

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2013-241

Application Date: 10/24/2013

CBL: 012 P021001

Application Type: Level III Site Plan Under 50,000 sq f

Project Name: Sheridan Street Apartments

Address: 152-156 SHERIDAN ST

Project Description: New construction of three level, multi-unit residential complex consisting of 5 units with attached garage.

Zoning: B2B

Other Required Reviews:

- | | | |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> Storm Water | # Units _____ | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Other: |
| # Lots _____ | <input type="checkbox"/> Shoreland | |
| <input type="checkbox"/> Site Location | <input type="checkbox"/> Design Review | |
| # Unit _____ | | |

Distribution List:

Planner	Nell Donaldson	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 11/5/2013

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No: 2013-241	Applicant: New Day Farm, LLC
Project Name: Sheridan Street Apartments	Location: 156 SHERIDAN ST
CBL: 012 P021001	Development Type: Level III Site Plan Under 50,000 sq ft
Invoice Date: 10/29/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$1,000.00		\$500.00		\$125.00		\$125.00		\$500.00	On Receipt

First Billing

Previous Balance	\$1,000.00
Payment Received 10/24/2013 - Thank you	- \$500.00

Fee Description	Qty	Fee/Deposit Charge
Subdivision, # of lots	5	\$125.00
		\$125.00
Total Current Fees:	+	\$125.00
Total Current Payments:	-	\$125.00
Amount Due Now:		\$0.00

 Detach and remit with payment

CBL 012 P021001
Bill to: New Day Farm, LLC
 11 McQuillians Hill Drive
 Gorham, ME 04038

Application No: 2013241
Invoice Date: 10/29/2013
Invoice No: 43182
Total Amt Due: \$500.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

management plans at this time. These will be required at the time of final review. No detrimental air quality impacts are anticipated.

2 & 3. Adequacy of Water Supply

The applicant will be required to provide evidence of capacity from the Portland Water District at the time of final review.

4. Soil Erosion

As noted above, the site is sloped such that the grade changes by approximately 33 feet from west to east. There is a retaining wall at the rear property line, where the site abuts the parking area of 105 Washington Avenue. Vegetation currently covers most of the slope. The submittal includes a cursory description of the findings of preliminary geotechnical investigation. This investigation found glacial till with a layer of topsoil/fill cover.

The applicant states that sitework will involve minor cutting and filling, and has submitted grading plans depicting a 6" layer of crushed stone beneath the building footprint, interspersed with three 1.5' x 2' trenches paralleling the slope. The application states that "[a]ll other ground areas not otherwise located beneath the building will be revegetated with a low maintenance grass cover." (It should be noted that the applicant is currently developing plans for more ambitious landscaping on the remainder of the site.) The applicant writes that "[t]he proposed storm layer beneath the building will provide surface stabilization as well as a receptor for roof runoff" (*Attachment E*).

Due to the potential for erosion, David Senus, consulting civil engineer, has requested that the final submittal include "a review by the geotechnical engineer to ensure that the proposal will not have adverse impact on the building foundation or slope stability" (*Attachment 6*). A geotechnical report should be submitted at the time of final review.

5. Impacts on Existing or Proposed Highways and Public Roads

The applicant's submittal projects that the development would result in fewer than 25 new peak hour trips, and states that Sheridan Street currently has the capacity to handle this traffic. A traffic impact assessment has not been submitted. The project has been reviewed by Mr. Thomas Errico, consulting traffic engineer, who has indicated that he generally finds it acceptable (*Attachment 7*).

6. Sanitary Sewer/Stormwater

The applicant has submitted a wastewater capacity application to the Department of Public Services (*Attachment D*). Verification of capacity will be required at the time of final plan.

As noted above, the applicant has not provided a stormwater management plan at this time. The 6" crushed stone area proposed beneath the building is designed as a stormwater mitigation measure, with a filter fabric layer, and the applicant states that "one or more roof drain leaders will be directed to discharge into the stone layer, thus minimizing the potential for concentrated flow conditions." The applicant states that the crushed stone treatment, plus the revegetation efforts outside the building footprint would allow for adequate infiltration and "thus the overall stormwater impacts attributable to the development are considered minimal" (*Attachment E*). The plans have been reviewed by Mr. Senus, who has requested additional information (*Attachment 6*). Mr. Senus's comments are discussed in additional detail below.

7. Solid Waste

The applicant states that a private contractor would be used for waste management purposes. Temporary storage of trash and recyclables in an interior trash room is proposed. The location of this facility should be depicted on the final floor and site plans.

8. Scenic Beauty

The applicant proposes to remove existing vegetation on the site and replace it with a three-story structure. As with many projects in this area, the proposal takes advantage of existing views from Sheridan Street looking westward over Back Cove and the city skyline. Views from surrounding sites would be affected. It should be noted that the view from Fort Sumner Park, which sits uphill from the site with a grade change of approximately 40 feet, should

remain relatively unchanged.

9. Comprehensive Plan

The project is compatible with Comprehensive Plan goals and policies, including the vision for the community's future, which envisions an "adequate supply of quality housing for all" and "high-density areas on the peninsula."

10. Financial and Technical Capacity

As noted above, the applicant has submitted a letter from Gorham Savings Bank indicating the financial capacity to complete the project (*Attachment J*).

11. Wetland Impacts

There are no anticipated impacts to wetlands.

12. Groundwater Impacts

There are no anticipated impacts to groundwater supplies.

13. Flood-Prone Area

The project is not located in a flood-prone area.

Technical and Design Standards and Required Improvements

Generally, many of the technical and design standards of *Section 14-498* do not apply in this case. The application incorporates most of the required improvements outlined in *Section 14-499*. However, the preliminary plans do not show street trees on the Sheridan Street frontage. Street trees are required per both the subdivision ordinance (*Section 14-499(f)*) and the site plan ordinance (*Section 14-526.2.b(iii)*), both of which refer to the city's Technical Manual, which sets a standard of one street tree/unit for multi-family developments. Based on this standard, five street trees should be provided. The applicant will be required to either add these street trees to the Sheridan Street frontage or request a waiver per *Section 14-526.2.b(iii)* in the final plan submittal.

XII. SITE PLAN REVIEW

The preliminary plans for the Sheridan Street Apartments have been reviewed by staff for conformance with the relevant review standards of the City of Portland's site plan ordinance. Staff comments are below.

1. Transportation Standards

a. Impact on Surrounding Street Systems

The applicant has stated that less than 25 peak hour trips will be generated by the proposed development. Mr. Errico has reviewed the submittal and reports that he finds it generally acceptable (*Attachment 7*).

b. Access and Circulation

The preliminary plans include a new 12' curb cut on Sheridan Street, with a garage door providing access to an interior parking area. Pedestrian access is proposed via two doors on the Sheridan Street frontage, one at each end of the building. The applicant proposes to restore disturbed areas of the sidewalk with concrete. The extent of potential sidewalk disturbance, and the possibility that more of the sidewalk could be disturbed than is shown on the preliminary plans, has been discussed with the city's Department of Public Services. DPS staff will consider sidewalk replacement in their final review. It should be noted that the site is in a brick sidewalk district.

c. Public Transit Access

The proposed development is not located along a public transit route and is not of sufficient size to require transit access.

d. Parking

Division 20 of the land use ordinance requires one parking space/unit for residential development located on the peninsula (*Section 14-332(a)3*). At this ratio, the project requires five parking spaces. As noted above, these are proposed in an interior parking area, with door-controlled access from Sheridan Street. As

drawn, these spaces are smaller than the city’s standard. Turning templates for the interior parking area have been provided. Of the proposed parking plan, Mr. Errico writes,

The interior garage parking aisle is approximately 23 feet wide and is slightly less than City dimensional standards. I support a waiver for the proposed condition. In my professional opinion site vehicles will be able to maneuver on site without backing into Sheridan Street.

Parking space width dimensions are slightly narrower than City standards (8.5 feet vs. 9.0 feet). I support a waiver for the proposed condition.

I find the driveway design to be acceptable.

Formal waiver requests should be included in the revised submittal.

The city currently permits on-street parking on the west side of Sheridan Street in front of the project site. Neighbors have raised questions about the adequacy of the proposed off-street parking for the project and potential impacts to the on-street supply. John Peverada, the city’s parking manager, reports that, on a recent night, city parking staff reviewed on-street parking conditions in this area, finding approximately 12 available on-street spaces north of the site and fewer available spaces to the south.

Per the preliminary submittal, bike parking is proposed interior to each unit. One Dero bike rack is also shown outside the building’s main entrance. This rack provides parking for two bikes, meeting the site plan standard of two spaces/five dwelling units for residential structures (*Section 14-526(a)4.b*).

e. Transportation Demand Management

A transportation demand management plan is not required.

2. Environmental Quality Standards

a. Preservation of Significant Natural Features

There are no known significant natural features on the site.

b. Landscaping and Landscape Preservation

The preliminary plans showing climbing vines on the southern end of the Sheridan Street façade and a planting area to either side of the main entrance. Renderings show climbing vines on the north end of the Sheridan Street façade as well. The preliminary plans show no landscaping for the rear of the building, which will be highly visible from Washington Avenue. However, the applicant has expressed their intent to landscape this area, and has provided renderings showing an evolving concept after several years’



Figures 7 and 8: Existing site from 105 Washington Avenue (top) and as proposed with landscaping (bottom)

growth (*Figure 8 and Plans 20 and 21*). The current plans do not include details regarding plant types. More detailed landscaping plans will be required for final review. Comments from Jeff Tarling, City Arborist, will be provided at that time.

c. *Water Quality/Storm Water Management/Erosion Control*

Of the preliminary grading and drainage plans, David Senus, consulting civil engineer, writes,

The application is preliminary. As such, additional documents will need to be submitted for the final application, including a stormwater management plan (as noted below), letters from utilities confirming capacity to serve the proposed development, and a Construction Management Plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.

In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:

- a) Basic Standard: A plan and notes should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.*
- b) General Standard: The proposed roof-area is considered new impervious area. Any clearing that occurs as part of the construction would be considered new developed area. As part of the final application, the applicant will be required to submit a stormwater management plan identifying a stormwater treatment method for the site. The stormwater treatment system shall be sized in accordance with the General Standards to manage runoff from the new impervious and developed areas of the site; or an equivalent, adjacent area. The infiltration practice proposed on the Preliminary submittal may be acceptable, but engineering calculations showing conformance with the General Standards should be provided with future submittals.*
- c) Flooding Standard: As part of the final application, the applicant will be required to submit documentation demonstrating compliance with the Flooding Standard. A waiver from the Flooding Standard may be granted if the Applicant can demonstrate that the increase in runoff resulting from the project can be adequately managed and have no adverse effect on public or private infrastructure.*

The Stormwater Management Plan should include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

The Applicant proposes to infiltrate stormwater via roof drain leaders discharging into a crushed stone layer installed beneath the building footprint. The Applicant has noted that Summit Geoengineering Services has conducted a preliminary geotechnical investigation of the project site. The final submittal should include calculations for this infiltration concept, along with a review by the geotechnical engineer to ensure that the proposal will not have adverse impact on the building foundation or slope stability.

The pipe trench detail should conform with Detail II-12 of the City of Portland Technical Standards for work within the City Right-of-Way.

3. *Public Infrastructure and Community Safety Standards*

a. *Consistency with Related Master Plans*

As noted above, the project is generally consistent with related master plans.

b. *Public Safety and Fire Prevention*

Since the building is designed as a pier-supported structure, renderings show a large, covered space with open access below the building footprint (*Figures 6 and 8*). This area could generate potential security concerns. While there would be some limited visibility from Washington Avenue, there would be virtually no sight lines into this area from Sheridan Street, and the landscape and/or architectural treatment is not likely to promote a sense of ownership amongst residents. As noted above, the applicant is developing a concept for landscaping in this area. In revised plans, the applicant should further advance this concept and make some effort to control access.

The applicant has provided an NFPA code analysis for review by the Fire Prevention Bureau (*Attachment C*). Comments from Fire Prevention will be available at the time of final plan.

c. *Availability and Capacity of Public Utilities*

The applicant proposes to extend an existing water line that terminates south of the project site to provide domestic and sprinkler service for the building. A connection to an existing 12" sanitary sewer line, which flows north towards Walnut Street, is proposed from the northeast corner of the building. The applicant proposes underground electric from an existing pole across Sheridan Street.

As noted above, for the final site plan review, the applicant will need to present evidence that there are sufficient utilities, in particular, sewer and water capacity, to service the residential units on the site.

4. *Site Design Standards*

a. *Massing, Ventilation, and Wind Impact*

The official building height, calculated using average grade, has yet to be verified by Marge Schmuckal, Zoning Administrator. The maximum building height in the B-2b zone is 45 feet. The preliminary elevations show a building height of approximately 32 feet from the Sheridan Street grade. Neighbors have raised concerns regarding this height, neighborhood compatibility, and view and property value impacts. In terms of context, the nearest house, which sits one lot away from the subject site, is a one-story ranch. A modern, shingled two-story home sits directly south of that. 135 Sheridan Street, by far the largest building in the immediate vicinity, is effectively four stories in height and lies approximately 200 feet south of the site (*Figures 9, 10, 11, and 12*).

b. *Shadows*

No shadow impacts on publicly accessible open spaces are anticipated.

c. *Snow and Ice Loading*

There are no anticipated detrimental snow or ice loading impacts.

d. *View Corridors*

The site is not near a protected view corridor.

e. *Historic Resources*

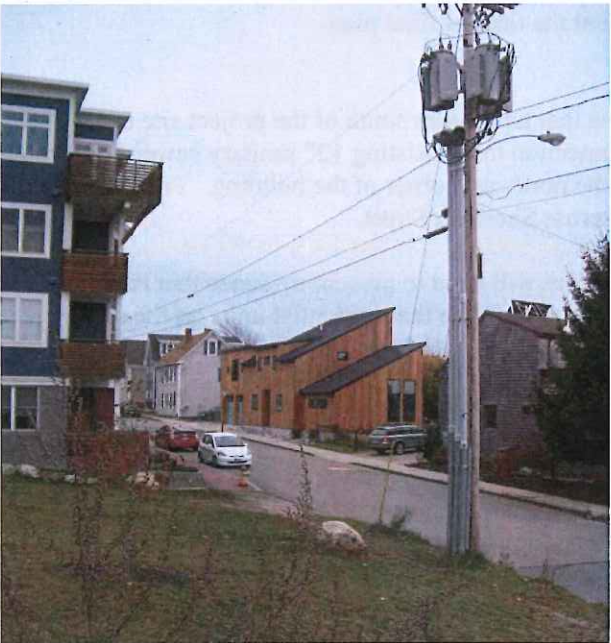
The site is not located in or near a designated historic district or landmark or known archaeological site.

f. *Exterior Lighting*

Details regarding exterior lighting have not been provided at this time. A photometric plan and cut sheets will be required at the time of final review.

g. *Noise and Vibration*

Information on the HVAC and mechanical equipment should be provided with the final plans.



Figures 9, 10, & 11 (from top left): neighboring properties to south of proposed site, including three recent developments

Figure 12 (bottom right): rendering from northeast

h. Signage and Wayfinding

No signage or wayfinding is proposed at this time.

i. Zoning-Related Design Standards

The city’s site plan ordinance states that “development in the...B-2b business zone shall provide an established street wall with entrances and public portions of the building oriented to and directly accessible from the public sidewalk and shall be designed and scaled to be compatible with surrounding residential and commercial development as demonstrated by compliance with all applicable design standards listed in the Design Manual” (*Section 14-526(d)9.a(iii)*). The Design Manual includes standards and guidelines for the B-2b zone relating to street walls, prominence of building entries, windows and transparency, façade character, compatibility, and landscaping.

The applicant has provided preliminary building elevations and renderings, which were reviewed by city staff. These renderings show a cement clapboard-sided building with numerous windows and a main entrance with access from a small porch. The rear of the building, which will be highly visible from Washington Avenue, contains a number of openings, including large plate glass windows and balcony areas. Based on initial feedback regarding window placement, window design, articulation of bay windows, and screening on the building’s rear, the applicant has provided revised elevations and renderings

(Figures 5, 6, and 12 and Plans 12-19). The city's urban designer has indicated that the preliminary plans appear to meet the B-2b design standards and guidelines.

