



July 15, 2016

Barbara Barhydt, Development Review Manager
City of Portland, Planning Division
389 Congress Street, 4th Floor
Portland, Maine 04103

**RE: Level III Site Plan Application
7 Unit Residential Condominium Development
30 Merrill Street
Portland, Maine**

Dear Barbara,

On behalf of our client, Banner Properties LLC, we are pleased to submit this Level III Site Plan Application for the development of 7 residential condominium units at 30 Merrill Street. We look forward to collaborating with you to help create much needed mid-level market-rate dwelling units on Munjoy Hill.

The building will be four (4) stories with a full basement and surface parking in the rear. The parking will be accessed by a driveway along the south side of the building. Pervious paving will be utilized along the drive and in the parking areas, and green roof trays will be utilized on the roof. The building will be accessed from a street entrance to the basement and a rear entrance to two accessible units.

In compiling this application, we have attempted to place the materials supporting our application in the same order as the City's checklist. Please feel free to contact me with any questions or concerns you may have regarding the attached application materials.

Sincerely,

A handwritten signature in blue ink that reads "Evan A. Carroll". The signature is fluid and cursive.

Evan Carroll, AIA, LEED AP BC+D



Jeff Levine, AICP, Director
Planning & Urban Development Department

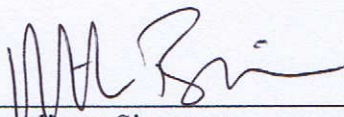
Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.


Applicant Signature:

7/13/16
Date:

I have provided digital copies and sent them on:

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: Loft Condos at 30 Merrill Street

PROPOSED DEVELOPMENT ADDRESS:

30 Merrill Street, Portland ME

PROJECT DESCRIPTION:

A new four story building with footprint of 1,824sf which will house (7) condominium units totaling of 6,580sf.

CHART/BLOCK/LOT: 14 - C - 14

PRELIMINARY PLAN (date)
FINAL PLAN 7-12-2016 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Mike Boissonneau Business Name, if applicable: Banner Properties LLC Address: 126 Underwood Rd City/State : Falmouth, ME Zip Code: 04105	Applicant Contact Information Work # 207-332-3038 Home# Cell # Fax# e-mail: mboisso1@maine.rr.com
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: See Architect Address: City/State : Zip Code:	Agent/Representative Contact information Work # Cell # e-mail:
Billing Information Name: Banner Properties LLC Address: 126 Underwood Rd City/State : Falmouth, M Zip Code: 04105	Billing Information Work # 207-332-3038 Cell # Fax# e-mail: mboisso1@maine.rr.com

Engineer Jon Whitten Name: Plymouth Engineering Address: 30 Lower Detroiy Road City/State : Plymouth, ME Zip Code: 04969	Engineer Contact Information Work # (207)257-2071 Cell # Fax# e-mail: jon.whitten@plymouthengineering.com
Surveyor Name: Richard Eaton Address: 58 Pleasant Street City/State : Westbrook, ME Zip Code: 04092	Surveyor Contact Information Work # 207-854-2402 Cell # Fax# e-mail:
Architect Evan Carroll Name: Bild Architecture Address: PO Box 8235 City/State : Portland, ME Zip Code: 04104	Architect Contact Information Work # (207)408-0168 Cell # Fax# e-mail: evan@bildarchitecture.com
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over 300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee) Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = _____ <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>

2. **In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.**

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

1. **One (1) full size site plans** that must be **folded**.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement’s authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: <p style="text-align: center;">7-12-2016</p>
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PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site		sq. ft.
Proposed Total Disturbed Area of the Site		sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.		
Impervious Surface Area		
Impervious Area (Total Existing)		sq. ft.
Impervious Area (Total Proposed)		sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	1,396	sq. ft.
Building Footprint (Total Proposed)	1,824	sq. ft.
Building Floor Area (Total Existing)	2,792	sq. ft.
Building Floor Area (Total Proposed)	6,580	sq. ft.
Zoning		
Existing	R6	
Proposed, if applicable		
Land Use		
Existing	Duplex	
Proposed	Multi-family Condominium	
Residential, If applicable		
# of Residential Units (Total Existing)	2	
# of Residential Units (Total Proposed)	7	
# of Lots (Total Proposed)	1	
# of Affordable Housing Units (Total Proposed)	NA	
Proposed Bedroom Mix		
# of Efficiency Units (Total Proposed)	7	
# of One-Bedroom Units (Total Proposed)	NA	
# of Two-Bedroom Units (Total Proposed)	NA	
# of Three-Bedroom Units (Total Proposed)	NA	
Parking Spaces		
# of Parking Spaces (Total Existing)	2	
# of Parking Spaces (Total Proposed)	5	
# of Handicapped Spaces (Total Proposed)	1	
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)	0	
# of Bicycle Spaces (Total Proposed)	2	
Estimated Cost of Project		\$820,000

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Completed Application form
X		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
NA		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
NA		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
X		1	Construction Management Plan
X		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
NA		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations
X		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
X		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
X		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	Final Site Plans including the following:
			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
NA			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
NA			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan;
NA			A traffic control plan as detailed in Section 1 of the Technical Manual;
X			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
NA			Location and proposed alteration to any watercourse;
NA			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
NA			Proposed buffers and preservation measures for wetlands;
X			Existing soil conditions and location of test pits and test borings;
X			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
X			Ground water protection measures;
X			Existing and proposed sewer mains and connections;

- Continued on next page -

X		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
NA		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
NA		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
NA		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
X		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
NA		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
- 2.
3. Name address, telephone number of architect
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
7. Elevation of all structures
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: 7-15-16

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 30 Merrill Street Chart Block Lot Number: 14-C-14

Proposed Use: Residential (7 unit)
 Previous Use: Residential (2-unit)
 Existing Sanitary Flows: _____ GPD
 Existing Process Flows: _____ GPD
 Description and location of City sewer that is to receive the proposed building sewer lateral.
Existing lateral in Merrill Street

Site Category	Commercial (see part 4 below)	<input type="checkbox"/>
	Industrial (complete part 5 below)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input checked="" type="checkbox"/>
	Other (specify)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____
 Owner/Developer Name: Banner Properties, Inc.
 Owner/Developer Address: 126 Underwood Road, Falmouth, ME 04105
 Phone: 332-3038 Fax: _____ E-mail: mboisso1@maine.rr.com
 Engineering Consultant Name: Plymouth Engineering, Inc. - Jon Whitten, Jr. PE
 Engineering Consultant Address: PO BOX 46, Plymouth, ME 04969
 Phone: 257-2071 Fax: 257-2130 E-mail: jon.whitten@plymouthengineering.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 120 X 7 = 840 GPD
 Peaking Factor/ Peak Times: 25.2 gallons per minute peak domestic flow
 Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"
 "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations. NA

Total Drainage Fixture Unit (DFU) Values: _____
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations NA

Estimated Industrial Process Wastewater Flows Generated: _____ GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): _____ (<http://www.osha.gov/oshstats/sicser.html>)
Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.



ingenuity thoughtfulness empathy

Description of Project

The proposed project at 30 Merrill Street consists of seven condominium loft units to be sold at market rate.

The project design is presented under the alternative design review process and is compatible with the surrounding neighborhood in size, scale and siting. The building will be designed to high standards of energy efficiency and sustainable design, with features including a code-exceeding low-air infiltration and high-insulation building envelope, high efficiency mechanical systems, low-VOC finishes, and a green roof.

The site and landscape design utilizes the on-site treatment of water run-off, indigenous plants that will not need irrigation once established, permeable paving, and lighting that meets both safety and light pollution standards. The project will provide six parking spaces and these spaces will be accessed via one curb-cut on Merrill Street.

This private, market-rate development targets a market niche significantly lower than many of the luxury condo units recently constructed on Munjoy Hill. This is achieved by limiting partitions within units and utilizing conventional structure and materials. Banner Properties LLC is proud to be providing such a needed product in an urban location that places minimal burden on municipal infrastructure.

WARRANTY DEED

EDWARD B. BOISSONNEAU, an individual with a mailing address of 30 Merrill Street, Portland, ME 04101, for consideration paid, grants to **BANNER PROPERTIES LLC**, a Maine limited liability company whose mailing address is 126 Underwood Road, Falmouth, Maine, 04105, with Warranty Covenants, the following described real estate in **Portland**, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

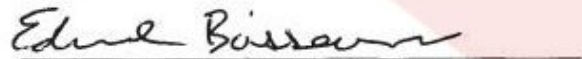
Beginning at a point in the westerly side line of Merrill Street, and at the point of its intersection with the southerly side line of Carleton Place; thence southeasterly along said Merrill Street fifty-four (54) feet, more or less, to a point in the land now or formerly of Chas. F. Rundlett; thence southwesterly along the line of said Rundlett's land and parallel to said Carleton Place ninety-four (94) feet, more or less, to land now or formerly of John W. Smith; thence northwesterly along said Smith's land fifty-four (54) feet, more or less, to said Carleton Place; thence northeasterly along said Carleton Place ninety-four (94) feet, more or less, to the point of beginning.

