



Jeff Levine, AICP
Director, Planning & Urban Development Department

May 11, 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: 105-123 Washington Avenue

CBL: 012-P-007

Dear Mr. Harris and Mr. Savage,

On May 11, 2017, the Portland Planning Authority approved the Level II Site Plan for the change of use to allow a distillery and tasting room in the structure at 123 Washington Avenue and for the redevelopment of the parking lot at 105-123 Washington. The scope of this project includes joining of the two parking areas and the creation of sixteen additional parking spaces. Further site improvements include the closing of the southernmost curb-cut, replacement of the adjacent sidewalk, improved landscaping and new utility connections to serve the site. In the review process, it was determined that the applicant would be required to provide additional easements for site access, drainage, parking and landscaping. This decision is based upon the application, documents and plans as submitted by the applicant, Jed Harris of CSH 123, LLC, and the applicant's consulting engineer, Will Savage, P.E. with Acorn Engineering, INC. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance and B-2b Community Business Zone.

SITE PLAN REVIEW

The Planning Authority finds the plan to be in conformance with the site plan standards of the Land Use Code. The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

A. DEVELOPMENT REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; relevant to the site plan regulations; the Planning Authority finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

1. The applicant shall provide a detailed construction management plan for any sidewalk closure or activities that impact traffic conditions on Washington Avenue (utility connections will impact traffic). A sidewalk detour to the opposite side of the street is not acceptable. The plan should specifically note if on-street parking prohibitions will be required and if there are any utility company construction projects that may conflict with the applicant's construction activity. Specific durations of construction activities shall be provided.

2. The applicant shall provide revised drawings, expanding the proposed sidewalks to 8' feet in width and ensuring that all sections of the sidewalk, including driveway aprons meet the minimum requirements for ADA accessibility.
3. Per Section 13 of the City's Technical Manual, the Applicant shall submit a Boundary Survey that has been Stamped by a Maine Licensed Professional Surveyor.
4. The applicant shall provide finalized easements as described in the applicant's submittal document, 'Summary of Written Easements V2', for shared site access, drainage, parking and landscaping. Easements shall be submitted for review and approval by the Planning Authority, Department of Public Works and Associate Corporation Counsel.

STANDARD CONDITIONS OF APPROVAL

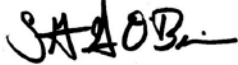
Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and six (6) final sets of plans must be submitted to and approved by the Planning Division and Public Works Department prior to the release of a subdivision plat for recording at the Cumberland County Registry of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

7. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
9. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Works Department prior to the issuance of a certificate of occupancy.

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

Sincerely,



Stuart G. O'Brien
Planning Division Director

Attachments:

1. Staff Review Comments (3.10.2017)
2. Woodard and Curran Review Memo (3.10.2017)
3. Pre-Approval Work Authorization Letter with Attachments (4.18.2017)
4. Woodard and Curran Review Memo (5.3.2017)
5. TY Lin Email (5.5.2017)

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
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

Planning and Urban Development Department

Planning Division



March 10, 2017

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

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

RE: Staff Review Comments for Washington Avenue, Parking Lot Redevelopment and Change of Use (2017-024)

Project Name: Washington Ave Parking Lot Redevelopment and Change of Use
Project ID: (2017-024)
Project Address: 105-123 Washington Street
CBL: 12-P-018, 12-P-007
Applicant: Jed Harris
Planner: Matthew Grooms

Dear Mr. Harris

Thank you for submitting a Level II Site Plan and Change of Use Permit for the redevelopment of the parking lot at 105-123 Washington Avenue and addition of the distillery use at this location within the B-2b Community Business District. This proposal is being reviewed as a final plan for the Planning Authority review subject to the following applicable Land Use Code provisions:

- B-2 and B-2b Community Business Zones, Division 10, Article III
- Off-Street Parking, Division 20, Article III
- Site Plan Ordinance, Article V

Final Plan for Planning Board Review: Staff Review Comments

Traffic Engineering

1. The project includes the provision of three driveways on Washington Avenue. City standards permit a maximum of two driveways for a commercial development. The applicant shall either revise the plans to meet City standards or provide supporting information justifying a waiver from the standard. In my professional opinion, the plan should be revised to include two driveways. I would further note that the two northerly driveways do not meet City standards for driveway separation. This further supports elimination of one of the driveways.