It should be noted that neighbors have raised design concerns, specifically with respect to compatibility with the existing neighborhood. A number of neighbors have remarked that the project seems out of scale with adjacent buildings. Neighbors have suggested that the applicant build the development into the hillside and thereby avoid the use of piers, making the design more consistent with surrounding development (*Attachments 1-4*).

XIII. NEXT STEPS

1. Address staff comments;
2. Address additional comments of the Planning Board;
3. Prepare final plan submission, including subdivision and site plan submittal requirements as included in 14-496(a) and (b) and 14-527(e) and (f) for review by the Planning Authority and Planning Board; and
4. Hold final Planning Board Hearing.

XIV. ATTACHMENTS

PLANNING BOARD REPORT ATTACHMENTS

1. Public comment (email correspondence from Carolyn & Randy Young, 11/4/13)
2. Public comment (email correspondence from Teresa Medved, 11/7/13)
3. Public comment (email correspondence from Sandra & David Whiston, 11/7/13)
4. Public comment (email correspondence from Nicholas Grimaldi, 11/14/13)
5. Zoning Administrator review (memos from Marge Schmuckal, 11/12/13)
6. Civil Engineer review (memos from David Senus, 11/18/13)
7. Traffic Engineer review (memo from Thomas Errico, 11/19/13)

APPLICANT'S SUBMITTALS

- A. Cover Letter (from Stephen Bushey, FST, dated 10/22/13)
- B. Level III Site Plan application
- C. Fire Review Letter (from Stephen Bushey, FST, dated 10/22/13)
- D. Wastewater Capacity Application
- E. Development Description
- F. Existing Site Photographs
- G. Figures
- H. Technical and Financial Capacity
- I. Deed
- J. Financial Capacity Letter
- K. Conformity with Applicable Design Standards
- L. Turning Template Figures

C. PLANS

- Plan 1 Cover Sheet
- Plan 2 General Notes and Legend
- Plan 3 Plan of Lot Division
- Plan 4 Site Layout, Landscape, & Utility Plan
- Plan 5 Grading & Drainage Plan
- Plan 6 Details
- Plan 7 Details
- Plan 8 Details
- Plan 9 First Floor Plan
- Plan 10 Second Floor Plan
- Plan 11 Third Floor Plan
- Plan 12 East Elevation
- Plan 13 North Elevation

- Plan 14 South Elevation
- Plan 15 West Elevation
- Plan 16 Rendering from Southeast
- Plan 17 Rendering from Northeast
- Plan 18 Rendering from Northwest
- Plan 19 Rendering from Southwest
- Plan 20 Rendering of Rear Landscaping Concept from Northwest
- Plan 21 Rendering of Rear Landscaping Concept from Southwest

From: "Carolyn & Randy Young" <cbytry@maine.rr.com>
To: <hed@portlandmaine.gov>
CC: <tryoung207@gmail.com>
Date: 11/4/2013 3:56 PM
Subject: Sheridan Street Townhouses
Attachments: South Elevation.pdf, View 2.pdf, View 3.pdf

Dear Nell,

Thank you for the plans on Sheridan Street Townhouses. We have a suggestion for consideration at the next planning meeting regarding this project:

We feel it would be more appropriate if the building went down the slope of the property rather than being supported on piers. This is more in keeping with the houses on the street and the building less obtrusive. (Please see plans for 134 Sheridan Street for reference).

We also have reservations about their only being five parking spaces for the five unit structure, since this will invariably add five more cars to the street parking on Sheridan, which is already crowded.

Thank you for allowing us to comment and we look forward to receiving updates as this project moves forward.

Carolyn & Randy Young

135 Sheridan Street, Unit 201

Portland, ME 04101-2678

899-2276

From: Jennifer Yeaton [mailto:JMY@portlandmaine.gov]
Sent: Monday, November 04, 2013 11:05 AM
To: cbytry@maine.rr.com
Subject: Sheridan St. PDFs

Hi,

Attached are the 3 plans you requested.

Jennifer Yeaton, Office Manager
Planning and Urban Development
City of Portland
389 Congress St., 4th Floor
Portland ME 04101
jmy@portlandmaine.gov
(207)874-8719
(207)756-8258 (fax)

Subscribe to our quarterly newsletter, Under the Clock Tower:

<http://www.portlandmaine.gov/planning/undertheclocktower.asp>

Att. 2

From: Teresa D'Andrea Medved <t.dandrea@hotmail.com>
To: "hcd@portlandmaine.gov" <hcd@portlandmaine.gov>
CC: Carolyn & Randy Young <cbytry@maine.rr.com>, Teresa D'Andrea Medved <t.dandrea@hotmail.com>, Stefano <stefano.medved@enerdoor.com>, "tryoung207@gmail.com" <tryoung207@gmail.com>
Date: 11/7/2013 1:21 PM
Subject: Sheridan Street Townhouses
Attachments: South Elevation.pdf; View 2.pdf; View 3.pdf

Hello Nell:

I am a Realtor and resident at 135 Sheridan St, Portland and am writing to you regarding the proposed Sheridan Street Townhouses.

As a Realtor and resident I have an interest in this project. I think the exterior design is tastefully done but have concerns with the pier support and limited parking. Perhaps a slope style design instead of pier support would be more in line with the street design. I am concerned the pier design will look out of place, block 135 Sheridan views and lower our home values

Additionally, parking on Sheridan is already quite limited as parking is only available on one side of the street. I noticed the development only has 1 parking spot per unit and since the units are 2 bedrooms I believe this will lead to an overcrowding of parking on Sheridan St.

I look forward to hearing from you and meeting at the meetings in the near future.

Kind regards,

Teresa

Teresa Medved Real Estate Expert- I work for you! C: 207.730.2565 www.TeresaMedved.com www.facebook.com/RealEstateSouthernMaine
The Maine Real Estate Network

Did you know my sold 2011/2012 listings sold for 99.4% of list price within an average of 57 days on the market!

Oh, by the way, if you or someone you know is looking to buy or sell real estate, please remember, I am never too busy for your real estate referrals!!

From: Sandi Whiston <sandiwhiston@gmail.com>
To: <HCD@portlandmaine.gov>
CC: David Whiston <davidwhiston@gmail.com>, Carolyn Young <cbytry@maine.rr.com>
Date: 11/7/2013 4:16 PM
Subject: Fwd: Sheridan Street Townhouses

Dear Helen,

We would like to echo the comments submitted by Carolyn and Randy Young. We have had a disappointing experience on Sheridan Street recently with a new building that is out of "scale" with the neighborhood. We hope this new project will reflect more sensitivity toward the architecture and size of most of the existing homes and buildings on our street.

As to parking, the street is fairly full in the evening and quite full on that end of the street during the day. Portland Trails crossing Sheridan Street will most likely be affected due to of close vicinity of the new project.

Thank you for your consideration.

Respectfully,

Sandra and David Whiston

135 Sheridan Street

Unit 401

Portland, Maine 04101

Begin forwarded message:

> From: Helen Donaldson [mailto:HCD@portlandmaine.gov]

> Sent: Tuesday, November 05, 2013 8:46 AM

> To: Carolyn & Randy Young

> Subject: Re: Sheridan Street Townhouses

>

> Carolyn and Randy,

>

> Thanks for your comments. I will add them to the formal record and include them in the report to the Planning Board for their first workshop on the project, which is slated for the afternoon of Tuesday 11/26. You are, of course, more than welcome to attend and voice your concerns in person as well.

>

> As we get closer to the workshop date, details on the agenda, including approximate times for each agenda item, can be found here:

>

> <http://www.portlandmaine.gov/planning.htm>

>

> I will also be in touch as additional, revised plans arrive in our office.

>

> Thanks again for your input on the project. We appreciate it.

>

> Nell

>

>

>

> _____
> Nell Donaldson

> City of Portland Planning Division

> 389 Congress Street

> Portland, Maine 04101

> 874-8723

> hcd@portlandmaine.gov

> >>> "Carolyn & Randy Young" <cbytry@maine.rr.com> 11/4/2013 3:53 PM >>>

> Dear Nell,

>

> Thank you for the plans on Sheridan Street Townhouses. We have a suggestion for consideration at the next planning meeting regarding this project:

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> We feel it would be more appropriate if the building went down the slope of the property rather than being supported on piers. This is more in keeping with the houses on the street and the building less obtrusive. (Please see plans for 134 Sheridan Street for reference).

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> We also have reservations about their only being five parking spaces for the five unit structure, since this will invariably add five more cars to the street parking on Sheridan, which is already crowded.

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> Thank you for allowing us to comment and we look forward to receiving updates as this project moves forward.

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> Carolyn & Randy Young

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> 135 Sheridan Street, Unit 201

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> Portland, ME 04101-2678

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> 899-2276

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> From: Jennifer Yeaton [mailto:JMY@portlandmaine.gov]
> Sent: Monday, November 04, 2013 11:05 AM
> To: cbytry@maine.rr.com
> Subject: Sheridan St. PDFs

>
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> Hi,

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> Attached are the 3 plans you requested.

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>

>

> Jennifer Yeaton, Office Manager
> Planning and Urban Development
> City of Portland
> 389 Congress St., 4th Floor
> Portland ME 04101
> jmy@portlandmaine.gov
> (207)874-8719
> (207)756-8258 (fax)

>

> Subscribe to our quarterly newsletter, Under the Clock Tower:
> <http://www.portlandmaine.gov/planning/undertheclocktower.asp>

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> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested. --

From: Nicholas Grimaldi <ngrimaldi@gmail.com>
To: <HCD@portlandmaine.gov>
Date: 11/14/2013 11:54 AM
Subject: Sheridan Street Townhouses - 156 Sheridan St.

Dear Nell,

I am writing to echo some of the concerns of my fellow Sheridan Street neighbors regarding the planned project for 156 Sheridan St.

While I believe the buildings exterior design is generally fitting for the neighborhood I am most concerned about the open pier supports. I do not believe the piers are aesthetically pleasing or fitting with the rest of the buildings in the neighborhood. I believe that a design which would incorporate the building into the slope of the hill such as 134 or 136 Sheridan street would be more appropriate.

I am also concerned about parking on the street. The design only allows for 5 off street parking spots for a 5 unit building. It is realistic to assume that this building will bring more then 5 vehicles to the neighborhood and the street is already very crowed on most nights and weekends.

Naturally as a resident of a neighboring building I am also concerned how this projects height and design will impact our views and as a result our property values.

Thank you for hearing my concerns and I am interested in following this project as it moves forward.

Kindest Regards,

Nick Grimaldi
135 Sheridan St. Unit 202

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 11/12/2013

Att. 5

Comments Submitted by: Marge Schmuckal/Zoning on 11/8/2013

I have reviewed the current submittal of plans. This proposal for a new 5-unit building with 5 interior parking spaces on a new lot that has been conveyed out from another lot. The property is entirely within a B-2b zone. The new structure is meeting the maximum and minimum setbacks. This is also a subdivision.

The maximum building height in the B-2b zone is 45 feet. I have not received any information as to the average grade of the new building on this site. There is quite a considerable grade change from the front to the rear. Of the property. The building height along the front of the property (the highest grade) along Sheridan Street is shown to be 31.5'. There is no information showing the height of the building from the rear of the structure. I will need the average grades around the building to determine where I begin measuring the height of the building. I will then need to know the elevation level to the top of the roof beam as defined in the Ordinance for flat roofs.

I will await further information as described above to finish my review.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 11/18/2013

Att. 6

Comments Submitted by: David Senus/Civil Engineering on 11/11/2013

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the development located at 152-156 Sheridan Street in Portland, Maine. The project will involve constructing a new five unit apartment complex consisting of a 4,512 Square-foot pier supported structure.

Documents Provided By Applicant

- Preliminary Level III Site Plan Application and attachments, prepared by FST Engineers, on behalf of New Day Farm, LLC, dated October 22, 2013.
- Engineering Plans, Sheets C-1.0, C-1.1, C-2.1, C-3.0, C-4.0, C-7.0, C-7.1, and C-7.2, dated October 23, 2013, prepared by FST Engineers, on behalf of New Day Farm, LLC.

Comments

1)The application is preliminary. As such, additional documents will need to be submitted for the final application, including a stormwater management plan (as noted below), letters from utilities confirming capacity to serve the proposed development, and a Construction Management Plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.

2)In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:
a)Basic Standard: A plan and notes should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.

b)General Standard: The proposed roof-area is considered new impervious area. Any clearing that occurs as part of the construction would be considered new developed area. As part of the final application, the applicant will be required to submit a stormwater management plan identifying a stormwater treatment method for the site. The stormwater treatment system shall be sized in accordance with the General Standards to manage runoff from the new impervious and developed areas of the site; or an equivalent, adjacent area. The infiltration practice proposed on the Preliminary submittal may be acceptable, but engineering calculations showing conformance with the General Standards should be provided with future submittals.

c)Flooding Standard: As part of the final application, the applicant will be required to submit documentation demonstrating compliance with the Flooding Standard. A waiver from the Flooding Standard may be granted if the Applicant can demonstrate that the increase in runoff resulting from the project can be adequately managed and have no adverse effect on public or private infrastructure.

3)The Stormwater Management Plan should include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

4)The Applicant proposes to infiltrate stormwater via roof drain leaders discharging into a crushed stone layer installed beneath the building footprint. The Applicant has noted that Summit Geoengineering Services has conducted a preliminary geotechnical investigation of the project site. The final submittal should include calculations for this infiltration concept, along with a review by the geotechnical engineer to ensure that the proposal will not have adverse impact on the building foundation or slope stability.

5)The pipe trench detail should conform with Detail II-12 of the City of Portland Technical Standards for work within the City Right-of-Way.

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 11/19/2013

Att. 7

11/19/2013

Nell I have reviewed the project from a traffic access and circulation perspective and I find it to be acceptable with the following detailed comments:

- * The interior garage parking aisle is approximately 23 feet wide and is slightly less than City dimensional standards. I support a waiver for the proposed condition. In my professional opinion site vehicles will be able to maneuver on site without backing into Sheridan Street.
- *~ Parking space width dimensions are slightly narrower than City standards (8.5 feet vs. 9.0 feet). I support a waiver for the proposed condition.
- * I find the driveway design to be acceptable.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
[T.Y. Lin International]T.Y. Lin International
12 Northbrook Drive
Falmouth, ME 04105

Level III Site Plan & Subdivision Review
Sheridan Street Apartments
156 Sheridan Street
New Day Farm, LLC

INTRO & PROJECT DESCRIPTION

New Day Farm, LLC has submitted preliminary plans for a 12,000 SF housing development, the Sheridan Street Apartments, on Sheridan Street in the East End. The proposed development consists of five residential units on three floors in a pier-supported structure set on a steep slope. Four of the proposed units would have access from a main, shared entrance on Sheridan Street, with a secondary entrance for one second floor unit at the southern end of the building.

The site is currently undeveloped open space. The project is subject to subdivision and site plan review.

preliminary review. highlight areas of concern
MAJOR STAFF COMMENTS

Zoning

The site lies in a B-2b zone. Marge Schmuckal has confirmed that the project meets maximum and minimum setbacks and other dimensional requirements. However, she has not yet confirmed that the plans conform to the 45 foot height requirement.

Soil Erosion/Slope stability

Per the subdivision standards, the applicant is required to show that the subdivision will not cause unreasonable erosion. As noted in the board's report, the site is sloped such that the grade changes by approximately 33 feet from west to east. The applicant has submitted grading plans depicting a 6" layer of crushed stone beneath the building footprint, interspersed with three 1.5' x 2' trenches paralleling the slope. The architect is currently developing plans for landscaping on the remainder of the site.

Due to the potential for erosion and concerns regarding slope stability, David Senus, consulting civil engineer, has requested that the final submittal include more extensive geotechnical review. The city has also requested a detailed construction management plan.

Stormwater

The subdivision and site plan ordinances also include stormwater standards. The applicant has not provided a stormwater management plan at this time. *Manager* The 6" crushed stone area proposed beneath the building is designed as a stormwater mitigation measure. Mr. Senus has requested that the revised submittal include a stormwater management plan meeting applicable standards of the city's Technical Manual.