For Grantor's source of title, reference may be had to a Warranty Deed from Kendall Caputo to Edward B. Boissonneau, dated December 5, 1996, recorded in the Cumberland County Registry of Deeds, Book 12849, Page 235.

IN WITNESS WHEREOF, Edward B. Boissonneau has hereunto set his hand and seal this ~~seventeenth~~^{eight} day of December, 2014.

WITNESS:



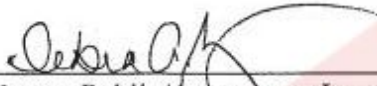

Edward B. Boissonneau

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
Cumberland, ss

December 18, 2014

Then personally appeared the above named Edward B. Boissonneau and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/Attorney at Law

DEBRA A. GERRY
Notary Public, Maine
Print or type name as signed ~~My~~ Commission Expires July 5, 2018

Commission Expiration: _____

SEAL

Received
Recorded Register of Deeds
Dec 22, 2014 03:21:33P
Cumberland County
Pamela E. Lovley

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that, FIVE SEVEN LLC, a Maine limited liability company, with a mailing address of 100 Congress Street, Portland, ME 04101, grants to BANNER PROPERTIES LLC, a Maine limited liability company, with a mailing address of 100 Congress Street, Portland, ME 04101, with Quitclaim Covenant, a certain lot or parcel of land, with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

See Exhibit A

Being a portion of the premises conveyed from Scott Somero to Five Seven-LLC by Warranty Deed dated July 1, 2016 and recorded in the Cumberland County Registry of Deeds Book 33264, Page 225.

This conveyance is a transfer to an abutter. Grantee shall merge the premises conveyed herein with Grantee's adjacent land described in a deed from Edward B. Boissonneau dated December 18, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31989, Page 345.

Witness my hand and seal this 11th day of July, 2016.

FIVE SEVEN LLC



Witness



By Thomas Landry
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

July 11, 2016

Then personally appeared the abovenamed Thomas Landry as Manager of Five Seven LLC and acknowledged the foregoing to be his free act and deed in his stated capacity.

Before me,



Notary Public/Attorney at Law

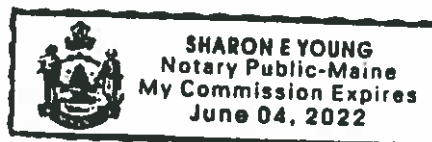


EXHIBIT A

A certain lot or parcel of land located off Cumberland Ave and Merrill Street but not adjacent to the streets located southeast of Banner Properties described in Book 31989 Page 345 and southwest of Munjoy Properties LLC described in Book 31588 Page 282 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a 5/8" rebar set with cap at the northwest corner of Munjoy Properties LLC described in Book 31588 Page 282 and being N46°-18'-50"W ninety four and thirty nine hundredths 94.39' feet along the southwest bounds of Munjoy Properties LLC from a 5/8" rebar set with cap on the northwest bounds of Cumberland Ave at the southwest corner of Munjoy Propities LLC.

- 1) Thence S46°-18'-50"E three and zero hundredths 3.00' feet along the southwest bounds of Munjoy Properties LLC to a 5/8" rebar set with cap at the northeast corner of remaining land of grantor.
- 2) Thence S41°33'-31"W forty seven and eighty eight hundredths 47.88' feet along the northwest bounds of remaining land of grantor to a 5/8" rebar set with cap on the northeast bounds of land of Todd Grove described in Book 32062 Page 8.
- 3) Thence N43°-34'-54"W twelve and thirty four hundredths 12.34' feet along the northeast bounds of land of Grove to a 5/8" rebar set with cap on the southeast bounds of land of Erica Thompson described in Book 20400 Page 154.
- 4) Thence N41°-28'-00"E fourteen and fifty five hundredths 14.55' feet along the southeast bounds of land of Thompson to a 5/8" rebar set with cap on the southwest bounds of Banner Properties LLC described in Book 31989 Page 345.
- 5) Thence S42°-42'-48"E nine and thirty six hundredths 9.36' feet along the southwest bounds of Banner Properties LLC to a point being the southwest corner of Banner Properties LLC.
- 6) Thence N41°-33'-31"E thirty three and thirty three hundredths 33.33' feet along the southeast bounds of Banner Properties LLC to the point of beginning.

Containing 278 Square Feet, more or less.

Reference is made to a plan entitled "Boundary Survey & Topographical Map With Existing Conditions" dated 06-07-2016 and prepared by Richard W. Eaton P.L.S. of R.W. Eaton Associates of Westbrook, Maine.



Compliance with Zoning

Purpose:

The purpose of the R-6 is to “set aside areas on the peninsula for housing characterized primarily by multifamily dwellings at a high density providing a wide range of housing for differing types of households;” and the 30 Merrill Street project propose to provide loft style dwellings at a density of (7) units per 0.1165 acres or 60 units per acre.

Permitted Uses:

A multifamily dwelling is permitted in the R-6 zone, no open stairways are proposed, and no below-grade dwelling units are proposed. The project proposes (6) parking spaces, (4) are required.

Dimensional Requirements:

The proposed 30 Merrill Street project conforms to all dimensional standards as outlined below:

	Requirement	Proposed
Min. lot size	2,000sf	5,076sf
Min. lot area/dwelling unit	725sf (7 units allowed on 5,076sf)	725sf 7 units proposed
Min. street frontage	20ft	54ft
Min. front yard setback	5ft (or average of adjacent yards) (adjacent yards are both 0ft)	5ft
Min. rear yard setback	10ft	10ft
Min. side yard setback	5ft	5ft
Structural stepbacks	Apply over 35ft	Roofline will step back at 31'-6" tall
Max. lot coverage	60%	36% (1,824sf)
Min. lot width	20ft	53' – 11"ft
Max. structure height	45ft	45'ft
Min. landscaped open space	20%	59% (2,874sf)
Max. garage opening	2	0ft (0%)

The housing preservation and replacement ordinance does not apply as the existing structure on the property only has two units.



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Waiver Requests

As part of the 30 Merrill Street Site Plan Application, the following waivers are being requested:

- Aisle Width – Allow reduced lot access aisle and parking access aisle as shown on the site plan and in turning templates.
- Parking Dimensions – Allow use of compact car parking spaces as shown on site plan.
- Street Trees – Allow installation of (1) street tree and contribution to Tree Fund.



July 12, 2015

City of Portland
Planning Division 4th Floor
389 Congress Street
Portland, Maine 04101

RE: Banner Properties LLC

To Whom it May Concern:

Banner Properties LLC is a customer of Gorham Savings Bank. To the best of our knowledge Banner Properties LLC and the members of the LLC have the adequate experience and financial ability to develop the proposed project located at 30 Merrill Street, Portland, Maine.

Should you need further information or clarification, please contact me at (207) 221-8428.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "David N. Moravick". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

David N. Moravick
Vice President – Commercial Services



Plymouth Engineering, Inc.

P.O. Box 46 – 30 Lower Detroit Road
Plymouth, Maine 04969
info@plymouthengineering.com
Tel: (207) 257-2071 fax: (207) 257-2130

STORMWATER MANAGEMENT PLAN

30 Merrill Street
Portland, Maine

The following Stormwater Management Plan has been prepared for Banner Properties, LLC to evaluate stormwater runoff and erosion control for the proposed 7-unit residential building to be located at 30 Merrill Street, Portland, Maine.

Site Calculations

Total Property Area	5,100 S.F.
Existing Impervious Area	1,509 S.F.
New Pervious Parking/Drive	2,190 S.F.
New Impervious Roof	1,824 S.F.
Total Landscaped Area	1,086 S.F.
Total Developed Area	5,100 S.F.
Total New Impervious Area	315 S.F.

Existing Conditions

The development parcel is located on the westerly side of Merrill Street, across from the intersection with Turner Street in Portland, Maine. The property is 5,100 square feet in area and currently includes a two-unit residential building with driveway and storage sheds. There is a brick sidewalk along the frontage of the lot and a street tree.