2. The site plan depicts a painted area along the south side of the building that I presume is to serve as a pedestrian walkway. I would suggest that a raised sidewalk facility be considered if this is to serve pedestrian access and egress movements to a building entrance.
3. The applicant should provide information regarding details on the northernmost driveway that appears to be partially on the applicant's property. It is unclear to me as to use and ownership of this driveway.
4. I have reviewed the revised site plan as it relates to the Grain Silo and impacts to parking and circulation. Given the location to the rear of the property and limited traffic activity, I find the circulation system to be acceptable and support a design waiver for parking aisle width.

Site Plan and Change of Use Review

1. Prior to final approval of this Level II Site Plan and Change of Use application, the use, distillery, will need to be approved and adopted as a permitted use within the B-2b zoning district by the Portland City Council.
2. Would the applicant consider closing the northernmost curb cut along Washington Avenue? At present, four points of vehicular ingress and egress exist at this location and this curb cut in particular does not appear to serve a purpose.
3. On the site plan, all points of building ingress and egress shall be called out.
4. How will refuse be handled on site? Per Section 14-527(f), the location and size of all -on-site solid waste receptacles, including on-site storage containers for recyclable materials shall be included.
5. Per Section 14-526 (b) Environmental Quality Standards, solid waste containers shall be screened from public sidewalks, streets and adjacent properties by means of dense evergreen landscaping, fencing, masonry wall, building walls or a combination thereof.
6. The central parking lot landscaping aisle appears to be roughly 7.15 feet in width, whereas under Section 14-526 (b) Environmental Quality Standards, a landscaping island measuring 8 feet in width not including curbs is required.
7. Lighting cut sheets are included as a separate document with this submittal. Are there to be any newly proposed exterior lighting as part of this project? If so, the applicant shall clearly indicate location and include associated photometric plan.
8. The proposed development includes multiple parcels listed under separate controlling entities. Would the applicant consider putting all lots under common ownership? If not, the applicant shall formalize and submit for review new access easements for this site.
9. At present, are there any formal agreements that allow off-site patrons to utilize the existing off-street parking at this location? If so, will these agreements remain in effect once this project is complete?
10. Once operational, what are the proposed hours of operation for these businesses?
11. In order to more clearly demonstrate parking requirements at this location, the applicant shall provide a detailed breakdown of internal uses at this site, listing the square footage for each proposed use. This information shall be included in the parking calculation table located on the site plan.
12. How many spaces will be made available for bicycle parking?
13. Per discussions with the City Arborist, the center island shall include 3 additional parking lot trees, and all trees should be more uniformly distributed throughout the island as opposed to being clustered towards the rear of the site.

Additional Submittals Required:

Please upload the digital plans and documents to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made and only *one set of revised plans* may be submitted for review. Once reviews are complete, the Planning Authority will approve, approve with conditions, or deny the final site plan and change of use application.

If you have any questions, feel free to contact me at (207) 874-8725 or by email at mgrooms@portlandmaine.gov.

Sincerely,

Matthew Grooms
Planner

Attachments:

1. Woodard & Curran Memo (Stormwater & Civil Engineering)

Electronic Distribution:

Tuck O'Brien, Planning Division Director
Barbara Barhydt, Development Review Services
Manager
Victoria Morales, Associate Corporation
Counsel

Anne Machado, Zoning Administrator
Captain Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard & Curran

MEMORANDUM



TO: Matt Grooms, Planner
FROM: Lauren Swett, PE & Ashley Auger, PE
DATE: March 9, 2017
RE: Washington Ave Parking Lot Redevelopment, Final Level II Site Plan Application

Woodard & Curran has reviewed the Final Level II Site Plan Application for the proposed Washington Ave Parking Lot Redevelopment located at 121 Washington Avenue in Portland, Maine. The project involves the resurfacing, regrading, and limited reconstruction of two existing parking lots.