Street Trees

Street trees are required per both the subdivision ordinance and the site plan ordinance. The applicant will be required to either add street trees to the Sheridan Street frontage or request a waiver in the final plan submittal.

Transportation

Tom Errico, consulting traffic engineer, has reviewed plans and finds them generally acceptable. He has noted that waivers will be required for the parking aisle width and parking space dimensions.

The project includes five parking spaces in an interior parking garage located on the building's first floor, accessible via garage door. Neighbors have raised concerns regarding the adequacy of the proposed off-street parking for the project and potential impacts to the on-street supply. The city currently permits on-street parking on the west side of Sheridan Street in front of the project site. John Peverada, the city's parking manager, reports that, on a recent night, city parking staff reviewed on-street parking conditions in this area, finding approximately 12 available on-street spaces north of the site and fewer available spaces to the south.

Landscaping

The preliminary plans show some limited landscaping on the Sheridan Street façade. In addition, the applicant has expressed their intent to landscape the rear of the building, which will be highly visible from Washington Avenue, and has provided renderings showing an evolving concept after several years' growth (*Figure 8 and Plans 20 and 21*). More detailed landscaping plans will be required for final review.

Public Infrastructure and Community Safety Standards

Since the building is designed as a pier-supported structure, renderings show a large, covered space with open access below the building footprint (*Figures 6 and 8*), which could generate potential security concerns. The applicant is developing a concept for landscaping in this area. No fence is proposed in this area at this time.

Site Design Standards

The preliminary elevations show a building height of approximately 32 feet from the Sheridan Street grade. As previously mentioned, the zoning administrator has not confirmed that the plans meet the building height requirement. Neighbors have raised concerns regarding this height, neighborhood compatibility, and view and property value impacts. In terms of context, the neighboring properties generally house two to three story residential buildings (*Figures 9, 10, 11, and 12*). A number of neighbors have remarked that the project seems out of scale with adjacent buildings. Neighbors have suggested that the applicant build the development into the hillside and thereby avoid the use of piers, making the design more consistent with surrounding development (*Attachments 1-4*).

As the project lies in the B-2b zone, it is subject to design standards relating to street walls, prominence of building entries, windows and transparency, façade character, compatibility, and landscaping. Preliminary renderings and elevations were reviewed by city staff. Based on initial feedback regarding window placement, window design, articulation of bay windows, and screening on the building's rear, the applicant has provided revised elevations and renderings (*Figures 5, 6, and 12 and Plans 12-19*). The city's urban designer has indicated that the preliminary plans appear to meet the B-2b design standards and guidelines.

11/26 PRELIMINARY PLANS - WORKSHOP

M, JS, TD,
EB, SD, BH

JACK: AVG. GRADE?

MINING TEMPLATES.

APPLICANT

DL

93' 4 1/2" - in submitted?

Peter Birch - LA - indigenous plants on slope - fern, bayberry, Sumac, oak

safety? stone, 1:1 slope - enclosure not a good idea - stumps
street trees. not enough room? pay into fund

SB roof drain to crushed stone layer

↓ geotechnical evidence

- concrete construction of sw.? discuss w/ DPS

TD. - How does water spread under home? - lateral's
leaching fields.
How does it come off stone? gravelly, sandy soils.
no ledge? No.

BH - thinking behind patio? Not interested in maximizing site

10/12/16
10/12/16

the following are the main points

1. The first point is that

the second point is that

the third point is that

10/12/16
10/12/16

the fourth point is that

the fifth point is that

the sixth point is that

the seventh point is that

the eighth point is that

the ninth point is that

the tenth point is that

the eleventh point is that

the twelfth point is that

the thirteenth point is that

the fourteenth point is that

PUBLIC COMMENT
~~BOARD MEETING~~

Randy Yang: pierce-supported - massive from western perspective
single 1/2 story info slope - nicer design

^{b/c} no value in mit down slope, parking doesn't work

Meta Grimaldi: - pierce-different from neighborhood - landscaping helps, but in winter?
off-street parking - busy @ night

BOARD.

TD. How big will pierce be? ^{DL} 12" rand or steel #1-column
will build from 105 Washington.

JS. pierce - ^{*}homeless issue in this area - impenetrable landscaping
compatibility - not a concern
turning templates - showing 18' car - check w/tam?

TD. no problem w/ height or scale.

- ^{*} work on underneath view from Washington Ave. pre-tree growth
- ^{*} maintenance of area underneath - stormwater, pierce painting
off-street parking seems okay.

BB. no concerns re height, design,
concern re area underneath. - partial for landscaping

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Handwritten text in a circle, possibly a name or a specific term.

Handwritten text in the lower middle section, appearing to be a paragraph or a detailed note.

Handwritten text in the lower left section, continuing the notes.

Handwritten text in the lower middle section, possibly a list item.

Handwritten text in the lower right section, appearing to be a paragraph or a detailed note.

Handwritten text at the bottom of the page, possibly a conclusion or a final note.

SD. concern re area underneath - green screen?

⊗ mechanicals on roof? DL AZ - yes - could set back on roof solar collectors

BH. will look stark at street from Washington

CM. ⊗ will there be more depth of structure here? - or will show

Q. How is the structure of the cell membrane?

It is a phospholipid bilayer. The hydrophilic heads of the phospholipids form the outer and inner surfaces, while the hydrophobic tails form the interior of the membrane.

The phospholipid bilayer is held together by hydrophobic interactions between the tails.

Q. How is the structure of the cell wall?

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: Marge Schmuckal/Zoning on 1/23/2014

I have reviewed the new information submitted on the C-4.0 grading plan. This plan shows the average grading around the building and then takes that average grade into consideration on the elevation plan showing the height of the structure. From average grade, the building height of the structure is a fraction over 43 feet. The maximum allowable building height in the R-6 zone is 45 feet. This structure is meeting the maximum height requirement for the R-6 zone.

I have also spoke with the Architect concerning the labeled "Artist Studio" on the 2nd floor. This studio is a space for the one of the owners of the building to do her artwork. It has been explained to me that the space on the second floor is part of the owner's unit on the third floor. Electrical for the second floor is tied into the 3rd floor apartment's meter. This shall not be a separate residential unit (i.e. can not be rented out separately). Kitchen facilities may not be installed in this space. It is also noted that the studio is not part of an occupation. If the artist space turn's into one of the owner's business occupation, separate permits SHALL be required to be submitted showing that 14-410 Home Occupation guidelines have been met. Separate permits are required for the construction of the structure along with separate permits for the roof heat pumps. At the time of application, the applicant shall submit all the data on the decibel output from the heat pumps.

Marge Schmuckal
Zoning Administrator
City of Portland

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: David Senus/Civil Engineering on 1/23/2014

Woodard & Curran has reviewed the response to comments submittal for the Final Level III Site Plan Application for the development located at 152-156 Sheridan Street in Portland, Maine. The project will involve constructing a new five unit apartment complex consisting of a 4,759 Square-foot pier supported structure.

Documents Provided By Applicant

•Response to Comments Letter from FST to City of Portland dated January 22, 2014; including Attachment A, Attachment B, C-3.0, C-4.0, C-5.0

Previous Review Comments from January 16, 2014 in Italics; Current Status in BOLD CAPS

1) In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:
a) **Basic Standards:** The Applicant has provided a plan and details to address erosion and sediment control requirements in general accordance with Appendix A of Maine DEP Chapter 500. The sediment barrier, as proposed on C4.0 Grading and Drainage, appears to have an opening; please revise or clarify the intent of this opening. Inspection and maintenance requirements and good housekeeping practices should be noted on the plans following the guidance of Maine DEP Chapter 500 Appendix B & C. **COMMENT ADEQUATELY ADDRESSED**

b) **General Standard:** The new developed and impervious areas on the site will primarily consist of roof area. Although not a listed Best Management Practice under the Maine DEP's General Standards, the Applicant has proposed to use one of several proprietary roof water filter systems. Given that the new impervious area is almost entirely roof area in addition to the site constraints (steep slopes) and the generally "cleaner" runoff that is generated from rooftops, we agree that a roof water filter system is appropriate for this development. The applicant notes that three models may be selected during construction, Flo-Gard™, Bio-Clean downspout filter, or Cleanway™ downspout filter. Catalogue cut sheets have been provided for each. We request additional information on these options, specifically identifying the model or filter type to be used, along with the typical pollutant removal efficiencies that can be anticipated for each. **THE APPLICANT STATES THAT THE PREFERRED FILTER IS BIO-CLEAN; THE PERFORMANCE DATA PROVIDED BY THE APPLICANT INDICATES THAT BIO-CLEAN IS THE PREFERRED CHOICE. THE BIO-CLEAN FILTER IS ACCEPTABLE FOR THE PROJECT. ALTERNATE FILTER CHOICES MAY BE ACCEPTABLE; ADDITIONAL PERFORMANCE AND MANUFACTURER INFORMATION SHOULD BE PROVIDED FOR REVIEW AND APPROVAL BY THE CITY IF AN ALTERNATE FILTER SYSTEM IS DESIRED BY THE OWNER OR CONTRACTOR DURING CONSTRUCTION. PLAN NOTE 3 ON SHEET C-4.0 SHOULD BE REVISED ACCORDINGLY.**

c) **Flooding Standard:** The Applicant has proposed to install a roof drain connection to the City's storm drain system located in Sheridan Street. They have provided approximate runoff values based on a roof area. As discussed with DPS staff, a waiver from the Flooding Standard is appropriate for this development given the relative small area of development, the ability to connect to an existing storm drain system, and the anticipated future separation of downhill sewer/drain systems. **NO ADDITIONAL COMMENT NECESSARY.**

2) **The Applicant has provided a Stormwater Systems Operation and Maintenance plan which references the requirements of Chapter 32 of the City of Portland Code of Ordinances. Although a specific proprietary roof filter system has not been selected at this time, the plan should include basic requirements for inspection (what to look for, how to identify the need for cleaning and/or replacement) along with a general inspection form. A NEW INSPECTION AND MAINTENANCE PLAN HAS BEEN SUBMITTED AND INCLUDES BIO-CLEAN FILTER MANUFACTURE INFORMATION AND AN INSPECTION FORM. THE NEW PLAN INCLUDES A SECTION ON RECORD KEEPING THAT DOES NOT SPECIFY THE ANNUAL REPORTING REQUIREMENTS CONTAINED IN CHAPTER 32 OF THE CITY CODE OF ORDINANCES; HOWEVER, THIS INFORMATION IS CONTAINED AS A NOTE ON C-4.0 AND IN THE PREVIOUSLY SUBMITTED OPERATIONS AND MAINTENANCE PLAN. WE RECOMMEND ADDING A REFERENCE OR LANGUAGE REGARDING CHAPTER 32 ANNUAL REPORTING REQUIREMENTS TO THE "RECORD KEEPING" SECTION OF THE NEW INSPECTION AND**

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To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

11/19/2013

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- * Parking space width dimensions are slightly narrower than City standards (8.5 feet vs. 9.0 feet). I support a waiver for the proposed condition.
- * I find the driveway design to be acceptable.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
[T.Y. Lin International]T.Y. Lin International
12 Northbrook Drive
Falmouth, ME 04105

1/14/2014

I'm fine with the parking lot layout. They are proposing a 24-foot aisle and so that meets City standards. The parking space length meets City standards. They will require a waiver of width. They are proposing 8.5 foot wide spaces.

The construction management plan is weak. With that said I don't believe that should hold them up, we will have to craft a condition. I think the key item we want from them is that they can construction the building from their site. I would ask them to provide that all construction activity will occur on their site. I'm not overly worried about traffic impacts on Sheridan other than making sure that two-way flow can occur.

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: David Margolis-Pineo/Engineering DPS on 1/23/2014

January 17, 2014
January 23, 2014

Memo To: Nell Donaldson
From: Barbara Barhydt
From: David Margolis-Pineo
Re: Review Comments - 152-156 Sheridan Street

The Department of Public Services offers the

- 1 The proposed core drilling on the catchbasin for the eight inch roof drain connection requires a waiver of the City's Technical Manual. This department would support a waiver request. The eight inch connection should have an invert elevation of 108.23 and be installed with a snap in boot connection. Waiver request now requested on Sheet C3.0 Though not mentioned, it is understood that a snap in boot will be used with the core drill for the proposed 8" drain connection with an invert elevation of 108.23 or higher.
2 The approximate lot frontage is 117'. Between the proposed driveway cut, 37' and utility cuts, an estimated 61' of sidewalk or more than 50% of the sidewalk will be disturbed during construction. Under this scenario the applicant is requested to reconstruct the sidewalk along the property frontage to meet the City's current sidewalk material policy which is brick. In this area of the City, the applicant is requested to construct the driveway apron, from the property line to the street, using asphalt. Please refer to the City's Technical Manual for design guidance. Applicant is now showing the sidewalk being replaced with brick. Although not shown entirely along the frontage. Thank you.
3 The proposed sanitary sewer connection is not acceptable as proposed. I will work with Steve Bushey, the applicant's engineer, to formulate an agreeable connection. The sewer connection is now shown to the satisfaction of this department.
4 Guard Rails along Sheridan Street were installed by the City of Portland and are considered City property. Add a note to the plan "Guard Rail, Posts and Associated Hardware Shall be removed carefully and delivered to the City DPS as directed by the Deputy City Engineer". Issue addressed.
5 Property corners. Are they found or set? Please add legend. Not addressed
6 Please show Maine State Plane Coordinates. Not addressed
8 Snow Storage Easement. Need to state the Registry Deed Book and Page. Not addressed
9 Concrete Retaining Wall. Need to state which parcel owner is responsible for maintenance and replacement if needed. Not addressed
10 Not addressed
11 Underground Utilities to Site in Sheridan Street. They are shown as a curve. Customary to run buried conduit in straight runs, otherwise cables and conduit can be damaged when pulling the cable. Also makes for more reliable dig-safe marking. Issued addressed. Thank you.
12 Please read the City of Portland Technical Manual - Section 13 - Adopted 7/19/10. Rev. 6/17/11. No response necessary
13 Survey Plan Referenced. Please include in the plan set with a Surveyor's Stamp. Plan of Lot Division Stamped.
14 Recording Plat. Please have a Professional Land Surveyor's stamp.
15 Not addressed

MEMORANDUM

To: FILE

From: Nell Donaldson

Subject: Application ID: 2013-241

Date: 1/23/2014

We have no further comments at this time.

5

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: David Senus/Civil Engineering on 1/23/2014

Woodard & Curran has reviewed the response to comments submittal for the Final Level III Site Plan Application for the development located at 152-156 Sheridan Street in Portland, Maine. The project will involve constructing a new five unit apartment complex consisting of a 4,759 Square-foot pier supported structure.

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2) The Applicant has provided a Stormwater Systems Operation and Maintenance plan which references the requirements of Chapter 32 of the City of Portland Code of Ordinances. Although a specific proprietary roof filter system has not been selected at this time, the plan should include basic requirements for inspection (what to look for, how to identify the need for cleaning and/or replacement) along with a general inspection form. A NEW INSPECTION AND MAINTENANCE PLAN HAS BEEN SUBMITTED AND INCLUDES BIO-CLEAN FILTER MANUFACTURE INFORMATION AND AN INSPECTION FORM. THE NEW PLAN INCLUDES A SECTION ON RECORD KEEPING THAT DOES NOT SPECIFY THE ANNUAL REPORTING REQUIREMENTS CONTAINED IN CHAPTER 32 OF THE CITY CODE OF ORDINANCES; HOWEVER, THIS INFORMATION IS CONTAINED AS A NOTE ON C-4.0 AND IN THE PREVIOUSLY SUBMITTED OPERATIONS AND MAINTENANCE PLAN. WE RECOMMEND ADDING A REFERENCE OR LANGUAGE REGARDING CHAPTER 32 ANNUAL REPORTING REQUIREMENTS TO THE "RECORD KEEPING" SECTION OF THE NEW INSPECTION AND

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

MAINTENANCE PLAN FOR CONSISTENCY.