The lot gently slopes from west to east (back to front). Runoff is conveyed to Merrill Street via overland flow, in the lot's current state. A combined sewer overflow system within Merrill Street collects stormwater runoff in a limited number of catchbasins.

Proposed Development

The applicant is proposing to remove the existing building and replace it with a four-story building that will house (7) seven residential units. There is to be a 10-foot wide driveway that will be adjacent to the south side of the building. The driveway will lead to a 6-space parking area at the rear of the site. Project fencing will be installed along the rear and side property lines.

Drainage Pattern

Runoff leaves the development area via overland flow to Merrill Street. Runoff will continue to flow off the site via overland flow in the developed state. The entire parking area and driveway will be pervious pavers that will allow treatment of the first flush. First flush runoff will be collected within the filter layers of the sub-base and treated prior to being released into native soils and overflowing to the existing sidewalk at the front of the property. Once the sub-soil collection system is full, runoff will flow overland to Merrill Street, as it does today.

Flooding

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Map 2300510014 B. See attached map.

Onsite & Offsite Soils

The on-site soils are shown on the attached Medium Intensity Soil Survey and are categorized as follows:

Soil Type Summary Table		
Soil Symbol	Soil Name	HSG
HIB	Hinckley Loamy Sand	A

Water Quality (BMP Standard)

The use of LID features, such as the pervious pavers, reduces the overall impervious footprint of the site while offering water quality treatment for runoff from the highest areas for potential contaminants. For this particular project, the water quality requirements will be met by use of pervious pavers within the driveway and parking areas.

Pervious Paver Filter Bed Sizing

We propose to provide treatment for the driveway/parking area by constructing a Pervious Paver Filter Bed within the sub-base of the driveway and parking area:

This bed will receive the runoff from approximately 2,156 s.f. of pervious pavers. The reservoir course of the Filter Bed is required to provide storage volume for 1" of runoff from the contributing area. The bed sizing is as follows:

Area of Watershed: 2,190 SF

Treatment Volume Required: Area x runoff depth: 2,156 SF x 1/12 FT = **179.66 CF**

Treatment Volume Provided:

Porosity = 40%, Bed Area = 2,190 s.f., Bed Depth = 1.25', Total Volume Treated = **1,095 CF**

Summary

Based on the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion or other significant adverse effects downstream of the site.

Prepared by:
PLYMOUTH ENGINEERING, INC.



Jon H. Whitten, Jr., P.E.
Senior Project Manager

**MAINTENANCE & OPERATIONS PLAN OF STORMWATER MANAGEMENT FACILITIES
FOR:
30 MERRILL STREET, 7-UNIT BUILDING
PORTLAND, MAINE**

Responsible Party: **Banner Properties, LLC**
126 Underwood Road
Falmouth, ME 04969

Plan Prepared by: **Plymouth Engineering, Inc.**
PO Box 46
Plymouth, ME 04969

List of Stormwater Measures:

Vegetated Areas
Pervious Pavers
Pre-Manufactured Green Roof System

Introduction:

The owner or operator of the proposed project will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

Inspection & Maintenance Tasks:

NOTE: The following instructions are excerpts from the Maine Department of Environmental Protection's *Stormwater Management for Maine, Volume III BMPs Technical Design Manual*, dated January 2006.

Vegetated Areas:

- 1. Routine Maintenance and Inspection:** The area should be inspected for failures following heavy rainfall and repaired as necessary for newly formed channels or gullies, reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.
- 2. Aeration:** Vegetated areas may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.
- 3. Erosion:** It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter on the surface.
- 4. Fertilization:** Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Pervious Pavers:

- 1. Winter Sand:** Use of winter sand is prohibited on pervious paver surfaces.
- 2. Fertilization:** Use of Fertilization of the area over the pavers shall be prohibited.

3. **Monitoring and Inspections:** Inspecting the pervious paver system each month is recommended. Conduct the inspections after large storms to check for surface ponding at the inlet that may indicate clogging. Water levels in the system should be observed to ensure that the system drains within 72 hours after filling.
4. **Sediment Removal and Maintenance of System Performance:** Accumulated sediment and debris shall be removed monthly from joint spaces. The system must be rehabilitated or replaced if its performance is degraded to the point that applicable stormwater standards are not met.

Pre-Manufactured Green Roof System:

1. **Routine Maintenance and Inspection:** The area should be inspected for failures following heavy rainfall and repaired as necessary. This could include, reseeding/ sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity structural components of the system.
2. **General Maintenance:** Owner/Operator shall follow manufacturer's suggested maintenance requirements for the specific system installed.

Task Frequency:

Table 11-1 Long-Term Inspection & Maintenance Plan				
	Spring	Fall or Yearly	After a Major Storm	Every 2-5 Years
Vegetated Areas				
Inspect all slopes and embankments	X		X	
Replant bare areas or areas with sparse growth	X		X	
Armor areas with rill erosion with an appropriate lining or divert the ero-sive flows to on-site areas able to withstand concentrated flows. See Appendix A(5) of Rule.	X		X	
Stormwater Channels				
Inspect ditches, swales and other open stormwater channels	X	X	X	
Remove any obstructions and accumulated sediments or debris	X	X		
Control vegetated growth and woody vegetation		X		
Repair any erosion of the ditch lining		X		
Mow vegetated ditches		X		
Remove woody vegetation growing through riprap		X		
Repair any slumping side slopes		X		
Replace riprap where underlying filter fabric or underdrain gravel is showing or where stones have dislodge		X		
Culverts				
Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit	X	X	X	
Repair any erosion damage at the culvert's inlet and outlet	X	X	X	
Roadways and Parking Surfaces				
Clear accumulated winter sand in parking lots and along roadways	X			
Sweep pavement to remove sediment	X			
Grade road shoulders and remove excess sand either manually or by a front-end loader	X			
Grade gravel roads and gravel shoulders	X			
Clean-out the sediment within water bars or open-top culverts	X			
Ensure that stormwater is not impeded by accumulations of material or false ditches in the shoulder	X			

**Table 11-1
Long-Term Inspection & Maintenance Plan**

	Spring	Fall or Yearly	After a Major Storm	Every 2-5 Years
Pervious Pavers				
Inspect and clean-out any pre-treatment measures that collect sediment and hydrocarbons entering an infiltration measure	X	X		
Provide for the removal and disposal of accumulated sediments within the infiltration area				X
Renew the infiltration measure if it fails to drain within 72 hours after a rainfall of one-half inch or more				X
Green Roof System				
Follow manufacturer's suggested maintenance requirements.				

HOUSEKEEPING PERFORMANCE STANDARDS

FOR:

PROJECT NAME TOWN NAME, MAINE

Land Owner: Banner Properties, LLC
126 Underwood Road
Falmouth, ME 04105

Project Developer: Banner Properties, LLC

Responsible Party: Banner Properties, LLC

Prepared By: Plymouth Engineering, Inc.
PO Box 46
Plymouth, ME 04969
Tel: 207-257-2071 email: info@plymouthengineering.com

Introduction:

The owner/developer's contractor shall be responsible for maintaining proper housekeeping standards throughout the construction phase of the project. After the construction phase has been completed, the owner and/or operator of the project will be responsible.

Standards:

In accordance with the housekeeping performance standards required by MDEP chapter 500 stormwater regulations, the following standards shall be met:

- 1. Spill prevention.** Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.
- 2. Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.
- 3. Fugitive sediment and dust.** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems,

should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. **Debris and other materials.** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. **Excavation de-watering.** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

6. **Authorized Non-stormwater discharges.** Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

- (a) Discharges from firefighting activity;
- (b) Fire hydrant flushings;
- (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
- (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;
- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

(k) Potable water sources including waterline flushings; and

(l) Landscape irrigation.

7. Unauthorized non-stormwater discharges . The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

(a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

(b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

(c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

(d) Toxic or hazardous substances from a spill or other release.

8. Additional requirements. Additional requirements may be applied on a site-specific basis.

Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges.



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July 12, 2016

Traffic Generation and Maneuvering: 30 Merrill Street, Portland, Maine

The proposed project at 30 Merrill Street in Portland, Maine includes a seven (7) unit building and associated access driveway and parking area. The driveway is to be a 10' wide pervious paver driveway and is to utilize the existing curb cut on Merrill Street. The driveway will be adjacent to the left (southeast) side of the proposed building and will direct traffic to the rear of the building. The applicants are proposing six (6) compact parking spaces within a pervious paver parking area. One parking space has been designed to meet the ADA access regulations for small, residential development.