Documents Reviewed by Woodard & Curran

- Final Level II Site Plan Application and attachments, dated February 16, 2017, prepared by Acorn Engineering, Inc., on behalf of CSH 123, LLC.
- Engineering Plans, dated February 3, 2017, and updated Site Plan dated March 7, 2017, prepared by Acorn Engineering, Inc., on behalf of CSH 123, LLC.

Comments

- 1) The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:
 - a) Basic Standard: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500. However, the Erosion Control Plan should specify a location for a stabilized construction entrance.
 - b) General Standard: The proposed project will result in a net increase in impervious area of 2,386 square feet. As such, the project is required to include stormwater management features for stormwater quality control. The Applicant has proposed a series of Modular Pervious Concrete Panels with an underdrained subbase. The following comments should be addressed:
 - The amount of re-developed impervious area is unclear; if there will be 5,000 SF or more of non-roof re-developed impervious area, Section 5 of the City's Technical Manual requires the treatment of 50% of this area, in addition to the treatment of new impervious areas. The Applicant should clarify.
 - The Applicant should clarify how the Treatment Volume Provided was calculated.
 - The Porous Pavement Detail should be revised to specify the depth of each layer per Chapter 7.7 of Volume III of the MaineDEP Stormwater BMP Manual.
 - The Underdrained layer should consist of gravel meeting the MDOT Specification 703.22, Type C per Chapter 7.7 of Volume III of the MaineDEP Stormwater BMP Manual.
 - Per Chapter 7.7 of Volume III of the MaineDEP Stormwater BMP Manual, the area of pervious pavement should be no less than 20% of the impervious area that drains to it; it appears that the proposed pervious pavement is approximately 15% of the impervious area that drains to it.
 - c) Flooding Standard: The proposed project will result in a net increase in impervious area of 2,386 square feet. As such, the project is required to include stormwater management features to control the rate or quantity of stormwater runoff from the site. The Applicant has proposed an Underdrained Infiltration Trench. The following comments should be addressed:
 - The Post-Development Stormwater Plan indicates that the proposed Infiltration Trench will collect runoff from adjacent impervious area; however, based on proposed grading, it does not appear that the proposed Infiltration Trench will collect runoff from any impervious area; the proposed grading should be revised as necessary.



- The HydroCAD models should be revised to utilize the rainfall amounts specified in MaineDEP Chapter 500 Rules.
 - The grass cover for the Site has been modeled as “Poor Condition” (<50% growth) in the Pre-Development HydroCAD model and “Good Condition” (>75% growth) in the Post-Development HydroCAD model. This does not appear to be an accurate representation of the existing condition. The Applicant should clarify what measures will be implemented to ensure such significant growth.
 - The Pre-Development HydroCAD Routing Diagram includes nodes not shown on the Pre-Development Stormwater Plan. The Applicant should clarify.
 - The Time of Concentration for several subcatchments in both the Pre- and Post-Development models have been calculated to be less than five minutes; a minimum Time of Concentration should be utilized for these subcatchments to maintain consistency with subcatchments that utilize a Direct Entry Method of five minutes.
 - The Infiltration Trench overflows during the 25-year storm event; the HydroCAD model should be revised to include a secondary outlet from the Infiltration Trench that routes overflow to the downgradient catch basin.
 - The Applicant should clarify what Outlet Device #2 in the Porous Concrete is intended to represent.
- 2) The Stormwater Management Plan should include a stormwater inspection and maintenance plan developed in accordance with and in reference to the maintenance criteria of the MaineDEP Stormwater BMP Manual and Chapter 32 of the City of Portland Code of Ordinances.
 - 3) The Applicant should clarify what provisions are being taken to ensure that depth to groundwater in the vicinity of the proposed BMPs will not be an issue.
 - 4) A photometric plan should be provided demonstrating minimal light trespass in accordance with Section 12 of the City of Portland Technical Manual.
 - 5) Per Section 13 of the City's Technical Manual, the Applicant is required to submit a Boundary Survey that has been Stamped by a Maine Licensed Professional Surveyor.
 - 6) A location in the parking lot to the east of the building has been identified as reserved for solid waste storage and bicycle parking. The layout of this area should be shown in detail. If a dumpster is to be installed, the Applicant should show how solid waste trucks will be able to access the space for removal.
 - 7) Proposed storm drains have been designed with only 2 feet of cover; the Applicant should clarify what provisions are being made for frost conditions.
 - 8) Sheet C-20 indicates existing CB-1 will be removed; the Applicant should clarify whether existing storm drain associated with this basin will also be demolished and revise the plans accordingly.
 - 9) The Applicant has provided a bituminous pavement profile for Washington Avenue, but it doesn't appear that any work is proposed within Washington Avenue; the Applicant should clarify.
 - 10) The Applicant should provide a detail for the full depth construction of new pavement.
 - 11) The Applicant should provide a detail for the proposed paved drainage swale and clarify whether the proposed drainage course will interfere with traffic through the driveway entrance.