3)The Applicant has noted that Summit Geoenvironmental Services has conducted a preliminary geotechnical investigation of the project site and that a copy of the geotechnical findings is provided in Section 8; however, it has not been received at this time. The geotechnical engineer's review of the project site should be provided. THE APPLICANT HAS SUBMITTED A STAMPED GEOTECHNICAL ENGINEERING REPORT FROM SUMMIT GEOENGINEERING SERVICES DATED NOVEMBER 2013. THE REPORT RECOMMENDS THAT "PERIMETER FOUNDATION DRAINS BE INSTALLED ADJACENT FOOTINGS ON THE EAST AND WEST SIDES OF THE BUILDING". WILL THE PROJECT INCLUDE FOUNDATION DRAINS PER THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEERING REPORT? IF FOUNDATION DRAINS ARE PROPOSED, THE FOUNDATION DRAINS AND THEIR DISCHARGE LOCATIONS SHOULD BE DEPICTED ON THE PLANS.

4)The Applicant has prepared and submitted letters to utilities requesting ability to serve the proposed development. The Applicant states that they hope to receive responses prior to Public Hearing; if responses are not received prior to Public Hearing we recommend requiring submittal of ability to serve letters from the utilities as a condition of approval. THE APPLICANT IS AWAITING RESPONSES.

5)The following details for work within the City Right-of-Way should be provided in accordance with the City's Technical Manual:

- a)IP Concrete Driveway
- b)Concrete Sidewalk

COMMENT ADEQUATELY ADDRESSED

6

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

1/21/2014

I reviewed the landscape plan and offer the following review comments / recommendations:

The proposed site on Sheridan Street was likely "mined" for gravel decades ago similar to nearby parcels. The site contains steep slopes away from Sheridan Street, dry rocky soils with little organic material. With the exposure to the Southwest the site will be inherently dry. On site inspection noted some 'pioneer' plants like Staghorn-sumac being to take hold. Thus successful landscape planting will include plants that can adapt to these conditions.

Street-trees: the sidewalk along the project site is too narrow for typical street-tree planting. Proposed landscape plan does include two Magnolias and two Japanese Maples along the frontage. The two Magnolias at 1.5" caliper would qualify to meet the 'street-tree' per unit standard but the two J. Maples would not due to size. Recommend condition, upgrade to larger size or use Korean Maple, Acer pseudosieboldianum, which are very similar, hardier and available in caliper sizes (two are planted at Longfellow Square at State Street for example). Shade tree the project proposes one shade tree, a Tulip Poplar, the size needs to be increased from 6-8' height to 2" caliper to meet City Landscape Standards, condition.

General Landscape Comments: the project proposes Mugo Pines along the edge, their use in the landscape trade has been declining due to other superior plant choices like 'Grey Owl' Juniper, Mugos are OK if desired by the project, a naturalized grouping of 13 Serbian Spruce is also proposed along the backyard edge. The sizes should 5-6' Height vs 4-5' H, or mix of two sizes, the number could be reduced to 11 as a minimum. Climbing Hydrangea is proposed for the support columns, the proposed size at #3 gallon is too small to make much of an impact, #7 gallon plants would be a recommended condition. According to local nursery sources, a #5 gallon pot would result in a 24" plant size when planted.

The use of the New England Erosion Control Mix for Dry Sites is a good choice for the dry slope 'lawn' area. Always good to use recommendations including mulch / tack to hold the slow germinating mix in place on a slope.

Additional plants that would be useful in a site with these conditions would include: Bayberry, Comptonia or Sweet-fern, Low grow sumac, Red Cedar - Juniper virginiana,

Overall the landscape plan looks good in design and with the recommended upgrades to plant sizes. The final landscape plan plant key should also include a Quantity column.

thanks,

Jeff Tarling

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: Jennifer Thompson/Planning on 1/16/2014

From: Jennifer Thompson
To: Helen Donaldson; William Clark
Date: 1/16/2014 12:46 PM
Subject: Re: subdivision plat for review - 152-156 Sheridan Street

Hi Nell - this plan seems lacking in a fair amount of detail but for my purposes, the things that stand out initially are:

I gather that this is in the B2b zone - but I'd like the notes to expressly reflect that.
Are there any easements? Construction, utility, otherwise? If so, they need to be reflected and described.
The notes need to explain who is responsible for snow removal, maintenance, trash, and whether there are any stormwater management issues/plans.
Will this be a condominium? If so, we need references to the docs.

B-1 AND B-1B NEIGHBORHOOD BUSINESS AND B-2 AND B-2B COMMERCIAL BUSINESS ZONES:

(1) STANDARDS. Development located in the B-1, B-1b, B-2, and B-2b zones shall meet the following additional standards.

a. Urban Street Wall: In the B-1, B-1b, and B-2b zone it shall be required that buildings shall be located to create and preserve an urban street wall.

b. Mixed Uses: In B-1b zone buildings shall be multi-storied with mixed uses.

c. Building Entrances: In the B-1 and B-2b zone building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.

d. Windows: In the B-1, B-1b, B-2, and B-2b zones windows shall be required along the street frontage of a building. Windows shall be transparent (with a visible transmittance (VT) of .7 or greater) and installed at a height to allow views into the building by Passersby.

e. Facade Character: In the B-1, B-1b, B-2, B-2b zones, active and public portions of buildings (e.g. doors, windows, entries, retail displays) shall be oriented to and, where possible, be located adjacent to the public sidewalk to create an active presence along the sidewalk.

1. Where building facades situated along a public way have no interactive use or function, such facades shall be designed to provide sufficient architectural and graphic amenities to provide visual interest along the street and relate the building, and its use, to passersby.

f. Building Design: B-1, B-1b, B-2, and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors. In the B-1 and B-1b Zones building scale, roof pitch, and fenestration shall be designed to complement surrounding residential structures.

g. Building Materials: Facade materials of buildings located in the B-1, B-1b, B-2, and B-2b zones shall be compatible with those materials of surrounding residential and commercial uses.

h. Building Scale: In the B-1 and B-1b zones building scale must relate and be compatible with surrounding residential structures.

i. Landscaping and buffers: In the B-1, B-1b, B-2 and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

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Third section of faint, illegible text, featuring a circled '3' and a horizontal line.

Fourth section of faint, illegible text, featuring a circled '0' and a horizontal line.

Fifth section of faint, illegible text, featuring a circled '0' and a horizontal line.

Sixth section of faint, illegible text, featuring a circled '0' and a horizontal line.

Appendix 2

City of Portland Technical Standards and Design Guidelines

Development in the B-1, B-1b, B-2, B-2b shall meet the following guidelines in order to meet the Site Plan Standards

1. Building Location and Form

Buildings shall be located near the street so as to create an urban street wall.

An urban street wall is created by a pattern of buildings which line the street in a consistent manner, thereby establishing a desirable spatial relationship between the building in the commercial district and the major object. Location is one of several related factors defining the street environment.

Building Form, including height, bulk, and massing, contribute to the development of a street wall.

The desired condition is to have the building frame and enclose the street, which is achieved by providing building height that is proportionate to the width of the adjoining major street. A ratio of building height to street width of one-to-two creates a strong "room-like" street, while a one-to-three ratio provides good street definition and proportion. Shorter buildings of one story facing broad streets will not achieve the desired relationship.

In the B-2b zone, buildings adjacent to streets should approach 1:2 height to street width, with a minimum of 1:3.

For a fifty-foot street right-of-way, therefore, a minimum height of 15' is required, with 25' height preferred. An eighty-foot right-of-way requires about 27' to achieve the 1:3 proportion., with 40'-height preferred. Obviously, buildings located as close as possible to the street right-of-way will provide better definition and proportion than buildings set further back.

2. Building Function

An urban street and business district requires a substantial intensity and variety of uses.

It is beneficial to have mixed uses within portions of buildings situated near the street. For example, a retail first floor might have office or residential on the second or third floors. This provides both the scale of building height desired, as well as the economic vitality of the business district.

3. Orientation of Buildings and their Entrances to the Street

Major building entries shall be designed and located to provide the primary building access oriented to the public street and sidewalk.

Doorways should be prominent and obvious in appearance, so as to attract the users toward the entry. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate. Major entries should be adjacent to, or very close to, the street and public sidewalk.

4. Windows

Windows shall be located in all building facades visible from the public way, especially on building facades along the major public street.

Retail uses with store fronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent (minimum visible transmittance (VT) of .7 or greater), and interesting windows contribute the maximum value. Limitations on transparency, such as dark or reflective glass, or interior coverings, should be avoided. Where uses (such as office) are not conducive to transparent viewing from the public way, windows can still convey a sense of activity and presence along the street. Even these more private windows can convey occupancy and habitation when lighted from within, as during evening hours, even if the interior is screened from view.

5. Building Character, Detail, Scale, and Graphic Qualities

Building design will include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community.

Awnings, canopies, and flags may be utilized to highlight entryways and to further identify the activity and identity of a use.

Facade lighting may be used to highlight entryways or to provide visual interest along an otherwise blank facade

Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.

6. Signage and Building Entrances

Building entrances and building signage in the B-1, B-1b, and B-2b zones will be designed and constructed at the pedestrian scale.

*We may need to revise the Sign Ordinance for allowed height and dimension of signs.

7. Development Relationship to Street

Building facades and site amenities shall form a cohesive wall of enclosure along a street. Where buildings are not located at the street line, site amenities, including masonry walls, fences, and landscaping, shall be placed along the street to provide a sense of enclosure or definition.

8. Parking Lots

Parking Lots shall be screened from view of the public way.

Landscaping or fencing shall be used to screen parking lots from public ways and residential neighbors. Where parking is located within the front yard (or side yard of a corner lot), a landscaped buffer or fence shall be placed along the street line to distinguish the private space from the public space and to help define the street wall.

Parking lots shall be screened from neighboring properties.

A densely planted landscape buffer or fencing shall be installed to protect neighboring properties from the impacts associated with the parking lot and the use it serves.

Crosswalks shall be provided within parking lots and across entrance driveways, directing pedestrians to building entrances.

Street trees shall be planted along property street frontage 25ft. on center.

9. Transit Connections

Development proposed along established transit corridors must design uninterrupted access from the proposed development to the transit stop.

An easement to place a transit shelter may be requested for development located along a transit corridor.

Helen Donaldson - RE: questions about 152-156 Sheridan Street

From: David Lloyd <lloyd@archetypepa.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 11/5/2013 6:33 PM
Subject: RE: questions about 152-156 Sheridan Street
CC: Stephen Bushey <sbushey@fstinc.com>
Attachments: Render 1.pdf; Render 2.pdf; Render 4.pdf

Nell

Good to hear you are on the team ! I would be happy to sit down with you at your convenience but I will try and answer your questions here

1 Don't really know how the elevations and renderings could be different, I would need to look at them with you. I will send you what we have possibly you have an earlier version. The submission was made by our civil engineer and they could have submitted the incorrect renderings

2 The building cladding is cement clapboard 6 inches to the weather. All trim is a PVC product

3 Windows are wood with aluminum cladding and yes there are some 9 over 1

4 The main door into the building would be a white oak, other entry doors would be fiberglass, garage door aluminum and glass

5 Railings would be painted steel

6 Canopies were deleted in our latest design suggesting you were given the wrong renderings

7 the studio space is a work space for the building owners that will live on the third floor

I hope this helps , I apologize for the incorrect submission and as I mentioned would be glad to stop by and review with you

David

David Lloyd

Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Tele: (207) 772-6022
Fax: (207) 772-4056
Cell: (207) 831-8627
loyd@archetypepepa.com
<http://www.archetype-architects.com>

From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Tuesday, November 05, 2013 1:45 PM
To: loyd@archetypepepa.com
Subject: questions about 152-156 Sheridan Street

David,

I've been assigned to the Sheridan Street housing development you recently submitted for site plan/subdivision review and I have a few basic questions for you before we do our design review (against the B-2b design guidelines) here. I reached out to Steve Bushey but I believe he's out of the office this week?

- The elevations and the renderings are slightly different. Can you let me know which is more reflective of your current thinking?
- In this vein, it's hard to tell because the elevations and perspectives differ, but what are your plans for cladding materials? Window materials? Window and door design (e.g. 9-over-1 windows are shown on the elevations)? Railing materials? Awning materials?
- There is a 'studio' space on the second floor plan. What is the concept here?

I may have more questions as we move forward. I'll let you know.

Thanks, David.
Nell

Nell Donaldson
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

1/9. Sheridan DP - ce, AS, MD

(*) move meters + down?

↓ or keep meters w/ exterior doors?

(*) CPTED... ??

↓ larger crushed sphere?

11.11.2020 - 10th anniversary of

the end of the war

the first anniversary of the war

11.11.2020

the end of the war

1 156 Sheridan St

12-12-13

Dear Planning Board,

As regards development in the vicinity of Walnut and Sheridan St., perhaps another look is called for.

As a longtime Commercial Fisherman, (50+ years), I look upon removal of any trees, grasses, shrubs and soils on the peninsula as another threat to CASCO BAY. Contrary to popular belief, our bay is under severe stress and is much degraded. I refer you to Friends of Casco Bay and Capt. Joe Payne, the Baykeeper, for a more thorough assessment. A large part of this stream is arriving in the form of run off. Every trickle, stream, river and rain storm produces its own load of toxic poisons, Herbicides, Pesticides, nitrogen enriched lawn fertilizers, drippings & droppings from both mechanical and multi-pedal sources; all contribute to a deadly brew for our bay.

Directly downhill from at least two proposed projects lies BACK Cove. Any reduction in the retaining, reducing, trapping and barrier like ability of these urban forest areas will allow more pollutants to Cascade downhill and, in short order, spill into the Bay.

As a taxpaying citizen of Portland and being mindful of a healthy Bay, I urge you to forbid removal of hillside shrubs, grasses, trees or any other greenery which acts as a natural anchor for the soils and a retarding barrier against polluting run offs.

Another note of interest, It seems a forest knowledgeable person walked through the "JACK PATH" area at the request of a neighbor, pointing out the various wild species there. Apparently there are several ELM trees. If this is true, you have to join me in appreciating the tragic irony of a city, whose streets were once graced by beautiful Elms; allowing the cutting away of what has to be some of the few remaining Elms on the peninsula.

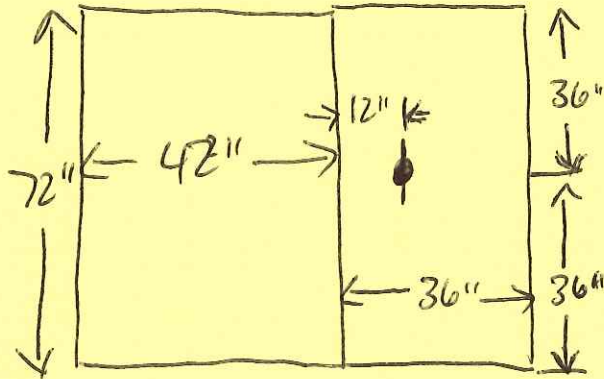
Submitted with respect,

Keith Lane
73 Waterville St.
Portland, Maine.

04101

STEWART

1/5/15



If this, will okay if B.

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Revised Motions
OKAY
yes - OK



Memorandum
Planning and Urban Development Department
Planning Division

To: Stuart O'Brien, Chair, and Members of the Portland Planning Board
From: Nell Donaldson, Planner
Date: January 28, 2014
Re: **Addendum to Planning Board Report for public hearing on application 2013-241 – 156 Sheridan Street**

Following are revised motions regarding the subdivision and Level III site plan review for the Sheridan Street Apartments at 152-156 Sheridan Street. Staff is recommending an additional condition of approval under site plan review which will allow staff to fully consider the applicant's most recent design modifications (submitted 1/22/14) post-approval.

XIV. PROPOSED MOTIONS
A. WAIVERS

TD, TO,
BB, SD.