The applicant is proposing 6 parking spaces in an effort to maximize the salability of the units and provide convenient, off-street parking for the majority of the units. As with many parking areas within the City of Portland, the parking area has been designed to maximize the available area, while minimizing impervious area and allowing for safe access for the vehicles. This is the reason for proposing compact car spaces exclusively.

The average number of vehicle trips per day, per unit is expected to be 5.81 with an average rate of 0.44 trips per unit within the peak hour. Given these average rates from the Institute of Transportation Engineers, the expected trip generation for this project will be 41 trips per day and 3 trips within the peak hour. The proposed single aisle entrance to the site (utilizing an existing curb cut) is expected to be adequate for these expected traffic volumes. Additionally, the access aisle at the rear of the building is expected to allow each vehicle to turn around and exit the property without backing into Merrill Street.

Prepared by:
PLYMOUTH ENGINEERING, INC.

Jon H. Whitten, Jr., P.E.
Senior Project Manager

Project Consistency with City Master Plans

The proposed subdivision is precisely the type of development that is encouraged by Portland's Comprehensive Plan. It meets multiple comprehensive plan goals, including at least the following, each of which is discussed in more detail below:

FUTURE LAND USE PLAN

- Encourage orderly growth and development in appropriate areas, making efficient use of public services and preventing development sprawl. (State Goal A, Comprehensive Plan, Vol. I, Portland's Goals and Policies for the Future, p. 21);
- In the R-6 zone, encourage the existing compact lot development pattern typically found on the peninsula. (Comprehensive Plan, Vol. II, Future Land Use Plan, p. 65)

HOUSING POLICIES

- Advance the overall goal of maintaining a 25% share of Cumberland County's population, taking advantage of the City's capacity to accommodate more people (Comprehensive Plan, Vol. I, Portland's Goals and Policies for the Future, p. 21-22);
- Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing, (Comprehensive Plan, Vol I, Portland's Goals and Policies for the Future, pp. 21-22);
- Ensure that an adequate supply of housing is available to meet the needs and preferences of all Portland households, including a continuum of options across all income levels. (Comprehensive Plan, Vol I, Portland's Goals and Policies for the Future, p. 44);
- Promote residential densities that are consistent with past development patterns. (Housing: Sustaining Portland's Future, p. 27);

SUSTAINABILITY

- Increase efficient use of transportation resources by avoiding decentralizing land use trends and supporting land use patterns that favor density and concentration. Comprehensive Plan. Vol I, Transportation Resources, T-7-8);

- Design housing to use new technologies and materials that reduce costs and increase energy efficiency. (Comprehensive Plan, Vol 1, Portland's Goals and Policies for the Future, p. 22)

A. Future Land Use Plan

In accordance with the mandate of the State Growth Management policies, the City designated all properties zoned R-6 as part of the growth area, however, the Future Land Use Plan went beyond that simple designation to assert that Portland needs growth to sustain it as a healthy city and to maintain its role as the economic, cultural and residential center for the region. (p. 55). Ideally, that growth will "provide housing near employment centers, support public transportation, attract families with children, expand the tax base, and stabilize neighborhoods." (p. 55)

In looking at where that growth can be accommodated within Portland, it found that only 9.75% of land in all residential zones is vacant, and in the highest density residential zone, the R-6 zone, only 2.77% of the land is vacant. As a way to foster the growth necessary to a healthy future, the Future Land Use Plan specifically endorses the recommendation, first made in Housing: Sustaining Portland's Future, to "rewrite[e] the zoning ordinance to encourage new housing and eliminate[e] barriers to development by allowing greater housing density and more efficient use of vacant land, infill lots, and redevelopment opportunities."

B. Housing Policies

Increased residential housing is viewed as a key to maintaining the health of the City. It is not sufficient for it merely to be an employment center for people to commute to by day, while living in and paying real estate taxes to suburban towns, The housing component of the comprehensive plan, Housing: Sustaining Portland's Future, calls for Portland to accommodate housing for more people so that the City increases to and then maintains a 25% share of the county's population. (p. 53)

One fundamental housing goal is to increase the supply of housing. To further that goal, the housing plan states the City should strive to ensure the construction of a diverse mix "that offers a continuum of options across all income levels." (p. 29) The City should also encourage higher density housing, "particularly located near services, such as schools, businesses, institutions, employers, and public transportation." (p. 30) Particular emphasis is placed on encouraging infill development, and housing within and adjacent to the downtown. In furtherance of the goal of developing a broad range of housing, it states the City should "[e]ncourage opportunities for the development of homes that are attractive to those households moving up in the real estate market . . . so Portland can remain competitive with surrounding suburban communities. (p. 32) Additional supply-based

objectives include "identify[ing] vacant land and redevelopment opportunities throughout the city to facilitate the construction of new housing" and "[p]romot[ing] Portland as a Pro-Housing Community." (p. 33) While some parts of the housing plan emphasize affordable assisted housing, it states "the need for market rate housing for mid and higher income households is also critically important to Portland's future. Eliminating barriers to housing development and supporting market rate projects through the approval process can assist in this." (p. 62b)

Another basic housing plan goal is to maintain neighborhood stability and integrity. The plan calls for the City to "[e]ncourage innovative new housing development which is designed to be compatible with the scale, character, and traditional development patterns of each individual residential neighborhood." (p. 44) The plan advocates "work[ing] with owners and developers to find productive uses for vacant and underutilized lots." (p. 45) The plan makes it clear that it is not trying to encourage suburban, single-story ranch house infill development that was typical of prior periods. Instead the 2002 plan values traditional patterns of development and residential density, and criticizes the fact that (particularly in the R-6 zone) the traditional development pattern cannot be replicated under the zoning then in effect. (p. 27) Since that date, the City has implemented the R-6 small lot provisions so that infill development can replicate the traditional character and pattern of development.

C. Sustainability

The land use policy promoting infill development and increased housing stock in close proximity to downtown, discussed above, has been identified by the City as an important part of creating environmental and economic sustainability. ("Sustainable Portland", Final Report of the Mayor's Sustainable Portland Taskforce, November, 2007). The proposed development is consistent with these goals.

Similarly, the Sustainability Report identified green building as an important means for reducing pollution and our collective carbon footprint. (Id., p. 6) This building is designed to have numerous green features including: all landscaping requires no irrigation; roof water treated on site; building envelope sealed to prevent air leaks with insulation well above present construction standards; energy efficient windows located for cross natural ventilation, without air-conditioning systems; energy efficient systems and appliances, air exchangers, and radiant floor heat in each unit; low VOC paints, glues and sealants; light roof color to prevent heat buildup; and many green building materials, flooring, siding, and recycled products.



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Solid Waste Management Plan: 30 Merrill Street

Solid waste and recycling will be collected curbside by the city using pay per use purple bags and approved recycling bins. Appropriate trash containers will be placed in the storage basement for weekly storage.



NFPA Code Summary

Building Area Information

Building Footprint:	1,824 SF
R-2 Net:	5,480 SF
Parking Net:	816 SF
Building Gross:	6,580 SF

NFPA Code Overview

Use:	New Residential Apartment Building, Storage
Construction:	No minimum requirement
Sprinkler:	NFPA 13R (Supervised to meet standards set forth in Chapter 10 Article VIII of the City of Portland)
Occupancy:	32 Occupants

NFPA 10

NFPA 10 6.2.1.1 Each floor shall have a single (2) unit Class A Fire Extinguisher

NFPA 101

3.3.32.5	New Building
6.1.8.1.5	Residential Occupancy – Apartment Building (Chapter 30)
6.1.13	Storage (Chapter 42)
6.1.14.4.1	Required Separation - 2hr between Apt Bldg & Storage
6.1.14.4.3	1 hour separation required in sprinkled building
6.2.2.3	Ordinary Hazard Contents
7.1.3.2.1	Stairs connecting four or more stories shall have a minimum of 2 hour rating
7.1.5.1	Min headroom: 7'-6"
7.1.6.3	Cross Slope limited to 1:48
7.2.1.2.3.2	Egress door min clear width: 32"
7.2.1.4	Door swing and force to open shall comply with this section
7.2.1.5	Door locks, latches and alarms shall comply with this section
7.2.2.2.1.1	Max riser height: 7" Min Tread depth: 11" Min headroom: 6'-8"
7.2.2.2.1.2	Min stair width: 36" (for occupancy under 50)
7.2.2.3.2.3	Min landing depth: stair width
7.2.2.4.4.1	Handrail height: 36"
7.2.2.4.4.6	Handrail shape: 1 ½" circular cross section
7.2.2.4.4.9	Handrails shall return to wall or newel post
7.2.2.4.4.10	Handrails shall extend 12" at top of stair and one tread length at bottom
7.2.2.4.5.2	Min guard height: 42"
7.2.2.4.5.3	Open guards shall not allow the passage of a 4" sphere
7.2.2.5.4	Stairway identification shall comply with this section.
7.2.6.3	Stair discharge shall have a 2-hr fire resistance rating.