Jeff Levine, AICP
Director, Planning & Urban Development Department

April 18, 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: 105-123 Washington Avenue

CBL: 012-P-007

Dear Mr. Harris and Mr. Savage,

On April 18, 2017 the Portland Planning Authority approved the pre-approval construction of the domestic sewer connection and water utility stubs at 123 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 and water utility stubs.

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 and Ability to Serve Determination by the Portland Water District. 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. Ability to Serve Determination (3.14.2017)
2. Bradley Roland Memo (3.31.2017)
3. Matthew Grooms Email (4.5.2017)
4. 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



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

March 14, 2017

Olivia Dawson
Acorn Engineering
PO Box 3372
Portland, ME 04104

Re: 123 Washington Avenue, PO
Ability to Serve with PWD Water

Dear Ms. Dawson:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on February 21, 2017. Based on the information provided per markups from PWD on the site/utility plan dated 3/7/17, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter does not constitute approval of this project from the District. Review and approval of final plans is required.**

Conditions of Service

The following conditions of service apply:

- A new 8-inch parent fire service to be reduced to 6-inch on private property with 4-inch child domestic service may be installed from the water main in Washington Avenue. The services should enter through the properties frontage on Washington Avenue.
- PWD will grant the following exceptions for this project only:
 - Water service line maintains minimum 5' horizontal separation from gas line.
 - Water service line maintains minimum 2' separation from side property line.
 - PWD to retire existing services as part of main renewal.
- PWD asks that the developer takes the following actions:
 - A temporary connection on the side of the building will be required to serve the property during PWD main renewal in Washington Avenue and can be abandoned once complete.
 - New internal piping shall be designed to accept existing service line and new service line during switch over when the main is renewed in Washington Avenue.
- Proper easement documentation must be obtained from any properties that will be impacted by the installation, repair and replacement of the water service line. The easement(s) should specifically cite the right to install and maintain utilities.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.
- Once the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete a service application form and pay the necessary fees.



Existing Site Service

According to District records, the project site does currently have existing water service. Two 4-inch diameter cast iron water service lines and one 6-inch service line provide water service to this site. As part of the Washington Avenue main renewal, PWD will retire these services.

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in Washington Avenue and a public fire hydrant located 75 feet from the site. The most recent static pressure reading was 60 psi on August 25, 2016.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.


Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

A handwritten signature in black ink, appearing to read "Gordon S. Johnson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Gordon S. Johnson, P.E.
Engineering Services Manager



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>
To: Bradley Roland <brad@portlandmaine.gov>

Wed, Apr 5, 2017 at 11:42 AM

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

MEMORANDUM



TO: Matt Grooms, Planner
FROM: Lauren Swett, PE & Ashley Auger, PE
DATE: May 3, 2017
RE: Washington Ave Parking Lot Redevelopment, Final Level II Site Plan Application

Woodard & Curran has reviewed the response to comments on the Final Level II Site Plan Application for the proposed Washington Ave Parking Lot Redevelopment located at 121 Washington Avenue in Portland, Maine. The project involves the resurfacing, regrading, and limited reconstruction of two existing parking lots.