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application 2013-241 relevant to Portland's Technical and Design Standards and other regulations; and the testimony presented at the Planning Board hearing:

- 4.0 1. The Planning Board **waives/does not waive** the Technical Standard (*Section 1.14*) relating to parking space dimensional requirements to allow five parking spaces at 8' 6" in width;
- 4.0 2. The Planning Board **waives/does not waive** the Site Plan Standard (*Section 14-526(b)2.b(iii)*) requiring one street tree per unit due to site constraints. The applicant shall contribute \$600 for three street trees to Portland's tree fund.
- 4.0 3. The Planning Board **waives/does not waive** the Technical Flooding Standard (*Section 5.111.4.E*) to allow discharge into the city's storm drain system; and
- 4.0 4. The Planning Board **waives/does not waive** the Technical Standard (*Section 2.7.8*) to allow a storm drain connection to a municipal catch basin.

B. SUBDIVISION

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application 2013-241 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **is/is not** in conformance with the subdivision standards of the land use code, subject to the following conditions of approval, which must be met prior to the signing of the plat:

4.0

- 1. The applicant shall revise the subdivision plat to the satisfaction of the Planning Authority, Department of Public Services, and Corporation Counsel.
- 2. The applicant shall provide evidence of water capacity from the Portland Water District for review and approval by the city's Planning Authority; and
- 3. The applicant shall provide details and drawings regarding any proposed foundation drains per the geotechnical report provided by Summit Geoenvironmental Services dated November 2013, for review and approval by the Department of Public Services.

C. SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application 2013-241 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **is/is not** 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 revised construction management plan addressing the comments of the city's Department of Public Services, for review and approval by that department;
2. The applicant shall provide a revised landscaping plan addressing the January 17, 2014 comments of Jeff Tarling, city arborist, for review and approval by the city's Department of Public Services;
3. Should an alternative roof stormwater filter system be selected, ^{↓ add hydrangea} the applicant shall provide additional performance and manufacturer information and revise Sheet C-4.0 accordingly for review and approval by the city's Department of Public Services;
4. The applicant shall revise the stormwater inspection and maintenance plan to include language regarding the annual reporting requirements of Chapter 32 for review and approval by the city's Department of Public Services;
5. The applicant shall revise the site plan to include details regarding the proposed roof drain connection to the municipal storm drain system for review and approval by the city's Department of Public Services;
- 4.0 ~~6.~~ The applicant shall provide a photometric plan meeting the city's technical standards for review and approval by the Planning Authority;
7. The applicant shall submit HVAC and mechanical system specifications, including decibel output projections on the roof-mounted heat pumps, meeting applicable standards for the Zoning Administrator's review and approval prior to the issuance of a HVAC/Heating/Cooling or mechanical system permits;
- ~~8.~~ The applicant shall submit revised elevations and renderings addressing staff comments on the drawings submitted January 22, 2014 for review and approval by the Planning Authority.



Figures 4 & 5: Renderings of the Sheridan Street Apartments from Sheridan Street (above) and the southwest (below)

V. PROPOSED DEVELOPMENT

New Day Farm, LLC proposes to develop five residential units on the site, including four two-bedroom apartment units and one owner-occupied three-bedroom unit on the top floor. The units would range in size from 1,300 to 2,200 SF, and all would have expansive views to the west. In addition, a space intended for use as an art studio is proposed on the building’s second floor. Four of the proposed units would have access from a main, shared entrance on Sheridan Street, with a secondary entrance for one second floor unit at the southern end of the building.

Most of the Sheridan Street façade is proposed with a six foot setback. Because of the steep slope, the building is planned on piers, with a traditional concrete foundation at the Sheridan Street interface. The applicant has submitted plans showing landscaping on all sides of the site, including evergreen plantings on the street frontage and at the rear of the site. Climbing vines are proposed around the pier supports. The applicant plans to bring utilities in from Sheridan Street and replace the existing sidewalk with brick.

The applicant proposes five parking spaces within the building’s first floor. These would be accessed via a garage door in the building’s Sheridan Street façade, where a curb cut is proposed. The garage area is also planned to include bicycle and trash storage.

VI. PUBLIC COMMENT

The Planning Division received several written comments from neighbors on the preliminary plans for the project (*Attachments PC-1-4*). These comments raised concerns regarding design and parking. There have been no formal written public comments on the final plan submittal.

VII. RIGHT, TITLE, & INTEREST

The applicant has provided a deed demonstrating ownership of the subject property, which, as described above, was originally part of a larger parcel with access from Washington Avenue (*Attachment D*). The deed creates a 10’ wide easement for snow dumping purposes, granted to the property owner to the west, and outlines terms. This easement is shown on the existing conditions plan as well as the draft plat (*Plans 3 & 4*).

VIII. FINANCIAL & TECHNICAL CAPACITY

The estimated cost of the development is \$1.5 million. The applicant has submitted a letter from Gorham Savings Bank indicating that New Day Farm, LLC has the financial capacity to fund the project (*Attachment D*).

IX. ZONING ANALYSIS

Marge Schmuckal, Zoning Administrator, has submitted comments on the final plans (*Attachment 1*). She writes,

I have reviewed the new information submitted on the C-4.0 grading plan. This plan shows the average grading around the building and then takes that average grade into consideration on the elevation plan showing the height of the structure. From average grade, the building height of the structure is a fraction over 43 feet. The maximum allowable building height in the R-6 zone is 45 feet. This structure is meeting the maximum height requirement for the R-6 zone.

I have also spoken with the Architect concerning the labeled "Artist Studio" on the 2nd floor. This studio is a space for the one of the owners of the building to do her artwork. It has been explained to me that the space on the second floor is part of the owner's unit on the third floor. Electrical for the second floor is tied into the 3rd floor apartment's meter. This shall not be a separate residential unit (i.e. can not be rented out separately). Kitchen facilities may not be installed in this space. It is also noted that the studio is not part of an occupation. If the artist space turns into one of the owner's business occupation, separate permits SHALL be required to be submitted showing that 14-410 Home Occupation guidelines have been met.

Separate permits are required for the construction of the structure along with separate permits for the roof heat pumps. At the time of application, the applicant shall submit all the data on the decibel output from the heat pumps.

Staff has suggested that a note regarding the permitted use of the studio space be included on the plat as a condition of approval. A condition of approval relating to the decibel output of proposed heat pumps has also been suggested.

X. SITE PLAN SUBMISSION REQUIREMENTS (Section 14-527) and SUBDIVISION PLAT AND RECORDING PLAT REQUIREMENTS (Section 14-496)

The applicant has generally met all site plan submission requirements. However, per the review of Tom Errico, the city's consulting traffic engineer, the draft construction management plan, which is included in *Attachment G*, does not incorporate sufficient detail at this time (*Attachment 2*). He writes,

I think the key item we want from them [on the construction management plan] is that they can construct the building from their site. I would ask them to provide that all construction activity will occur on their site. I'm not overly worried about traffic impacts on Sheridan other than making sure that two-way flow can occur.

A condition of approval has been suggested in this regard.

A draft subdivision plat was provided with the final submittal. This plat will require modifications in accordance with *Section 14-496*, including the addition of a table showing a breakdown of units and sizes, demarcation and notes regarding the stormwater management system, updated waivers, and conditions of approval. In addition, as stated above, a note regarding the permitted use of the second floor studio space will be required. William Clark, of the city's Department of Public Services, has reviewed the draft plat and provides the following comments, which are also included as *Attachment 3*,

Property corners. Are they found or set? Please add legend.

Please show Maine State Plane Coordinates.

Snow Storage Easement. Need to state the Registry Deed Book and Page.

Concrete Retaining Wall. Need to state which parcel owner is responsible for maintenance and replacement if needed.

Please read the City of Portland Technical Manual - Section 13 - Adopted 7/19/10. Rev. 6/17/11.

Survey Plan Referenced. Please include in the plan set with a Surveyor's Stamp.

Recording Plat. Please have a Professional Land Surveyor's stamp.

In addition to reiterating Mr. Clark's comment regarding documentation of easements, Jennifer Thompson, Associate Corporation Counsel, has offered the following comments on the draft plat, which are also included as *Attachment 4*,

I gather that this is in the B2b zone - but I'd like the notes to expressly reflect that.

The notes need to explain who is responsible for snow removal, maintenance, trash, and whether there are any stormwater management issues/plans.

It should be noted that, per the applicant's submittal dated January 22, 2014 (*Attachment M*), some of these items have been addressed. However, given the short time frame, neither Mr. Clark nor Ms. Thompson has reviewed the revised plat. A general condition of approval related to the revision of the subdivision plat has been suggested.

XI. SUBDIVISION REVIEW (14-497(a). Review Criteria; 14-198. Technical and Design Standards; & 14-499. Required Improvements)

The subdivision has been reviewed by staff for conformance with the relevant review standards of the City of Portland's subdivision ordinance. Staff comments are below.

1. Water, Air Pollution

The site is currently undeveloped, vegetated, and steeply sloped to the west. An unspecified impervious area, including at least 4,500 SF of building footprint, is proposed. The applicant has submitted a stormwater management plan which proposes that runoff from the site, most of which will fall on the roof, be filtered before draining into the municipal drainage system in Sheridan Street. David Senus, the city's consulting civil engineer, has indicated his general approval of this arrangement (*Attachment 5*). Specific outstanding comments from Mr. Senus are discussed in detail under site plan review below.

No detrimental air quality impacts are anticipated.

2 & 3. Adequacy of Water Supply

A water capacity letter from the Portland Water District has not been provided at this time. Receipt of this letter has been included as a condition of approval.

4. Soil Erosion

As noted above, the site is characterized by a steep slope. There is a retaining wall at the rear property line, where the site abuts the parking area of 105 Washington Avenue. Vegetation currently covers most of the slope. The submittal includes a description of the findings of preliminary geotechnical investigation (*Attachment C*). This investigation found glacial till with a layer of topsoil/fill cover.

The applicant proposes very little grading, and has submitted grading plans depicting a 8" layer of crushed stone beneath the building footprint, interspersed with three 1.5' x 2' trenches paralleling the slope. The application states that "[a]ll other ground areas not otherwise located beneath the building will be revegetated with a low maintenance grass cover" (*Attachment C*). The applicant has provided a detailed landscaping plan showing tree and shrub plantings at the toe of the slope as well as along the northern and southern property lines (*Plan 9*).

Due to the potential for erosion, David Senus, consulting civil engineer, requested a copy of the geotechnical report to ensure that the proposal will not have adverse impact on the building foundation or slope stability. Of this report, which is included as *Attachment O*, Mr. Senus writes,

The applicant has submitted a stamped geotechnical engineering report from Summit Geoengineering Services dated November 2013. The report recommends that “perimeter foundation drains be installed adjacent footings on the east and west sides of the building.” Will the project include foundation drains per the recommendation of the geotechnical engineering report? If foundation drains are proposed, the foundation drains and their discharge locations should be depicted on the plans.

A condition of approval has been included addressing this comment.

5. Impacts on Existing or Proposed Highways and Public Roads

The applicant’s submittal projects that the development would result in fewer than 25 new peak hour trips, and states that Sheridan Street currently has the capacity to handle this traffic (*Attachment C*). A traffic impact assessment has not been submitted. The project has been reviewed by Mr. Thomas Errico, consulting traffic engineer, who has indicated that he generally finds it acceptable (*Attachment 2*).

6. Sanitary Sewer/Stormwater

The applicant has submitted evidence of sewer capacity from the Department of Public Services (*Attachment E*). Mr. David Margolis-Pineo, of the city’s DPS, has indicated his general approval of the sanitary system as designed (*Attachment 3*).

As noted above, the applicant has proposed a filter system for treating stormwater which runs off the development’s roof area. This water will then flow to an existing catch basin in Sheridan Street which connects to a separated storm drain. The plans have been reviewed by Mr. Senus and Mr. Margolis-Pineo (*Attachments 3 and 5*). Comments from both are discussed in additional detail under site plan review below.

7. Solid Waste

The applicant states that a private contractor would be used for waste management purposes during construction (*Attachment H*). Solid waste generated by building occupants would be handled by the city as is standard practice. Temporary storage of trash and recyclables is proposed in an interior trash room located below the stairwell on the southeast corner of the building. The project is not anticipated to cause unreasonable burden on the city’s solid waste disposal capacity.

8. Scenic Beauty

The applicant proposes to remove existing vegetation on the site and replace it with a landscaped, three-story structure. As with many projects in this area, the proposal takes advantage of existing views from Sheridan Street looking westward over Back Cove and the city skyline. Views from surrounding sites would be affected. It should be noted that the view from Fort Sumner Park, which sits uphill from the site with a grade change of approximately 40 feet, should remain relatively unchanged.

9. Comprehensive Plan

The project is compatible with Comprehensive Plan goals and policies, including the vision for the community’s future, which envisions an “adequate supply of quality housing for all” and “high-density areas on the peninsula.”

10. Financial and Technical Capacity

As noted above, the applicant has submitted a letter from Gorham Savings Bank indicating the financial capacity to complete the project (*Attachment D*).

11. Wetland Impacts

There are no anticipated impacts to wetlands.

12. Groundwater Impacts

There are no anticipated impacts to groundwater supplies.

13. Flood-Prone Area

The project is not located in a flood-prone area.

Technical and Design Standards and Required Improvements

Generally, many of the technical and design standards of *Section 14-498* do not apply in this case. The application incorporates most of the required improvements outlined in *Section 14-499*. However, the final plans do not show sufficient street trees on the Sheridan Street frontage. Street trees are required per both the subdivision ordinance (*Section 14-499(f)*) and the site plan ordinance (*Section 14-526.2.b(iii)*), both of which refer to the city's Technical Manual, which sets a standard of one street tree/unit for multi-family developments. Based on this standard, five street trees should be provided. Given the site's limited frontage and the relatively narrow sidewalk in this area, the applicant has requested a street tree waiver, and has noted that two deciduous trees are proposed proximate to the property line (*Attachment K*). Jeff Tarling, city arborist, has stated that these two trees would qualify towards the street tree requirement. In addition, Mr. Tarling has suggested replacing two of the other proposed trees along the property frontage with species that would meet street tree specifications, thus reducing the required contribution to the equivalent of one street tree. He writes,

Street-trees: The sidewalk along the project site is too narrow for typical street-tree planting. Proposed landscape plan does include two Magnolias and two Japanese Maples along the frontage. The two Magnolias at 1.5" caliper would qualify to meet the 'street-tree' per unit standard but the two J. Maples would not due to size. Recommend condition, upgrade to larger size or use Korean Maple, Acer pseudosieboldianum, which are very similar, hardier and available in caliper sizes (two are planted at Longfellow Square at State Street for example).

Staff has suggested waiver language which assumes that the Japanese Maples remain, and thus that a contribution in the amount equivalent to three street trees is required. Pending a decision by the applicant to replace the Japanese Maples, this contribution amount may change.

XII. SITE PLAN REVIEW

The final plans for the Sheridan Street Apartments have been reviewed by staff for conformance with the relevant review standards of the City of Portland's site plan ordinance. Staff comments are below.

1. Transportation Standards**a. Impact on Surrounding Street Systems**

The applicant has stated that less than 25 peak hour trips will be generated by the proposed development. Mr. Errico has reviewed the submittal and reports that he finds it generally acceptable (*Attachment 2*).

b. Access and Circulation

The final plans include a new 12' curb cut on Sheridan Street, with a garage door providing access to an interior parking area. Pedestrian access is proposed via three doors on the Sheridan Street frontage, two at the main entrance at the northern end of the building, and one perpendicular to the sidewalk at the building's southern end. The applicant originally proposed to restore disturbed areas of the sidewalk with concrete. However, at the request of the city's DPS, final plans have been revised to show brick sidewalk on Sheridan Street.

c. Public Transit Access

The proposed development is not located along a public transit route and is not of sufficient size to require transit access.

d. Parking

Division 20 of the land use ordinance requires one parking space/unit for residential development located on the peninsula (*Section 14-332(a)3*). At this ratio, the project requires five parking spaces. As noted above, these are proposed in an interior parking area, with door-controlled access from Sheridan Street. These spaces are proposed as smaller than the city's standard. Turning templates were provided with the preliminary plans, which showed a slightly narrower aisle width than is currently proposed (*Attachment I*).

Questions were raised at the planning board workshop regarding the design of the interior parking area. Of the proposed parking plan, Mr. Errico writes,

I'm fine with the parking lot layout. They are proposing a 24-foot aisle and so that meets City standards. The parking space length meets City standards. They will require a waiver of width. They are proposing 8.5 foot wide spaces.