- 7.2.12.1.1 Sprinkler precludes need for area of refuge in stair.
- 7.3.1.2 **Occupancy Load**
Residential Apartment: 200 gross at 6,580sf is 32 occupants
Storage NA
Total Occupant Load: 32 occupants
- 7.3.4 Min Egress width: 36"
- 7.4.1.1 See 30.2.4.4
- 7.8 Egress Illumination shall be in accordance with this section.
- 7.9 Emergency Lighting shall be in accordance with this section.
- 7.10 Marking for means of egress shall comply with this section.
- 30.1.6 No minimum construction requirements
- 30.2.1.1 Means of Egress shall comply with Chapter 7 and Chapter 30
- 30.2.4.4 Single stair permitted from building given
 - 4 stories
 - Less than 3 units/floor
 - Two exits from basement
 - No distance from unit door to stair
 - 2-hr rated stair
 - Self-closing doors
 - No corridors
 - 1 hr rating between units
- 30.2.5 Common Path Limit: 50'
- 30.2.5.4.2 Dead-End Limit: 50'
- 30.2.6.2 Max Travel Distance within unit (sprinkled): 125'
- 30.2.6.3.2 Max Travel Distance from unit door to exit (sprinkled): 200'
- 30.3.4 Fire detection and alarm system shall comply with this section.
- 30.3.4.5 Smoke alarms shall be installed:
In every sleeping area
Outside every sleeping area
At least one on each level
- 30.3.5.2 Sprinkler system NFPA 13R permitted for four or fewer stories.
- 30.3.6.1.2 Corridor walls (sprinkled): ½ hour
- 30.3.7.2 Dwelling unit separation (sprinkled): ½ hour
- 42.1.6 No minimum construction requirements
- 42.2.4.1 Single means of egress allowed within common path of travel limit.
- 42.2.5 Dead End Corridor: 100'
Common Path of Travel: 100'
- 42.2.6 Maximum Travel Distance: 400'
- 42.2.3.2 Storage area walls and ceilings shall be Class A, Class V or Class C

Design Standards Assessment

Overall Context

The building size and scale is comparable to the neighboring multifamily buildings on Cumberland and Merrill. The building offers loft units in the traditional double-wide style found throughout Portland and Munjoy Hill. Like other buildings in the area this building faces the street with a front door located adjacent to the sidewalk. The door is highlighted with an awning to further enhance the feeling of an entry. Although the current rhythm of the block is slightly broken; the scale, form and relationship to the street of the proposed building helps strengthen the rhythm of the block to be more comparable to the area.

Massing

The proposed building has a massing much like the double-wide triple decker buildings that exist throughout the neighborhood. At the top of the third story a prominent cornice, used in combination with the railing elements, emphasizes the 3-story mass, while de-emphasizing the 4th floor addition. The flat roof of the building is common and contextual for this building type. As is traditional for this building type, there is no garage door facing the street, and the parking is found behind the building. The massing of the front façade is articulated by balconies and a covered porch. The balconies are stacked and articulated to pay homage to the traditional bay window.

Orientation to the Street

The front of the building opens to the street via a single door sheltered by an awning. The front of the building is further enhanced by the use of planters with intentional landscaping and a porch area. Not only does this help create the feeling of the front entry but it also helps create a transition space between the street and front door. The windows on the street façade are arranged in a symmetrical and rhythmic pattern. The first floor occupants will have visual privacy since the windows are greater than 48" from the adjoining sidewalk. Off-street parking is concealed behind the building.

Proportion and Scale

Windows and doors are sized, scaled and arranged to have a strong and intentional relationship to the overall building massing. Fenestration on the front façade is over 35%, providing the appropriate welcome to the public street. The canopy over the front door is of a width that has a solid presence on the front façade.

Balance

The building employs several techniques to achieve balance. The windows and doors head heights all align along a common horizontal datum line. All windows on every façade stack in vertical alignment. The window and doors are symmetrically arranged from one side of the building to the other.

Articulation

The articulation of details for the 30 Merrill Street seeks to utilize contemporary design within the contextual massing and proportion framework. A visual cohesion of materials is achieved by using concrete at the foundation of the building with the siding material on top. To pay homage to the bay windows found in the Munjoy Hill area, in a contemporary style, the front façade has a railing feature attached to the front of the building. Not only do the proportions and rhythm of this feature match bay windows, but it also functions as the railing for the “Juliet Balconies” found in each unit.

Materials

Like other buildings in the area our pallet of materials is limited to only a few. Concrete is being used where appropriate such as foundations and planters. This not only helps articulate the building but gives a sense of permanence. The siding of the building will be standing metal seam run horizontally. The horizontal feeling of the standing seam is a modern and durable way to honor the clapboard siding found in the area.

Additional Discussion of Front Door:

Due to grading of the site the front door of 30 Merrill Street opens into the lower level of the building in a similar manner as 15 Cumberland Avenue, 26 Lafayette Street and 30 Lafayette Street. While this entrance is to a space that is more utilitarian space than formal, it will function well as “breezeway” entrance to all of the residents. The residents will all have personal spaces for stowing bikes, kayaks, boots, umbrellas, strollers and other outdoor gear. This entrance is treated on the exterior as the formal entrance to be in keeping with the neighborhood.



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Balance

The building employs several techniques to achieve balance. The windows and doors head heights all align along a common horizontal datum line. All windows on every façade stack in vertical alignment. The window and doors are symmetrically arranged from one side of the building to the other.

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R-6 Infill Development Design Principles & Standards
 Project Self-Evaluation of Alternative Design Approach
30 Merrill Street

“An applicant may propose an alternative design approach and request an Alternative Design Review. The Planning Authority under an Alternative Design Review may approve a design not meeting one or more of the individual standards provided that all of the conditions listed below are met.”

Alternative Design Approach Criteria	Self-Evaluation
A. The proposed design is consistent with all of the Principle Statements.	Yes
B. The majority of the Standards within each Principle are met.	Yes
C. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius in terms of size, scale, materials and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.	Yes
D. The design plan is prepared by an architect registered in the State of Maine.	Yes

Principals and Standards	Self-Evaluation
PRINCIPLE A - Overall Context A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.	Met All contributing standards are met. Proposal has contributing massing, cornice definition, entrance location, entrance canopy, symmetry, and orientation to the street.
STANDARD A-1 - Scale and Form Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.	Met Proposal relates in scale and form to the double-wide triple-decker apartment buildings found adjacent and throughout the neighborhood.
STANDARD A-2 - Composition of Principal Facades Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.	Met Proposal façade composition relates to nearby buildings with areas of concentrated windows (like bay windows) and areas of less concentrated windows. Front door is found in traditional location and orientation.
STANDARD A-3 - Relationship to the Street Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural	Met Proposal has traditional relationship to the street.

features of the neighborhood. Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.	
PRINCIPLE B - Massing The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.	Met Majority of standards are met.
STANDARD B-1 - Massing The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius.	Met Proposal compares to triple-deckers and double-wide triple-deckers.
STANDARD B-2 - Roof Forms Roof forms shall refer to the architectural forms found within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing roof forms on both side of the street within the block of the proposed site.	Met Proposal compares to triple-deckers and double-wide triple-deckers.
STANDARD B-3 - Main Roofs and Subsidiary Roofs The building shall have a clear main roof form. Subsidiary roof forms and dormers shall be clearly subordinate to the main form in size, space and number. Where a building has multiple rooflines (e.g., main roof, dormer roof, porch roof, etc.) there shall not be more than two roof pitches or outlines overall.	Met Fourth floor roof is subsidiary to third floor roof.
STANDARD B-4 - Roof Pitch Gable roofs shall be symmetrical with a pitch of between 7:12 and 12:12. Hip roofs with a shallow pitch and flat roofs shall have a cornice of at least 12 inches in width. The slope of the roof may be either parallel or perpendicular to the street. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No mono pitch roofs shall be less than 7:12, except for porch roofs. There is no minimum pitch for porch roofs.	Met Flat roof is less than 7:12.
STANDARD B-5 - Facade Articulation Provide variety in the massing by incorporating at least two or more of the following architectural elements. Such features shall be applied to the front façade and those portions of the building that are readily visible from the public way. 1. Gables or dormers. 2. Balconies. 3. Recessed entries. 4. Covered porches, covered entries or stoops. 5. Bay windows. In the case of horizontally attached dwelling units, at least one-half of the ground floor units shall have a bay window to receive credit as a design feature.	Met Provided: - Recessed entries - Covered entry
STANDARD B-6 - Garages Attached and detached garages are allowed provided that the street-facing façade of the garage is recessed behind the façade of the main structure by a minimum of four feet. However, if the garage is integrated into the building form, the garage door may be included into the front	Met There is no garage door.



