Director of Public Works
Katherine Earley, Engineering Services Manager, Public Works
Bill Clark, Project Engineer, Public Works
Doug Roncarati, Stormwater Coordinator, Public Works
Greg Vining, Associate Engineer, Public Works
Michelle Sweeney, Associate Engineer, Public Works
John Low, Associate Engineer, Public Works
Jane Ward, Administration, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Works
Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Victoria Morales, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Christopher Huff, Assessor
Approval Letter File



Date: March 31, 2017

Re: Wastewater Capacity Authorization

Address: 121 Washington Avenue
Applicant: Jed Harris – CSH, LLC

Planner: Matthew Grooms

Anticipated Wastewater Flow:

Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Warehouse	17,000 sf	1	100 GPD/Unit	-100
Proposed flow				
Bakery	Bakery	1	100 GPD/Unit	100
Bakery	# Employees	4	12 GPD/Employee	48
Café – Eating Place 2 meals/day	# Seats	23	20 GPD/Seat	460
Café – Eating Place 2 meals/day	# Employees	2	12 GPD/Employee	24
Wholesale (Retail) - Bar Area with Limited Food	# Patrons	38	13 GPD/Patron	494
Wholesale (Retail) - Bar Area with Limited Food	# Employees	4	12 GPD/Employee	48
Distillery - Grain	1 unit = 1 bushel/day	100	25.95 GPD/Unit	2595
Distillery (Retail) - Bar Area with Limited Food	# Patrons	97	13 GPD/Patron	1261
Distillery (Retail) - Bar Area with Limited Food	# Employees	10	12 GPD/Employee	120
Net Change				+ 5,050
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition and State of the Art: Wastewater Management in the Beverage Industry 1977				

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.

Your application indicates that sewerage will discharge to Sheridan Street which I do not believe is correct due to the elevation difference between your site and Sheridan Street. Nor do I see where on your submitted plans the sewer lateral for the building is located. Please remind Acorn Engineering that the archives at Public Works provides a lot of this information that should be researched during the initial phases of your design. I believe the sewage will be entering Washington Avenue where the existing building discharges.

You are also reminded that the sewers you are proposing to connect into convey both sanitary and stormwater (Combined Sewer) and therefore a backflow preventer is suggested.

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

Sincerely,
CITY OF PORTLAND

A handwritten signature in cursive script that reads "Bradley A. Roland". The signature is written in black ink on a light-colored background.

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

Kathi Earley, City Engineer/Engineering Manager, Portland Department of Public Works

Nancy Gallinaro, Water Resources Manager, Portland Department of Public Works
Rachel Smith, Industrial Pretreatment 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



Matthew Grooms <mgrooms@portlandmaine.gov>

121 Washington Ave - Waste Water Capacity Update

Matthew Grooms <mgrooms@portlandmaine.gov>

Wed, Apr 5, 2017 at 11:42 AM

To: Bradley Roland <brad@portlandmaine.gov>

Hi Brad,

I just wanted to check in with you and see if you had a chance to look at the revised wastewater capacity application that I sent over to you for the project at 121 Washington Avenue? Let me know if this satisfies the concerns you outlined in your memo.

Thanks,

Matt

--

Matthew Grooms
Planner
Planning Division
City Hall, 389 Congress Street, 4th Floor
Portland, Maine 04101
(207) 874-8725 (T)
(207) 756-8258 (F)
mgrooms@portlandmaine.gov



Matthew Grooms <mgrooms@portlandmaine.gov>

121 Washington Ave - Waste Water Capacity Update

Bradley Roland <brad@portlandmaine.gov>

Thu, Apr 6, 2017 at 9:02 AM

To: Matthew Grooms <mgrooms@portlandmaine.gov>

Morning Matt,
Yes I am all set.
Brad

[Quoted text hidden]

--

Bradley A. Roland, P.E.
Senior Project Engineer
Portland Public Works
55 Portland Street
Portland, ME 04101
Tel: [207-874-8840](tel:207-874-8840)
Fax: [207-874-8852](tel:207-874-8852)
brad@portlandmaine.gov