In his preliminary comments, Mr. Errico noted of this waiver,

Parking space width dimensions are slightly narrower than City standards (8.5 feet vs. 9.0 feet). I support a waiver for the proposed condition.

The city currently permits on-street parking on the west side of Sheridan Street in front of the project site. During the preliminary review, neighbors raised questions about the adequacy of the proposed off-street parking for the project and potential impacts to the on-street supply. John Peverada, the city's parking manager, reported that city parking staff reviewed night-time on-street parking conditions in this area, finding approximately 12 available on-street spaces north of the site and fewer available spaces to the south.

The final plans show bike parking at one Dero bike rack outside the building's main entrance. This rack provides parking for two bikes, meeting the site plan standard of two spaces/five dwelling units for residential structures (*Section 14-526(a)4.b*). Wall-mounted bicycle storage is also shown in the parking garage area.

- e. *Transportation Demand Management*
A transportation demand management plan is not required.

2. Environmental Quality Standards

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

- b. *Landscaping and Landscape Preservation*
The applicant's landscaping plan shows a limit of clearing generally consistent with the setbacks and notes several existing trees to remain, particularly along the western property line (*Figure 8*). In terms of new plantings, the final landscaping plans showing climbing vines on the Sheridan Street façade, small ornamental trees to either side of the main entrance, and various evergreen plantings on the three other property lines.

The western property line is proposed with a number of Serbian spruce trees, a tree tulip, and juniper shrubs. Climbing hydrangeas are proposed on pier-supported trellises. The plantings are intended to screen the underside of the building during all seasons at full maturity. A view from Washington Avenue is shown in *Figure 7*.

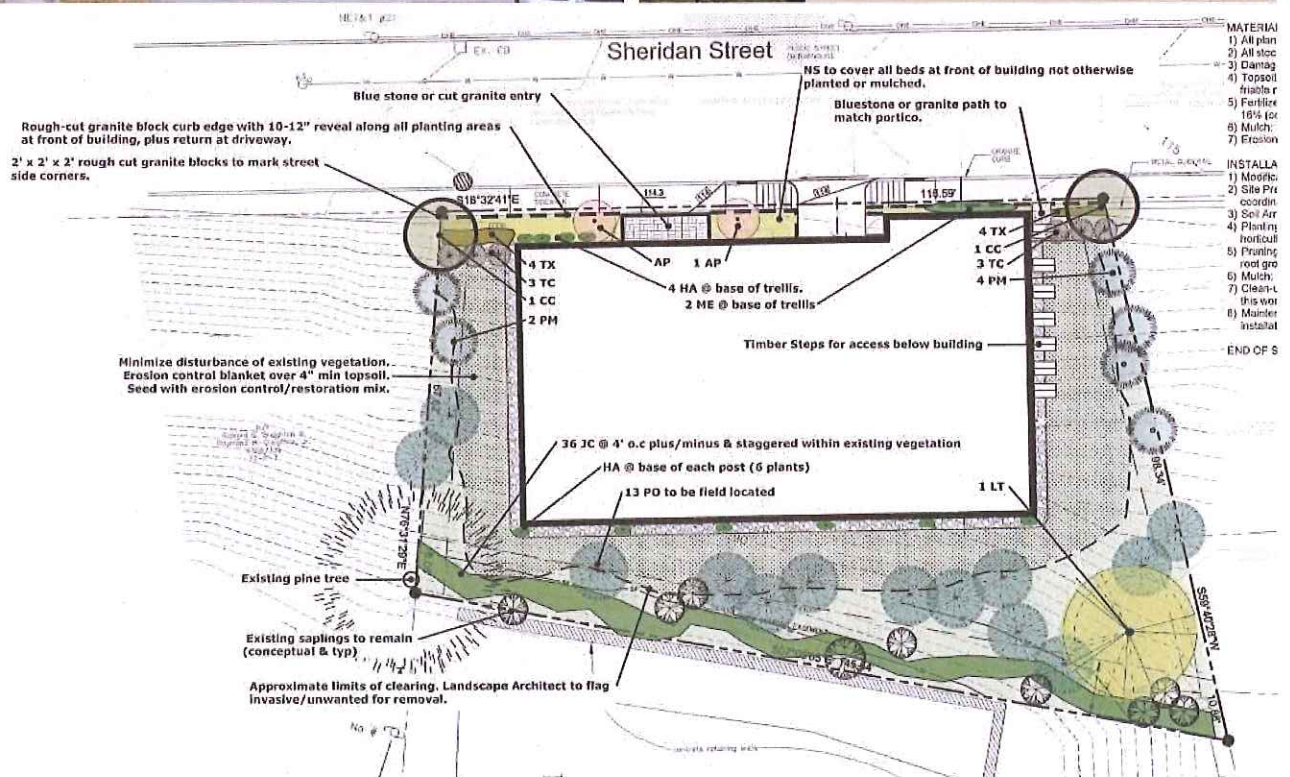
Jeff Tarling, the city arborist, has provided the following comments,

The proposed site on Sheridan Street was likely "mined" for gravel decades ago similar to nearby parcels. The site contains steep slopes away from Sheridan Street, dry rocky soils with little organic material. With the exposure to the Southwest the site will be inherently dry. On site inspection noted some 'pioneer' plants like Staghorn-sumac being to take hold. Thus successful landscape planting will include plants that can adapt to these conditions.

Shade tree the project proposes one shade tree, a Tulip Poplar, the size needs to be increased from 6-8' height to 2" caliper to meet City Landscape Standards,

condition.

General Landscape Comments: the project proposes Mugo Pines along the edge, their use in the landscape trade has been declining due to other superior plant choices like 'Grey Owl' Juniper, Mugas are OK if desired by the project, a naturalized grouping of 13 Serbian Spruce is also proposed along the backyard edge. The sizes should 5-6' Height vs 4-5' H, or mix of two sizes, the number could be reduced to 11 as a minimum. Climbing Hydrangea is proposed for the support columns, the proposed size at #3 gallon is too small to make much of an impact, #7 gallon plants would be a recommended condition. According to local nursery sources, a #5 gallon pot would result in a 24" plant size when planted.



Figures 6, 7, & 8: Existing site from 105 Washington Avenue (top left); as proposed with landscaping (top right); and proposed landscaping plan showing evergreen plantings at the northern, western, and southern property lines

The use of the New England Erosion Control Mix for Dry Sites is a good choice for the dry slope 'lawn' area. Always good to use recommendations including mulch / tack to hold the slow germinating mix in place on a slope.

Additional plants that would be useful in a site with these conditions would include: Bayberry, Comptonia or Sweet-fern, Low grow sumac, Red Cedar - Juniper virginiana

Overall the landscape plan looks good in design and with the recommended upgrades to plant sizes. The final landscape plan plant key should also include a Quantity column.

The applicant has indicated their intent to comply with these requests. A condition of approval has been suggested.

c. *Water Quality/Storm Water Management/Erosion Control*

As noted above, the applicant proposes to treat runoff from the development's roof using a water quality filter and outlet the runoff directly to the city's storm drain system. Of this arrangement, which requires a waiver from the city's flooding standard, Mr. Senus writes,

In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:

- a) *General Standard: The new developed and impervious areas on the site will primarily consist of roof area. Although not a listed Best Management Practice under the MaineDEP's General Standards, the Applicant has proposed to use one of several proprietary roof water filter systems. Given that the new impervious area is almost entirely roof area in addition to the site constraints (steep slopes) and the generally "cleaner" runoff that is generated from rooftops, we agree that a roof water filter system is appropriate for this development. The applicant notes that three models may be selected during construction, Flo-Gard™, Bio-Clean downspout filter, or Cleanway™ downspout filter. Catalogue cut sheets have been provided for each. We request additional information on these options, specifically identifying the model or filter type to be used, along with the typical pollutant removal efficiencies that can be anticipated for each. 1/23/14 Update: The applicant states that the preferred filter is Bio-Clean; the performance data provided by the applicant indicates that Bio-Clean is the preferred choice. The Bio-Clean filter is acceptable for the project. Alternate filter choices may be acceptable; additional performance and manufacturer information should be provided for review and approval by the city if an alternate filter system is desired by the owner or contractor during construction. Plan Note 3 on Sheet C-4.0 should be revised accordingly.*
- b) *Flooding Standard: The Applicant has proposed to install a roof drain connection to the City's storm drain system located in Sheridan Street. They have provided approximate runoff values based on a roof area. As discussed with DPS staff, a waiver from the Flooding Standard is appropriate for this development given the relative small area of development, the ability to connect to an existing storm drain system, and the anticipated future separation of downhill sewer/drain systems.*

The Applicant has provided a Stormwater Systems Operation and Maintenance plan which references the requirements of Chapter 32 of the City of Portland Code of Ordinances. Although a specific proprietary roof filter system has not been selected at this time, the plan should include basic requirements for inspection (what to look for, how to identify the need for cleaning and/or replacement) along with a general

inspection form. 1/23/14 Update: A new inspection and maintenance plan has been submitted and includes Bio-Clean Filter manufacture information and an inspection form. The new plan includes a section on record keeping that does not specify the annual reporting requirements contained in Chapter 32 of the city code of ordinances; however, this information is contained as a note on C-4.0 and in the previously submitted operations and maintenance plan. We recommend adding a reference or language regarding Chapter 32 annual reporting requirements to the “record keeping” section of the new inspection and maintenance plan for consistency.

A condition of approval has been suggested. In addition, regarding the stormwater plan, David Margolis-Pineo, of the City’s Department of Public Services, adds,

The proposed core drilling on the catchbasin for the eight inch roof drain connection requires a waiver of the City’s Technical Manual. This department would support a waiver request. The eight inch connection should have an invert elevation of 108.23 and be installed with a snap in boot connection.

A condition of approval relating to the invert elevation and connection has been suggested.

3. Public Infrastructure and Community Safety Standards

a. Consistency with Related Master Plans

As noted above, the project is generally consistent with related master plans.

b. Public Safety and Fire Prevention

The final renderings continue to show the building as a pier-supported structure, with a large open space beneath (*Figure 7 and Plan 24*). As noted in staff’s prior memo to the Board, this area could generate potential security concerns. The city’s site plan standards incorporate principles related to Crime Prevention Through Environmental Design (CPTED) and state that spaces should be designed to encourage “natural surveillance that promotes visibility of public spaces and areas,” “access control that promotes authorized and/or appropriate access to the site,” and “territorial reinforcement that promotes a sense of ownership and responsibility through environmental design” (*Section 14-526(c)2.a*).

In their revised submittal, the applicant has not increased visibility to the under-building area. However, they have made some effort to control access, mostly through the use of plantings. The applicant states that “the intent of the planting plan on the lower slope is to grow a green wall with a native feel that will over time mask the foundation and occupy the entire slope with dense and woody, sharp-needed plants... The overall impression is intended to be that of a dense native thicket on very steep ground with space not easily occupied” (*Attachment K*). As described above, the landscaping plans show thick evergreen plantings along the Sheridan Street frontage. These plantings and the 4” crushed stone surface beneath the building are intended as a deterrent. It should be noted that a set of timber steps is proposed along the building’s south façade, presumably to provide access for maintenance purposes. Staff seeks the board’s input as to the applicant’s approach with respect to the public safety standard.

The applicant has provided an NFPA code analysis for review by the Fire Prevention Bureau (*Attachment F*). Captain Chris Pirone, of the Fire Prevention Bureau, has indicated his general approval of the project (*Attachment 7*).

c. Availability and Capacity of Public Utilities

The applicant proposes to extend an existing water line that terminates south of the project site to provide domestic and sprinkler service for the building. A connection to an existing 8” sanitary sewer line, which flows north towards Walnut Street, is proposed from the northeast corner of the building. The applicant proposes underground electric from an existing pole across Sheridan Street.

The applicant has provided evidence of adequate sewer capacity. As noted above, a water capacity letter has been included as a condition of approval.

4. *Site Design Standards*

a. *Massing, Ventilation, and Wind Impact*

The bulk, location, and height of the building are not anticipated to result in a reduction in ventilation to or utility of adjacent structures. The applicant has stated that HVAC will be directed to the building roof.

b. *Shadows*

No shadow impacts on publicly accessible open spaces are anticipated.

c. *Snow and Ice Loading*

There are no anticipated detrimental snow or ice loading impacts.

d. *View Corridors*

The site is not near a protected view corridor.

e. *Historic Resources*

The site is not located in or near a designated historic district or landmark or known archaeological site.

f. *Exterior Lighting*

The applicant has provided one lighting cut sheet for a building-mounted light, presumably for use near the building entry (*Attachment I*). This light conforms to the requirements of the city's *Technical Manual*. However, a photometric plan has not been provided. A condition of approval related to site lighting has been suggested.

g. *Noise and Vibration*

Information on the HVAC and mechanical equipment has been recommended as a condition of approval.

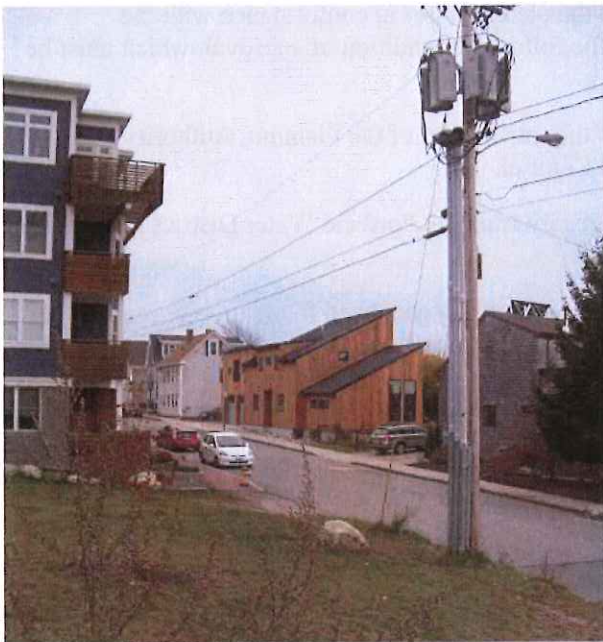
h. *Signage and Wayfinding*

No signage or wayfinding is proposed at this time.

i. *Zoning-Related Design Standards*

The city's site plan ordinance states that "development in the...B-2b business zone shall provide an established street wall with entrances and public portions of the building oriented to and directly accessible from the public sidewalk and shall be designed and scaled to be compatible with surrounding residential and commercial development as demonstrated by compliance with all applicable design standards listed in the Design Manual" (*Section 14-526(d)9.a(iii)*). The Design Manual includes standards for the B-2b zone relating to street walls; prominence of building entries; windows and transparency; façade character; compatibility with residential neighbors in terms of scale, roof pitch, fenestration, and materials; and landscaping.

The applicant has provided final building elevations and renderings which depict several changes as compared to the preliminary drawings. These include a modification in the garage door design, the removal of a set of windows and a small, round window on the Sheridan Street façade, a change in the portico entry design, some modifications to balcony design, some alteration of window alignment; and modification of the parapet design at the building's southeast corner (*Plans 17-24*). The most recent of these changes were made in a submittal received on January 22, 2014, and include the elimination of two openings in third floor parapet and modification of the fascia design on the Sheridan Street façade (*Figure 12*). Due to the timing of the hearing, a comprehensive design review related to the most recent changes was not possible. A staff recommendation regarding these changes will be available at the hearing itself.



Figures 9, 10, 11 & 12 (clockwise from bottom left): neighboring properties to south of proposed site, including three recent developments and rendering of Sheridan Street Apartments from the northeast (bottom right)

It should be reiterated that neighbors raised design concerns during the preliminary review, specifically with respect to compatibility with the existing neighborhood. A number of neighbors remarked that the project seems out of scale with adjacent buildings. Neighbors have suggested that the applicant build the development into the hillside and thereby avoid the use of piers, making the design more consistent with surrounding development (*Attachments PC-1-4*).

XIII. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Division staff recommends that the Planning Board approve the proposed subdivision and site plan for the Sheridan Street Apartments.