<p>façade of the dwelling providing that there are at least one story of living space over the garage. In this instance, the garage door width may be no more than 40% of the width of the building's overall façade width, except that no garage door need be reduced to less than 9 feet in width. Standard C-2 is not required if there is no living space on the ground level.</p>	
<p>PRINCIPLE C - Orientation to the Street The building's façade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home.</p>	<p>Met Majority of standards are met.</p>
<p>STANDARD C-1 - Entrances Emphasize and orient the main entrance to the street. The main entrance of the structure shall either face the street and be clearly articulated through the use of architectural detailing and massing features such as a porch, stoop, portico, arcade, recessed entry, covered entry, trim or be located on the side and be accessed by a covered porch that extends to the front of the building, at the primary street frontage.</p>	<p>Met Pedestrian and bike entrance faces street, is centered, is recessed, is highlighted with color, and is covered by a canopy.</p>
<p>STANDARD C-2 - Visual Privacy Ensure the visual privacy of occupants of dwellings through such means as placing the window sill height at least 48" above the adjoining sidewalk grade; providing the finished floor elevation of a residence a minimum of 24" above sidewalk elevation; incorporating porches along the front side of the building façade design; or other measures.</p>	<p>Met Dimensional standards are met.</p>
<p>STANDARD C-3 - Transition Spaces Create a transition space between the street and the front door with the use of such features as porches, stoops, porticos, arcades, recessed entries, covered entries, trim, sidewalk gardens or similar elements.</p>	<p>Met Garden provided.</p>
<p>PRINCIPLE D - Proportion and Scale Building proportions must be harmonious and individual building elements shall be human scaled.</p>	<p>Met Majority of standards are met.</p>
<p>STANDARD D-1 - Windows The majority of windows shall be rectangular and vertically proportioned. The use of classical proportions is encouraged. Special accent windows may be circular, square or regular polygons. Doorways, windows and other openings in the façade (fenestrations) shall have a proportional relationship to the overall massing of the building.</p>	
<p>STANDARD D-2 - Fenestration Doorways, windows and other openings (fenestration) shall be scaled appropriately to the overall massing of the building. The area of fenestration of the front façade (and for corner lots, both street-facing facades) shall be at least 12% of the total facade area. Appropriately scaled windows or other building openings shall be included on all sides of a building.</p>	<p>Met Minimum fenestration met.</p>
<p>STANDARD D-3 - Porches When porches are attached to the front facade, [or for porches that are required as an open space amenity under Section 14-139(f)] the porches shall extend along a horizontal line at least 20% of the front façade. Porches and balconies must have a minimum depth of 6 feet and a minimum square footage of 48 square feet. The depth may be reduced to</p>	<p>Met If front entry is considered a porch than it meets the dimensional standards. If it is not considered a porch than porches are not required and standard is met.</p>

5 feet provided that the square footage is increased to 60 square feet.	
PRINCIPLE E - Balance The building's façade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.	Met Majority of standards are met.
STANDARD E-1 - Window and Door Height The majority of window's and door's head heights shall align along a common horizontal datum line.	Met
STANDARD E-2 - Window and Door Alignment The majority of windows shall stack so that centerlines of windows are in vertical alignment.	Met
STANDARD E-3: - Symmetricality Primary window compositions (the relationship of two or more windows) shall be arranged symmetrically around the building façade's centerline (overall symmetry) or around another discernable vertical axis line.	Met
PRINCIPLE F - Articulation The design of the building is articulated to create a visually interesting and well composed residential façade.	Met Majority of standards are met.
STANDARD F-1 - Articulation Buildings shall provide surface articulation by employing such features such as dimensional trim, window reveals, or similar elements appropriate to the style of the building. Trim and details shall be designed and detailed consistently on the facades visible from the public right of way.	Met Proposal is articulated using metal fabrications such as railings and canopies as is appropriate to the style of the building.
STANDARD F-2 - Window Types Window patterns shall be composed of no more than two window types and sizes except where there is a design justification for alternate window forms..	Met Window types are limited and justified.
STANDARD F-3 - Visual Cohesion Excessive variations in siding material shall not be allowed if such changes disrupt the visual cohesion of the façade. Materials shall be arranged so that the visually heavier material, such as masonry or material resembling masonry, is installed below lighter material, such as wood cladding.	Met Materials are used in a visually cohesive manner.
STANDARD F-4 - Delineation between Floors Buildings shall delineate the boundary between each floor of the structure through such features as belt courses, cornice lines, porch roofs, window head trim or similar architectural features.	Met Floor delineation is clearly identified by the aligned heads of windows and doors.
STANDARD F-5 - Porches, etc. Porches, decks, balconies, stoops and entryways shall be architecturally integrated into the overall design of the building in a manner that compliments its massing, material, and details. Multilevel porches and balconies on front facades shall not obscure the architectural features of the façade. Use of rail/baluster systems with appropriate openings between rails, stepping back balconies from the front plane of the building face, or other appropriate design features shall be employed to achieve this standard.	Met Canopy and railing features are related to each other with color and detailing.
STANDARD F-6 - Main Entries Main entries shall be emphasized and shall be integrated architecturally	Met Pedestrian and bike entrance

into the design of the building, using such features as porch or stoop forms, porticos, recessed entries, trim or a combination of such features, so that the entry is oriented to the street.	faces street, is centered, is recessed, is highlighted with color, and is covered by a canopy.
<p>STANDARD F-8 – Articulation Provide articulation to the building by incorporating the following architectural elements. Such features shall be on all façades facing and adjacent to the street.</p> <ol style="list-style-type: none"> 1. Eaves and rakes shall have a minimum projection of 6 inches. 2. All exterior façade trim such as that used for windows, doors, corner boards and other trim, shall have a minimum width of 4 inches except for buildings with masonry exteriors. 3. If there are off sets in building faces or roof forms, the off sets shall be a minimum of 12 inches. 4. Pronounced and decorative cornices. 	
<p>PRINCIPLE G - Materials Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.</p>	<p>Met Majority of standards are met.</p>
<p>STANDARD G-1 - Materials Use materials and treatments for the exterior walls (including foundation walls) and roofing that are harmonious with those in buildings within a two-block radius of the site that contribute to and are compatible with the predominant character- defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.</p>	<p>Met Proposal utilizes clapboard siding, vinyl windows, concrete foundation and metal railings as can be found in the immediate neighborhood.</p>
<p>STANDARD G-2 - Material and Façade Design The selection of façade materials shall be consistent with the façade design and appropriate to their nature. For example, brick facing should not appear to be thin layers on the façade, or to overhang without apparent support.</p>	<p>Met</p>
<p>STANDARD G-3 - Chimneys Chimneys shall be of brick, finished metal, stone or boxed- in and clad with materials to match the building.</p>	<p>Met No chimney is provided.</p>
<p>STANDARD G-4 - Window Types A variety of window treatments and skylights are acceptable. However, within a single building the types of windows shall be limited to two types, and window detailing shall be consistent throughout.</p>	
<p>STANDARD G-5 - Patios and Plazas Patios and plazas shall be constructed of permanent materials such as concrete, brick or stone.</p>	<p>Met</p>



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Crime Prevention Through Environmental Design Narrative

Natural surveillance will be used to the maximum extent possible with two loft apartments on the first floor. These units will have view of the entrance approach, side, and back of the building.

The contextual front entrance and the practical parking entrance will be well lit, the entries are not recessed, preventing the possibility of entrapment. The open parking area will be lit during night hours to discourage unwanted use.

The landscape plan clearly delineates public and private space, utilizing plantings, fencing and retaining walls. The use of such features will clearly delineate private space without the need for signage.

Accessibility Narrative

The proposed project at 30 Merrill Street will meet Fair Housing Accessibility Standards as is required for a new building. Due to the goal of providing housing at sub-market rates, no elevator will be installed and only the first floor units will need to meet the Fair Housing requirements. As no public spaces exist within the building, ADA will not apply.

The design includes two entrances: a contextual entrance and a practical entrance. The contextual entrance faces the street, has a glazed door, a canopy and is framed by two planning beds. These elements give the building the same connection to the street that is found in the surrounding buildings and has documented historic precedent.