Documents Reviewed by Woodard & Curran

- Final Level II Site Plan Application and attachments, dated April 11, 2017, prepared by Acorn Engineering, Inc., on behalf of CSH 123, LLC.
- Engineering Plans, REV dated April 11, 2017, and updated Site Plan dated March 7, 2017, prepared by Acorn Engineering, Inc., on behalf of CSH 123, LLC.

Comments

- 1) The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:
 - a) Basic Standard: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standard: The proposed project will result in a net increase in impervious area of 2,386 square feet. As such, the project is required to include stormwater management features for stormwater quality control. The Applicant has proposed a series of Modular Pervious Concrete Panels with an underdrained subbase. This system will provide for adequate treatment in accordance with the General Standard.
 - c) Flooding Standard: The proposed project will result in a net increase in impervious area of 2,386 square feet. As such, the project is required to include stormwater management features to control the rate or quantity of stormwater runoff from the site. The Applicant has demonstrated compliance with the Flooding Standard.
- 2) *Per Section 13 of the City's Technical Manual, the Applicant is required to submit a Boundary Survey that has been Stamped by a Maine Licensed Professional Surveyor; the Applicant has indicated that a stamped Boundary Survey as part of the original submission. However, the certification on the Existing Conditions Survey states that this is not a boundary survey. A Boundary Survey that has been Stamped by a Maine Licensed Professional Surveyor should be provided. The Applicant has noted that this was submitted, but we do not see it within the material provided on eplan.*
- 3) All other comments have been addressed at this time.



Matthew Grooms <mgrooms@portlandmaine.gov>

121 Washington Avenue - Final Traffic Comments

Tom Errico <thomas.errico@tylin.com>

Fri, May 5, 2017 at 3:02 PM

To: Matthew Grooms <mgrooms@portlandmaine.gov>

Cc: Katherine Earley <kas@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Jeff Tarling <jst@portlandmaine.gov>, Lauren Swett <lswett@woodardcurran.com>

Hi Matt – The following summarizes the final traffic comments as a status update of prior comments.

- The project includes the provision of three driveways on Washington Avenue. City standards permit a maximum of two driveways for a commercial development. The applicant shall either revise the plans to meet City standards or provide supporting information justifying a waiver from the standard. In my professional opinion, the plan should be revised to include two driveways. I would further note that the two northerly driveways do not meet City standards for driveway separation. This further supports elimination of one of the driveways.

Status: The plans have been revised to include closure of the southerly driveway and narrowing and signage at the northerly driveway. I find these changes to be acceptable and therefore I have no further comment.

- The site plan depicts a painted area along the south side of the building that I presume is to serve as a pedestrian walkway. I would suggest that a raised sidewalk facility be considered if this is to serve pedestrian access and egress movements to a building entrance.

Status: The plans include installation of bollards to separate the walkway from parking lot vehicle circulation. I find the plan to be acceptable and therefore I have no further comment.

- The applicant should provide information regarding details on the northernmost driveway that appears to be partially on the applicants property. It is unclear to me as to use and ownership of this driveway.

Status: The applicant has provided documentation related to this issue and it is my understanding that Planning staff finds conditions to be acceptable.

- I have reviewed the revised site plan as it relates to the Grain Silo and impacts to parking and circulation. Given the location to the rear of the property and limited traffic activity, I find the circulation system to be acceptable and support a design waiver for parking aisle width.

Status: I have no further comment.

Additional Comments

- **The applicant shall provide a detailed construction management plan for any sidewalk closure or activities that impact traffic conditions on Washington Avenue (utility connections will impact traffic). A sidewalk detour to the opposite side of the street is not acceptable. The plan should specifically note if on-street parking prohibitions will be required and if there are any utility company construction projects that may conflict with the applicants construction activity. Specific durations of construction activities shall be provided.**

- **I have reviewed the draft conceptual improvement plan that has been developed for the Washington Avenue/Fox Street/Walnut Street intersection as it relates to coordination with the subject project. Given that the applicant is not substantially upgrading the sidewalk/curbing on the northerly end of the site, and the intersection improvement plan includes a major shift in the easterly curb line to Walnut Street, no action by the applicant is required. I would just note that if this intersection improvement project is implemented, adjustment of the curb location near the northerly driveway may occur.**

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director

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