XIV. PROPOSED MOTIONS

A. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application 2013-241 relevant to Portland’s Technical and Design Standards and other regulations; and the testimony presented at the Planning Board hearing:

1. The Planning Board waives/does not waive the Technical Standard (*Section 1.14*) relating to parking space dimensional requirements to allow five parking spaces at 8’ 6” in width;

2. The Planning Board **waives/does not waive** the Site Plan Standard (*Section 14-526(b)2.b(iii)*) requiring one street tree per unit due to site constraints. The applicant shall contribute \$600 for three street trees to Portland's tree fund.
3. The Planning Board **waives/does not waive** the Technical Flooding Standard (*Section 5.111.4.E*) to allow discharge into the city's storm drain system; and
4. The Planning Board **waives/does not waive** the Technical Standard (*Section 2.7.8*) to allow a storm drain connection to a municipal catch basin.

B. SUBDIVISION

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application 2013-241 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **is/is not** in conformance with the subdivision standards of the land use code, subject to the following condition of approval, which must be met prior to the signing of the plat:

1. The applicant shall revise the subdivision plat to the satisfaction of the Planning Authority, Department of Public Services, and Corporation Counsel.
2. The applicant shall provide evidence of water capacity from the Portland Water District for review and approval by the city's Planning Authority; and
3. The applicant shall provide details and drawings regarding any proposed foundation drains per the geotechnical report provided by Summit Geoengineering Services dated November 2013, for review and approval by the Department of Public Services.

C. SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application 2013-241 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **is/is not** 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 revised construction management plan addressing the comments of the city's Department of Public Services, for review and approval by that department;
2. The applicant shall provide a revised landscaping plan addressing the January 17, 2014 comments of Jeff Tarling, city arborist, for review and approval by the city's Department of Public Services;
3. Should an alternative roof stormwater filter system be selected, the applicant shall provide additional performance and manufacturer information and revise Sheet C-4.0 accordingly for review and approval by the city's Department of Public Services;
4. The applicant shall revise the stormwater inspection and maintenance plan to include language regarding the annual reporting requirements of Chapter 32 for review and approval by the city's Department of Public Services;
5. The applicant shall revise the site plan to include details regarding the proposed roof drain connection to the municipal storm drain system for review and approval by the city's Department of Public Services;
6. The applicant shall provide a photometric plan meeting the city's technical standards for review and

approval by the Planning Authority; and

7. The applicant shall submit HVAC and mechanical system specifications, including decibel output projections on the roof-mounted heat pumps, meeting applicable standards for the Zoning Administrator’s review and approval prior to the issuance of a HVAC/Heating/Cooling or mechanical system permits.

XIV. ATTACHMENTS

PLANNING BOARD REPORT ATTACHMENTS

1. Zoning Administrator review (memos from Marge Schmuckal, 1/23/14)
2. Traffic Engineer review (memos from Thomas Errico, 11/19/14 and 1/14/14)
3. Department of Public Services review (memo from David Margolis-Pineo and William Clark, 1/17/14)
4. Corporation Counsel review (memo from Jennifer Thompson, 1/16/14)
5. Civil Engineer review (memo from David Senus, 1/23/14)
6. City Arborist review (memo from Jeff Tarling, 1/17/14)
7. Fire Prevention Bureau review (memo from Chris Pirone, 11/11/13)

PUBLIC COMMENTS

- PC-1. Public comment (email correspondence from Carolyn & Randy Young, 11/4/13)
- PC-2. Public comment (email correspondence from Teresa Medved, 11/7/13)
- PC-3. Public comment (email correspondence from Sandra & David Whiston, 11/7/13)
- PC-4. Public comment (email correspondence from Nicholas Grimaldi, 11/14/13)

APPLICANT’S SUBMITTALS

- A. Cover Letter (from Stephen Bushey, FST, dated 1/6/14)
- B. Level III Site Plan application
- C. Development Description
- D. Technical and Financial Capacity
- E. Utilities Narrative
- F. Fire Safety Narrative
- G. Construction Management Plan
- H. Solid Waste Narrative
- I. Conformity with Applicable Design Standards (Site Plan Standards)
- J. Response to Peer Review Comments (from Stephen Bushey, dated 1/2/14)
- K. Response Letter (from Stephen Bushey, dated 1/10/14)
- L. Stormwater Systems Operation and Maintenance
- M. Response Letter (from Stephen Bushey, dated 1/22/14)
- N. BioClean Downspout Filter Product Information and Revised O&M Plan
- O. Summit Geoen지니어ing Services Geotechnical Report

C. PLANS

- Plan 1 Cover Sheet
- Plan 2 General Notes and Legend
- Plan 3 Existing Conditions Plan
- Plan 4 Site Layout and Utility Plan
- Plan 5 Grading and Drainage Plan
- Plan 6 Details
- Plan 7 Details
- Plan 8 Details
- Plan 9 Landscape Plan
- Plan 10 First Floor Plan
- Plan 11 Second Floor Plan
- Plan 12 Third Floor Plan
- Plan 13 Roof Floor Plan

- Plan 14 Cross-Section
- Plan 15 Cross-Section
- Plan 16 Cross-Section
- Plan 17 East Elevation
- Plan 18 North Elevation
- Plan 19 South Elevation
- Plan 20 West Elevation
- Plan 21 Rendering from Southeast
- Plan 22 Rendering from Northeast
- Plan 23 Rendering from Northwest
- Plan 24 Rendering from Southwest

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: Marge Schmuckal/Zoning on 1/23/2014

I have reviewed the new information submitted on the C-4.0 grading plan. This plan shows the average grading around the building and then takes that average grade into consideration on the elevation plan showing the height of the structure. From average grade, the building height of the structure is a fraction over 43 feet. The maximum allowable building height in the R-6 zone is 45 feet. This structure is meeting the maximum height requirement for the R-6 zone.

I have also spoke with the Architect concerning the labeled "Artist Studio" on the 2nd floor. This studio is a space for the one of the owners of the building to do her artwork. It has been explained to me that the space on the second floor is part of the owner's unit on the third floor. Electrical for the second floor is tied into the 3rd floor apartment's meter. This shall not be a separate residential unit (i.e. can not be rented out separately). Kitchen facilities may not be installed in this space. It is also noted that the studio is not part of an occupation. If the artist space turn's into one of the owner's business occupation, separate permits SHALL be required to be submitted showing that 14-410 Home Occupation guidelines have been met. Separate permits are required for the construction of the structure along with separate permits for the roof heat pumps. At the time of application, the applicant shall submit all the data on the decibel output from the heat pumps.

Marge Schmuckal
Zoning Administrator
City of Portland

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

11/19/2013

Nell I have reviewed the project from a traffic access and circulation perspective and I find it to be acceptable with the following detailed comments:

- * The interior garage parking aisle is approximately 23 feet wide and is slightly less than City dimensional standards. I support a waiver for the proposed condition. In my professional opinion site vehicles will be able to maneuver on site without backing into Sheridan Street.
- * Parking space width dimensions are slightly narrower than City standards (8.5 feet vs. 9.0 feet). I support a waiver for the proposed condition.
- * I find the driveway design to be acceptable.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
[T.Y. Lin International]T.Y. Lin International
12 Northbrook Drive
Falmouth, ME 04105

1/14/2014

I'm fine with the parking lot layout. They are proposing a 24-foot aisle and so that meets City standards. The parking space length meets City standards. They will require a waiver of width. They are proposing 8.5 foot wide spaces.

The construction management plan is weak. With that said I don't believe that should hold them up, we will have to craft a condition. I think the key item we want from them is that they can construction the building from their site. I would ask them to provide that all construction activity will occur on their site. I'm not overly worried about traffic impacts on Sheridan other than making sure that two-way flow can occur.

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: David Margolis-Pineo/Engineering DPS on 1/23/2014

January 17, 2014
 January 23, 2014

Memo To: Nell Donaldson
 Barbara Barhydt
 From: David Margolis-Pineo
 Re: Review Comments – 152-156 Sheridan Street

The Department of Public Services offers the

1. The proposed core drilling on the catchbasin for the eight inch roof drain connection requires a waiver of the City's Technical Manual. This department would support a waiver request. The eight inch connection should have an invert elevation of 108.23 and be installed with a snap in boot connection. Waiver request now requested on Sheet C3.0 Though not mentioned, it is understood that a snap in boot will be used with the core drill for the proposed 8" drain connection with an invert elevation of 108.23 or higher.
2. The approximate lot frontage is 117'. Between the proposed driveway cut, 37' and utility cuts, an estimated 61' of sidewalk or more than 50% of the sidewalk will be disturbed during construction. Under this scenario the applicant is requested to reconstruct the sidewalk along the property frontage to meet the City's current sidewalk material policy which is brick. In this area of the City, the applicant is requested to construct the driveway apron, from the property line to the street, using asphalt. Please refer to the City's Technical Manual for design guidance. Applicant is now showing the sidewalk being replaced with brick. Although not shown entirely along the frontage. Thank you.
3. The proposed sanitary sewer connection is not acceptable as proposed. I will work with Steve Bushey, the applicant's engineer, to formulate an agreeable connection. The sewer connection is now shown to the satisfaction of this department.
4. Guard Rails along Sheridan Street were installed by the City of Portland and are considered City property. Add a note to the plan "Guard Rail, Posts and Associated Hardware Shall be removed carefully and delivered to the City DPS as directed by the Deputy City Engineer". Issue addressed.
5. Property corners. Are they found or set? Please add legend. Not addressed
6. Please show Maine State Plane Coordinates.
7. Not addressed
8. Snow Storage Easement. Need to state the Registry Deed Book and Page. Not addressed
9. Concrete Retaining Wall. Need to state which parcel owner is responsible for maintenance and replacement if needed.
10. Not addressed
11. Underground Utilities to Site in Sheridan Street. They are shown as a curve. Customary to run buried conduit in straight runs, otherwise cables and conduit can be damaged when pulling the cable. Also makes for more reliable dig-safe marking. Issued addressed. Thank you.
12. Please read the City of Portland Technical Manual - Section 13 - Adopted 7/19/10. Rev. 6/17/11. No response necessary
13. Survey Plan Referenced. Please include in the plan set with a Surveyor's Stamp. Plan of Lot Division Stamped.
14. Recording Plat. Please have a Professional Land Surveyor's stamp.
15. Not addressed

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

We have no further comments at this time.

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: Jennifer Thompson/Planning on 1/16/2014

From: Jennifer Thompson
To: Helen Donaldson; William Clark
Date: 1/16/2014 12:46 PM
Subject: Re: subdivision plat for review - 152-156 Sheridan Street

Hi Nell - this plan seems lacking in a fair amount of detail but for my purposes, the things that stand out initially are:

I gather that this is in the B2b zone - but I'd like the notes to expressly reflect that.
Are there any easements? Construction, utility, otherwise? If so, they need to be reflected and described.
The notes need to explain who is responsible for snow removal, maintenance, trash, and whether there are any stormwater management issues/plans.
Will this be a condominium? If so, we need references to the docs.

MEMORANDUM

To: FILE

From: Nell Donaldson

Subject: Application ID: 2013-241

Date: 1/23/2014

Comments Submitted by: David Senus/Civil Engineering on 1/23/2014

Woodard & Curran has reviewed the response to comments submittal for the Final Level III Site Plan Application for the development located at 152-156 Sheridan Street in Portland, Maine. The project will involve constructing a new five unit apartment complex consisting of a 4,759 Square-foot pier supported structure.

Documents Provided By Applicant

•Response to Comments Letter from FST to City of Portland dated January 22, 2014; including Attachment A, Attachment B, C-3.0, C-4.0, C-5.0

Previous Review Comments from January 16, 2014 in Italics; Current Status in BOLD CAPS

1)In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:

a)Basic Standards: The Applicant has provided a plan and details to address erosion and sediment control requirements in general accordance with Appendix A of MaineDEP Chapter 500. The sediment barrier, as proposed on C4.0 Grading and Drainage, appears to have an opening; please revise or clarify the intent of this opening. Inspection and maintenance requirements and good housekeeping practices should be noted on the plans following the guidance of MaineDEP Chapter 500 Appendix B & C. **COMMENT ADEQUATELY ADDRESSED**

b)General Standard: The new developed and impervious areas on the site will primarily consist of roof area. Although not a listed Best Management Practice under the MaineDEP's General Standards, the Applicant has proposed to use one of several proprietary roof water filter systems. Given that the new impervious area is almost entirely roof area in addition to the site constraints (steep slopes) and the generally "cleaner" runoff that is generated from rooftops, we agree that a roof water filter system is appropriate for this development. The applicant notes that three models may be selected during construction, Flo-Gard™, Bio-Clean downspout filter, or Cleanway™ downspout filter. Catalogue cut sheets have been provided for each. We request additional information on these options, specifically identifying the model or filter type to be used, along with the typical pollutant removal efficiencies that can be anticipated for each. **THE APPLICANT STATES THAT THE PREFERRED FILTER IS BIO-CLEAN; THE PERFORMANCE DATA PROVIDED BY THE APPLICANT INDICATES THAT BIO-CLEAN IS THE PREFERRED CHOICE. THE BIO-CLEAN FILTER IS ACCEPTABLE FOR THE PROJECT. ALTERNATE FILTER CHOICES MAY BE ACCEPTABLE; ADDITIONAL PERFORMANCE AND MANUFACTURER INFORMATION SHOULD BE PROVIDED FOR REVIEW AND APPROVAL BY THE CITY IF AN ALTERNATE FILTER SYSTEM IS DESIRED BY THE OWNER OR CONTRACTOR DURING CONSTRUCTION. PLAN NOTE 3 ON SHEET C-4.0 SHOULD BE REVISED ACCORDINGLY.**

c)Flooding Standard: The Applicant has proposed to install a roof drain connection to the City's storm drain system located in Sheridan Street. They have provided approximate runoff values based on a roof area. As discussed with DPS staff, a waiver from the Flooding Standard is appropriate for this development given the relative small area of development, the ability to connect to an existing storm drain system, and the anticipated future separation of downhill sewer/drain systems. **NO ADDITIONAL COMMENT NECESSARY.**

2)The Applicant has provided a Stormwater Systems Operation and Maintenance plan which references the requirements of Chapter 32 of the City of Portland Code of Ordinances. Although a specific proprietary roof filter system has not been selected at this time, the plan should include basic requirements for inspection (what to look for, how to identify the need for cleaning and/or replacement) along with a general inspection form. **A NEW INSPECTION AND MAINTENANCE PLAN HAS BEEN SUBMITTED AND INCLUDES BIO-CLEAN FILTER MANUFACTURE INFORMATION AND AN INSPECTION FORM. THE NEW PLAN INCLUDES A SECTION ON RECORD KEEPING THAT DOES NOT SPECIFY THE ANNUAL REPORTING REQUIREMENTS CONTAINED IN CHAPTER 32 OF THE CITY CODE OF ORDINANCES; HOWEVER, THIS INFORMATION IS CONTAINED AS A NOTE ON C-4.0 AND IN THE PREVIOUSLY SUBMITTED OPERATIONS AND MAINTENANCE PLAN. WE RECOMMEND ADDING A REFERENCE OR LANGUAGE REGARDING CHAPTER 32 ANNUAL REPORTING REQUIREMENTS TO THE "RECORD KEEPING" SECTION OF THE NEW INSPECTION AND**

MEMORANDUM

To: FILE

From: Nell Donaldson

Subject: Application ID: 2013-241

Date: 1/23/2014

MAINTENANCE PLAN FOR CONSISTENCY.

3)The Applicant has noted that Summit Geoengineering Services has conducted a preliminary geotechnical investigation of the project site and that a copy of the geotechnical findings is provided in Section 8; however, it has not been received at this time. The geotechnical engineer's review of the project site should be provided. THE APPLICANT HAS SUBMITTED A STAMPED GEOTECHNICAL ENGINEERING REPORT FROM SUMMIT GEOENGINEERING SERVICES DATED NOVEMBER 2013. THE REPORT RECOMMENDS THAT "PERIMETER FOUNDATION DRAINS BE INSTALLED ADJACENT FOOTINGS ON THE EAST AND WEST SIDES OF THE BUILDING". WILL THE PROJECT INCLUDE FOUNDATION DRAINS PER THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEERING REPORT? IF FOUNDATION DRAINS ARE PROPOSED, THE FOUNDATION DRAINS AND THEIR DISCHARGE LOCATIONS SHOULD BE DEPICTED ON THE PLANS.