The practical entrance is located in the back of the building adjacent to the parking and represents the shortest path by which to leave the building. This back entrance and the way it is used is also consistent with the surrounding buildings. The back entrance is the accessible entrance, and is immediately adjacent to the accessible parking spot.

The Fair Housing Act and the Fair Housing Design Manual specifically address situations where a building has more than one entrance. Page 1.33 of the design manual states:

“When a building has a single ground floor and more than one common entrance, at least one entrance must be accessible. This accessible entrance should be the primary entrance and must provide an interior accessible route to all ground floor units in the building.”

While Bild seeks to maximize accessibility in projects, the sloping site makes the possibility of multiple accessible entrances impractical for a project of this scale. The accessible rear entrance is favored as it best serves arrival by vehicle.



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Mechanical Systems Statement:

The HVAC design effort for the multi-family residential project at 30 Merrill Street has not yet begun in earnest however, Horizon Residential Energy Service, will specify that all HVAC equipment will meet any applicable State and Federal emissions requirements.



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

July 26, 2016

Plymouth Engineering Inc.
30 Lower Detroit Road
P.O. Box 46
Plymouth, ME 04969

Attn: Jon Whitten
Re: 30 Merrill Street - Portland
Ability to Serve with PWD Water

Dear Mr. Whitten:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on May 11, 2016. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Conditions of Service

The following conditions of service apply:

- A new 4" fire service may be installed from the water main in Merrill Street. A 2-inch domestic service may be tapped off the 4" fire service just before the street line as shown on a plan entitled Seven Unit Building, 30 Merrill Street, Sheet C1. Based on the fixture count you provided, we have calculated a peak flow of 25 gallons per minute. A 3/4" meter will accommodate this flow.
- We will need written confirmation from the sprinkler company that this configuration is acceptable to them.
- The existing building is currently served with a 3/4-inch domestic water service. The size of this service is undersized for the proposed use. This service must be terminated by shutting the corporation valve, cutting the pipe from the water main and removing the curb stop.
- Once the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete a service application form and pay the necessary fees.

Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located as shown on the attached water service card, provides water



service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main on the southwest side of Merrill Street and a public fire hydrant located 60 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 50 psi on March 4, 2016.

Public Fire Protection

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

Domestic Water Needs

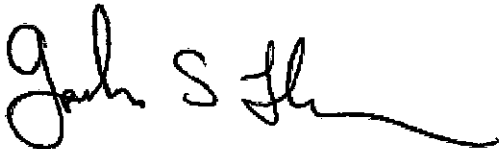
The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

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

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

Sincerely,
Portland Water District

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

Gordon S. Johnson
Engineering Services Manager

CODE NO. P-6 DISTRICT **PORTLAND**
 REG. NO. 5347 NO. 30/32 Merrill ST

NAME ~~Edward E. Wheeler~~ Joseph H. Traasler
 NAME ~~Gregory Hawkins~~ Donald W. Robert Robert Davis
 NAME

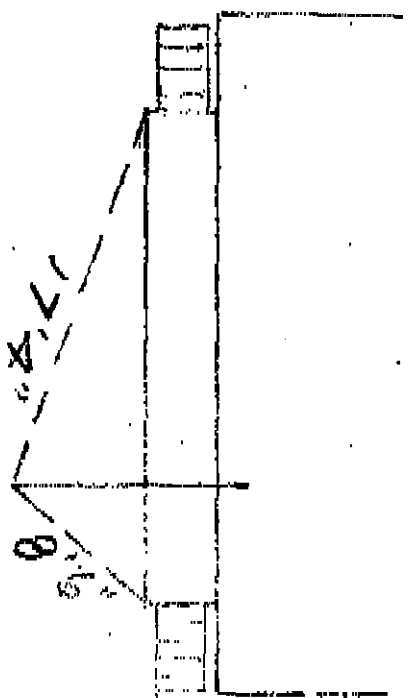
SERVICE RECORD		RENEWAL RECORDS	
KIND OF PIPE		KIND OF PIPE	<u>Cop.</u>
SIZE OF PIPE		SIZE OF PIPE	<u>3/4"</u>
MAIN TO STOP		MAIN TO STOP	<u>25'</u>
STOP TO ST. LINE		STOP TO ST. LINE	<u>6'</u>
ST. LINE TO BUILDING		ST. LINE TO BUILDING	<u>C.B. - 1926</u>
TOTAL LENGTH		TOTAL LENGTH	<u>31'</u>
DATE		DATE	<u>May 31, 1938</u>
REMARKS		REMARKS	

SERVICE SHUT AT CORP.

CLEAN OUT AND REPAIR RECORD

DATE	REMARKS
7-15-91	Cleaned out, ROW cover 8101-10244

PORTLAND WATER DISTRICT





August 22, 2016

Re: Wastewater Capacity Authorization

Address: **30 Merrill Street**

Applicant: Banner Properties, LLC

Planner: Nell Donaldson

Anticipated Wastewater Flows:

Multiple Family Dwelling Units 1 Bedroom	120 GPD Per Dwelling Unit X 7	840 GPD
Total Anticipated Wastewater Flows		840 GPD

Comments:

The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

You are reminded that the sewers you are proposing to connect into convey both sanitary and stormwater (Combined Sewer) and therefore a backflow preventer is suggested. Any addition of stormwater flows in this drainage area will have an impact on CSO discharge volumes therefore no roof, sump pump or site drainage may be discharged to the sanitary sewer.

Information available in the City's archives indicate the building is served by an 8" cement pipe installed in 1938 connecting into Merrill Street. I would suggest it be investigated/confirmed for condition.

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

Sincerely,

CITY OF PORTLAND

Bradley A. Roland, P.E.

Senior Project Engineer

CC:

Jeffrey Levine, Director, Department of Planning and Urban Development, City of Portland

Stuart O'Brien, Planning Director, Department of Planning and Urban Development, City of Portland

Barbara Barhydt, Development Review Services Mgr., Dep't. of Planning and Urban Development, City of Portland

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



WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

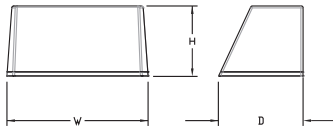
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

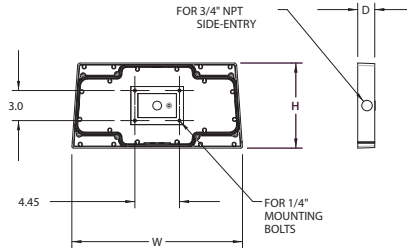


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DBBTXD

WST LED	Performance Package	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)	
WST LED	P1 1,500 Lumen package	27K 2700 K 30K 3000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included (blank) Surface mounting bracket	PE Photoelectric cell, button type	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DBBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	
	P2 3,000 Lumen package	40K 4000 K 50K 5000 K				Shipped separately BBW Surface-mounted back box PBBW Premium surface-mounted back box ² LCE Left side conduit entry ³ RCE Right side conduit entry ³		PER NEMA twist-lock receptacle only
	P3 6,000 Lumen package							PER5 Five-wire receptacle only PER7 Seven-wire receptacle only PIR Motion/Ambient Light Sensor, 8-15' mounting height ⁴ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁴ PIRH 180° motion/ambient light sensor, 15-30' mounting height ⁴ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁴ SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ DS Dual switching ⁶ E7WH Emergency battery backup (7W) ⁷ E7WC Emergency battery backup (cold, 7W) ^{7,8} E7WHR Remote emergency battery backup (remote 7W) ⁹ E20WH Emergency battery backup (20W) ^{7,10} E20WC Emergency battery backup (cold, 20W) ^{7,8,10} E23WHR Remote emergency battery backup (remote 20W) ⁹
						Shipped separately RBPW Retrofit back plate VG Vandal guard WG Wire guard		

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- Top conduit entry standard.
- Not available with BBW.
- Not available with PE, PER, PER5, PER7, VG or WG.

- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.

- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.



