



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.

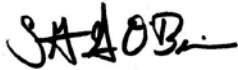
Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule, erosion and sedimentation controls, and other critical aspects 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 DiPiero, 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](mailto: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:

<b>Estimate of Anticipated Design Flows</b>				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
<b>Existing flow to be removed</b>				
Warehouse	17,000 sf	1	100 GPD/Unit	-100
<b>Proposed flow</b>				
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
<b>Net Change</b>				<b>+ 5,050</b>
*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](mailto: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](mailto:mgrooms@portlandmaine.gov)>

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## 121 Washington Ave - Waste Water Capacity Update

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Matthew Grooms <[mgrooms@portlandmaine.gov](mailto:mgrooms@portlandmaine.gov)>

Wed, Apr 5, 2017 at 11:42 AM

To: Bradley Roland <[brad@portlandmaine.gov](mailto: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

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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](mailto:mgrooms@portlandmaine.gov)



Matthew Grooms <mgrooms@portlandmaine.gov>

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## 121 Washington Ave - Waste Water Capacity Update

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**Bradley Roland** <brad@portlandmaine.gov>  
To: Matthew Grooms <mgrooms@portlandmaine.gov>

Thu, Apr 6, 2017 at 9:02 AM

Morning Matt,  
Yes I am all set.  
Brad

[Quoted text hidden]

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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](mailto:brad@portlandmaine.gov)