4)The Applicant has prepared and submitted letters to utilities requesting ability to serve the proposed development. The Applicant states that they hope to receive responses prior to Public Hearing; if responses are not received prior to Public Hearing we recommend requiring submittal of ability to serve letters from the utilities as a condition of approval. THE APPLICANT IS AWAITING RESPONSES.

5)The following details for work within the City Right-of-Way should be provided in accordance with the City's Technical Manual:

a)CIP Concrete Driveway

b)Concrete Sidewalk

COMMENT ADEQUATELY ADDRESSED

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

1/21/2014

I reviewed the landscape plan and offer the following review comments / recommendations:

The proposed site on Sheridan Street was likely "mined" for gravel decades ago similar to nearby parcels. The site contains steep slopes away from Sheridan Street, dry rocky soils with little organic material. With the exposure to the Southwest the site will be inherently dry. On site inspection noted some 'pioneer' plants like Staghorn-sumac being to take hold. Thus successful landscape planting will include plants that can adapt to these conditions.

Street-trees: the sidewalk along the project site is too narrow for typical street-tree planting. Proposed landscape plan does include two Magnolias and two Japanese Maples along the frontage. The two Magnolias at 1.5" caliper would qualify to meet the 'street-tree' per unit standard but the two J. Maples would not due to size. Recommend condition, upgrade to larger size or use Korean Maple, *Acer pseudosieboldianum*, which are very similar, hardier and available in caliper sizes (two are planted at Longfellow Square at State Street for example). Shade tree the project proposes one shade tree, a Tulip Poplar, the size needs to be increased from 6-8' height to 2" caliper to meet City Landscape Standards, condition.

General Landscape Comments: the project proposes Mugo Pines along the edge, their use in the landscape trade has been declining due to other superior plant choices like 'Grey Owl' Juniper, Mugos are OK if desired by the project, a naturalized grouping of 13 Serbian Spruce is also proposed along the backyard edge. The sizes should 5-6' Height vs 4-5' H, or mix of two sizes, the number could be reduced to 11 as a minimum. Climbing Hydrangea is proposed for the support columns, the proposed size at #3 gallon is too small to make much of an impact, #7 gallon plants would be a recommended condition. According to local nursery sources, a #5 gallon pot would result in a 24" plant size when planted.

The use of the New England Erosion Control Mix for Dry Sites is a good choice for the dry slope 'lawn' area. Always good to use recommendations including mulch / tack to hold the slow germinating mix in place on a slope.

Additional plants that would be useful in a site with these conditions would include: Bayberry, *Comptonia* or Sweet-fern, Low grow sumac, Red Cedar - *Juniper virginiana*,

Overall the landscape plan looks good in design and with the recommended upgrades to plant sizes. The final landscape plan plant key should also include a Quantity column.

thanks,

Jeff Tarling

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-241
Date: 1/23/2014

Comments Submitted by: Chris Pirone/Fire on 11/11/2013

From: Chris Pirone
To: Helen Donaldson
Date: 11/11/2013 8:25 AM
Subject: Re: 156 Sheridan Street

That is fine as this is an existing street with no new access roads.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

152-156 SHERIDAN STREET

Final Level III site plan and subdivision review for a 12,000 SF housing development, the Sheridan Street Apartments, on Sheridan Street in the East End.

Consists of five residential units, including four two-bedroom apartment units and one owner-occupied three-bedroom unit. Artist's studio is also proposed for the second floor. Building is planned on piers, with a traditional concrete foundation at the Sheridan Street interface.

Five parking spaces in an interior parking garage located on the building's first floor.

Site is currently undeveloped open space.

Referred to the Planning Board for compliance with the site plan and subdivision standards of the land use code. The applicant previously submitted preliminary plans; reviewed in late Nov 2013.

Existing Conditions

10,500 SF site on the west side of Sheridan Street near its north end. Site formerly part of a larger property fronting Washington Avenue, and is steeply inclined, with a 30% slope. Recently developed several single family homes, as well as a large 21-unit condominium complex, south of the site. Lies in a B-2b zone. Properties across Sheridan Street are zoned R-6, as are the properties to the south.

Public Comment

The Planning Division received several written comments from neighbors on the preliminary plans for the project. Raised concerns regarding design and parking. No formal written public comments on the final plan submittal.

SUBDIVISION REVIEW

Draft subdivision plat will require modification –

- MS - artist's studio may not be rented separately and may not be used for a home occupation.
- Addition of a table showing a breakdown of units and sizes, demarcation and notes regarding the stormwater management system, updated waivers, and conditions of approval.
- William Clark, of the city's Department of Public Services, has asked for minor modifications, as has Jennifer Thompson, Associate Corporation Counsel.

A general condition of approval related to the revision of the subdivision plat has been suggested.

2 & 3. Adequacy of Water Supply

Receipt of this letter has been included as a condition of approval. This letter was received yesterday.

4. Soil Erosion

Site characterized by steep slope. Very little grading proposed. Has submitted grading plans depicting a 8" layer of crushed stone beneath the building footprint, interspersed with three 1.5' x 2' trenches paralleling the slope. The applicant has provided a detailed landscaping plan showing grass cover, tree and shrub plantings at the toe of the slope as well as along the northern and southern property lines.

Due to the potential for erosion, David Senus, consulting civil engineer, requested a copy of the geotechnical report. Mr. Senus has noted that this report recommends that "perimeter foundation drains be installed adjacent footings on the east and west sides of the building." A condition of approval has been suggested in the case that the applicant proposes such foundation drains.

SITE PLAN REVIEW

Construction Management Plan. Tom Errico, the city's consulting traffic engineer, has suggested some changes to the draft construction management plan. Staff has suggested a condition of approval under site plan review.

Access and Circulation. Applicant originally proposed to restore disturbed areas of the sidewalk with concrete. However, at the request of the city's DPS, final plans have been revised to show brick sidewalk on Sheridan Street.

Parking. Division 20 of the land use ordinance requires one parking space/unit for residential development located on the peninsula (*Section 14-332(a)3*). At this ratio, the project requires five parking spaces. Proposed in an interior parking area, with door-controlled access from Sheridan Street. Turning templates were provided with the preliminary plans, which showed a slightly narrower aisle width than is currently proposed. Questions were raised at the planning board workshop regarding the design of the interior parking area. Mr. Errico has indicated he's fine with the parking lot layout.

Landscaping and Landscape Preservation. Landscaping plan shows a limit of clearing generally consistent with the setbacks and notes several existing trees to remain, particularly along the western property line. New plantings include climbing vines on the Sheridan Street façade, small ornamental trees to either side of the main entrance, and various evergreen plantings. The western property line is proposed with a number of Serbian spruce trees, a tree tulip, and juniper shrubs. Climbing hydrangeas are proposed on pier-supported trellises. The plantings are intended to screen the underside of the building during all seasons at full maturity.

Jeff Tarling, the city arborist, has provided comments related to plant sizing and numbers and species selection. The applicant has indicated their intent to comply with these requests and has provided a revised landscaping plan in response. A condition of approval has been suggested.

Water Quality/Storm Water Management/Erosion Control. Applicant proposes to treat runoff from the development's roof using a water quality filter and outlet the runoff directly to the city's storm drain system. Proposed a stormwater filter system, but reserving right to change it. David Sensus has suggested conditions of approval related to the selection of the roof stormwater treatment system and has also requested minor revisions to the applicants stormwater inspection and maintenance plan.

David Margolis-Pineo, of the City's Department of Public Services, adds that the details regarding the proposed roof drain connection to the municipal storm drain system should be revised. This has also been included as a condition of approval.

Public Safety and Fire Prevention. Building as a pier-supported structure, with a large open space beneath. Potential security concerns and raises questions regarding the city site plan standards related to Crime Prevention Through Environmental Design (CPTED). Applicant has not increased visibility to the under-building area. However, have made some effort to control access, mostly through the use of evergreen plantings. These plantings and the 4" crushed stone surface beneath the building intended as a deterrent. Staff seeks the board's input as to the applicant's approach with respect to the public safety standard.

Exterior Lighting. Applicant has provided one lighting cut sheet for a building-mounted light, presumably for use near the building entry. This light conforms to the requirements of the city's *Technical Manual*. However, a photometric plan has not been provided. A condition of approval related to site lighting has been suggested.

Noise and Vibration. Ms. Schmuckal has noted that separate permits are required for roof heat pumps. A condition of approval relating to the decibel output of proposed heat pumps, as well as specifications on other HVAC and mechanical systems has been suggested under site plan review.

Zoning-Related Design Standards. Final building elevations and renderings which depict several changes as compared to the preliminary drawings: modification in the garage door design, the removal of a set of windows and a small, round window on the Sheridan Street façade, a change in the portico entry design, some modifications to balcony design, some alteration of window alignment; and modification of the parapet design at the building's southeast corner. The most recent of these changes were made in a submittal received on January 22, 2014, and include the elimination of two openings in third floor parapet and modification of the fascia design on the Sheridan Street façade. Due to the timing of the hearing, a comprehensive design review related to the

most recent changes was not possible. Staff is recommending a condition of approval related to these most recent changes.

WAIVERS

Parking spaces narrower than the city's standard. Mr. Errico has stated that he supports waiver

Street tree waiver. Jeff Tarling, has stated that two trees near the property line would qualify towards the street tree requirement. Also suggested replacing two of the other proposed trees along the property frontage with species that would meet street tree specifications, reducing the required contribution to the equivalent of one street tree. Staff has suggested waiver language which assumes that the Japanese Maples remain, and thus that a contribution in the amount equivalent to three street trees is required. Pending a decision by the applicant to replace the Japanese Maples, this contribution amount may change.

Applicant will require a waiver from flooding standard for installation of roof draining connection to city's storm drain system. DPS, via David Sensus, has indicated support.

Also require a waiver for the catch basin design standards. Supported by DPS.

Alex/Caitlin 11/2/13

- screening on rear. - fence + landscaping. - take pics - compare

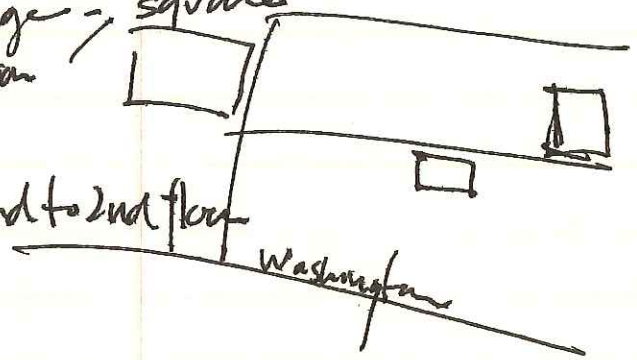
- railing safety. - no X.

- window variety ??

- randa - get nice
- buy all way down

✓ - windows in garage - square
bed room

✓ - bay window extend to 2nd floor



- quote ???

Carolyn Young . 11/4/13
next to Justin - 132 ...



height reviews
building according to plan

A rectangular business card with a light brown background. The card is decorated with black paw prints along the left and right edges. The text on the card is as follows:

Carolyn Young
135 Sheridan Street
Unit 201
Portland, ME 04101
Home: 207-899-2276
Cell: 713-822-1505
E-mail: cbytry@maine.rr.com

156 Sheridan - B2b

5-unit
parking-under

① pier-supported - stormwater

data: < 1kSF impervious?

but 4512 SF footprint prepared

33 ft
grade ▽

② zoning - height

③ parking - turning templates?

④ screening below

piers-weight of garage

(JP) size of garage - ventilation?

> 5 units - neighborhood mty req.

1/28/19 - SHERIDAN STREET.

- parking
- landscape plan.
- stormwater

~~parking~~.

- public safety - board input
- design.

(SD) - CMP - all construction on site?

↓ most, except street work
staging at 105 Washington.

(TD) - complete plans - tax... - press for complete

(DL) - photo metrics - have provided cut sheet - enough.
no need for design review?

no public comment.

(TD) How will you install piers? - from Washington or Sheridan

(TD) anxiety about piers -
CPTED - owners will maintain

- grade + moff
- vegetation + CO₂ sequestration
- ↓ bushy...
- peregrine falcon

revised plans + hearing date

↓ called 1/14/17
re hearing date



PLANNING BOARD REPORT PORTLAND, MAINE

Sheridan Street Apartments
152-156 Sheridan Street
Level III Site Plan and Subdivision Review
2013-241
New Day Farm, LLC

Submitted to: Portland Planning Board Date: January 24, 2014 Public Hearing Date: January 28, 2014	Prepared by: Nell Donaldson, Planner CBL: 12 P021001
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I. INTRODUCTION

New Day Farm, LLC returns to the Planning Board for final Level III site plan and subdivision review for a 12,000 SF housing development, the Sheridan Street Apartments, on Sheridan Street in the East End. The proposed development consists of five residential units on three floors in a pier-supported structure set on a steep slope. The project also includes five parking spaces in an interior parking garage located on the building's first floor. The site is currently undeveloped open space.

This development is being referred to the Planning Board for compliance with the site plan and subdivision standards of the land use code. The applicant previously submitted preliminary plans; the Board reviewed these plans in late November of 2013. A total of 191 notices were sent to property owners within 500 feet of the site and a legal ad for the public hearing on the project ran on January 20 and 21, 2014.

Applicant: New Day Farm, LLC

Consultants: Stephen Bushey, FST, Inc; David Titcomb, Titcomb Associates; David Lloyd, Archetype

II. REQUIRED REVIEWS

<i>Waiver Requests</i>	<i>Applicable Standards</i>
Parking space dimensional standards – to allow five 8'6" x 18' parking spaces. <i>Supported by traffic engineer</i>	<i>Technical Manual Section 1.14, requiring that standard parking space be 9' wide x 18' long</i>
Street trees – 5 trees required, 2 provided, contribution of \$600 requested. <i>Supported by city arborist</i>	<i>Site Plan Standard and waiver (Section 14-526(b)2.b(iii)), requiring one street tree per unit</i>
Flooding standard. <i>Supported by consulting civil engineer</i>	<i>Technical Manual Section 5.III.4.E, requiring projects to detain, retain, or infiltrate such that peak flows during storm events do not exceed those from the pre-development condition</i>
Catch basin standards - to allow core drilling on catch basin for roof drain connection. <i>Supported by DPS</i>	<i>Technical Manual Section 2.7.8, prohibiting storm drain lines from connecting to catch basins</i>
<i>Review</i>	<i>Applicable Standards</i>
Subdivision	<i>Section 14-497</i>
Site Plan	<i>Section 14-526</i>

III. PROJECT DATA

Existing Zoning	B-2b
Existing Use	Vacant lot
Proposed Use	Residential
Proposed Development Program	5 units, 5 parking spaces
Parcel Size	10,502 SF

	<i>Existing</i>	<i>Proposed</i>	<i>Net Change</i>
Building Footprint	0 SF	4,759 SF	4,759 SF
Building Floor Area	0 SF	11,623 SF	11,623 SF
Impervious Surface Area	0 SF	App. 4,759 SF	App. 4,759 SF
Parking Spaces (on site)	0	5 (zoning req. 5)	5
Bicycle Parking Spaces	0	2	2
Estimated Cost of Project	\$1,500,000		

IV. EXISTING CONDITIONS

The applicant proposes to develop the Sheridan Street Apartments on a 10,500 SF site on the west side of Sheridan Street near its north end. The site was formerly part of a larger property fronting Washington Avenue, and is steeply inclined, with a 33 foot grade differential from west to east and a 30% slope. Adjacent property owners have recently developed several single family homes, as well as a large 21-unit condominium complex, south of the subject site. Fort Sumner Park lies directly across Sheridan Street, with a steep slope on the street itself. The park is accessible via footpath from Sheridan Street. The city has recently completed work to stabilize the toe of this slope.

The site lies in a B-2b zone. The properties across Sheridan Street are zoned R-6, as are the properties to the south. The large condominium facility south of the subject site resides in a contract zone.



Figures 1, 2, & 3 (clockwise, from top left): 156 Sheridan Street site from Fort Sumner Park; existing zoning; existing topography