Emergency Battery Operation

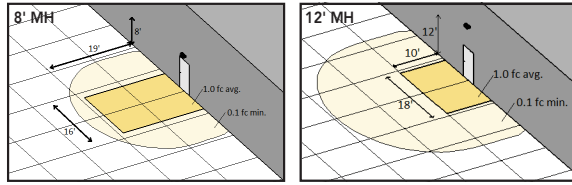
The emergency battery backup is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

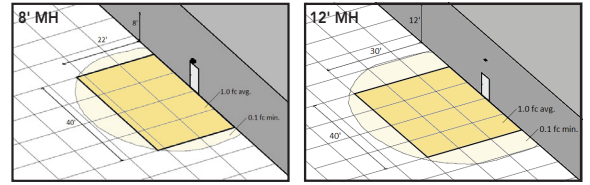
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT [®])	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,660	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,162	1	0	1	126	3,236	1	0	1	129	3,468	1	0	1	139	3,468	1	0	1	139
		VW	3,202	1	0	0	128	3,277	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,023	1	0	1	120	6,164	1	0	1	123	6,607	1	0	1	132	6,607	1	0	1	132
		VW	6,100	1	0	1	122	6,242	1	0	1	125	6,691	1	0	1	134	6,691	1	0	1	134

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier	
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

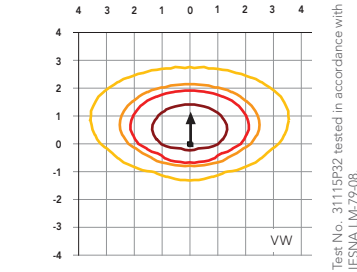
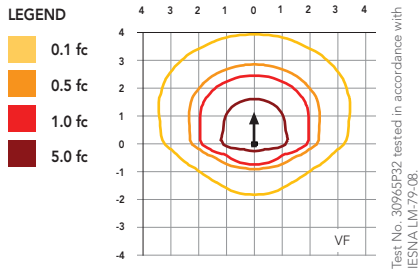
Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

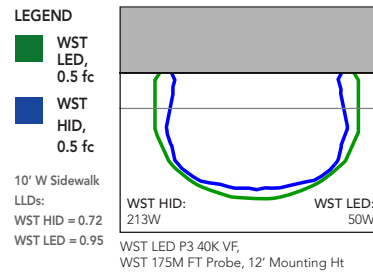
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

7171 LED

STANDARD SPECIFICATIONS

HOUSING

Die cast, 0.090" thick housing designed for rugged applications. The housing features a 70 durometer o-ring seal that seats on the edge of the opening against the diffuser.

REFLECTOR

Formed aluminum, secured in position with hardware.

DIFFUSER

Injection molded clear prismatic polycarbonate, UV stabilized material with a base thickness of 0.090" that is resistant to damage.

LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
 Source lumens noted. Amperage rated @ 110V input
 Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

B6LED - 6W nominal, .05 A input - 711 lm - 119 lm/W
 B12LED - 12W nominal, .10 A input - 1422 lm - 120 lm/W
 C9LED - 9W nominal, .10 A input - 1009 lm - 121 lm/W
 C17LED - 17W nominal, .15 A input - 1829 lm - 111 lm/W
 C24LED - 24W nominal, .20 A input - 2438 lm - 100 lm/W
 C37LED - 37W nominal, .30 A input - 3641 lm - 99 lm/W

MOUNTING

The 7171 is designed to be installed on either the wall or ceiling and mounted with proper anchors (by others). The housing has removable plugs for conduit entry in the side or rear wire entry from a j-box or conduit.

FINISH

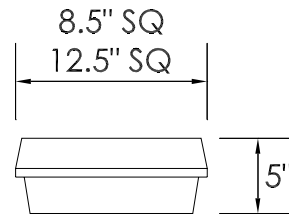
This series is available in a standard bronze polyester powder coat.

WARRANTY

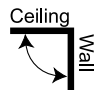
5 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION

PROJECT:
MODEL #:
FIXTURE TYPE:



WET



7171	-	-	-
Model	2.	3.	4. (if required)

2. SIZE

8 8.5" sq.
12 12.5" sq.

3. WATTAGE

8 SIZE
B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board
C17LED 2-C Series boards
C24LED 2-C Series boards

12 SIZE
B12LED 2-B Series boards

C9LED 1-C Series board
C17LED 2-C Series boards
C24LED 2-C Series boards
C37LED 3-C Series boards

4. AVAILABLE OPTIONS

27K 2700K color temperature
 B6LED - 634 lm - 106 lm/W
 B12LED - 1266 lm - 107 lm/W
 C9LED - 900 lm - 108 lm/W
 C17LED - 1547 lm - 94 lm/W
 C24LED - 2062 lm - 84 lm/W
 C37LED - 3080 lm - 83 lm/W

30K 3000K color temperature
 B6LED - 689 lm - 115 lm/W
 B12LED - 1376 lm - 116 lm/W
 C9LED - 977 lm - 117 lm/W
 C17LED - 1763 lm - 107 lm/W
 C24LED - 2351 lm - 96 lm/W
 C37LED - 3512 lm - 95 lm/W

40K 4000K color temperature
 B6LED - 710 lm - 119 lm/W
 B12LED - 1421 lm - 120 lm/W
 C9LED - 1010 lm - 121 lm/W
 C17LED - 1862 lm - 113 lm/W
 C24LED - 2482 lm - 101 lm/W
 C37LED - 3707 lm - 100 lm/W

BAC Buy American Compliant
DIM Dimming driver (120-277V) (All except B6LED)
 (0-10V dimming control required)
ECW Extreme Cold Weather (-40°C / -40°F min.)
ES ENERGY STAR® (All except B6LED)
OCC^{1,2} Occupancy Sensor (B12LED, C17LED & C24LED only)
PO1 Photo Control (120V)
PO2 Photo Control (208, 240, 277V)

1) Minimum operating temperature is -20°C / -4°F. Cannot be used with ECW
 2) Occupancy sensor operates with microwaves and is not recommended for use in waiting areas with elevators
Specifications and dimensions subject to change without notice.
 Consult your Brownlee Lighting representative for availability and ordering information.

30 Merrill Neighborhood Meeting Sign-in Sheet

	Name	Address	Email
1	Katy Harkleroad	47 Howard St	Katyharkleroad@yahoo.com
2	Ryan Harkleroad	47 Howard St.	
3	Carol McClain	1 North St.	carolclain@aol.com
4	Don Head	118 Congress #403	donhead66@gmail.com
5	Cason Zand	"	czand@mcca.edu
6	Lisa Adams	49 Merrill St	elizabethspenceradams@gmail.com
7	Peter Adams	" "	petersaylesadams@gmail.com
8	sharon mcgawley	23 Cumberland ave	sharonmcgawley@gmail.com
9	Robert Norton	15 North St	eastendpropertymgmt@gmail.com
10	Bruce Davis	45 Quebec	bruce.davis21@yahoo.com
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30 Merrill Street
Neighborhood Meeting Minutes

6:00pm Monday, August 15, 2016

Presenting:

- Evan Carroll, bild Architecture (EC)
- Michael Boissonneau, Banner Properties (MB)

Attendees:

- See attached sign-in sheet (ATT below, unless named)

Meeting Notes:

- EC Welcome and agenda
- Intros
 - Presentation
 - Q and A
 - Done by 7:00pm

Introductions:

- All All presenters and attendees introduced themselves

Team Presentation:

- MB Reasons for Development
- Mike grew up in Portland
 - Originally was his Uncles property
 - It's now a dilapidated property
 - Looking forward to making the neighborhood better

- EC General Project Goals
- Make it energy efficient.
 - More affordable and modest than other projects in the area
 - This project represents a look to the future of city living in Portland.

Site Presentation:

- Illustrated orientation of project to street, park and neighboring buildings.
- Parking (6) spaces will be in the back
- Driveway will be constructed from pervious pavers
- This will help control storm water runoff
- Lighting follows city standards and will not "creep" onto adjacent properties
- Fencing around the site will help with this
- All construction activities will be able to happen on the site
- Shoring might be needed on the project north side

Building Affordably:

- Having (7) units using (1) stair helps keep the construction costs down,
- Studio layouts with open floor plans helps keep the units affordable.
- An efficient building layout, minimizing bump-outs and details also helps with building cost

Building Design

- Large French doors allow lots of light into the units.
- The placement of the building matches the context of the neighborhood.
- Façade will be standing metal seam.
- The building's roofline is offset to work with the zoning requirements.
- A custom railing system pays homage to more traditional bay windows, also act as railing system for the Juliet balconies.
- Railing system becomes railing for roof deck giving symmetry and continuity to front façade
- Entries all have canopies

ATT /Public Comment (ATT used when source of comment was not noted)

- Carol: How much land was being used?
 - EC: Would get back to her with an exact number
- Carol: Have we met with the city yet?
 - EC: Yes
- Carol: What was the exterior material again?
 - Standing metal seam
- Carol: How many bedrooms?
 - EC: Seven
- Carol: How many stories?
 - EC: 4
- Carol: The parking is all outdoors?
 - EC: Yes
- Carol: When do you plan to break ground?
 - EC: This fall
- Carol: Have you filed the site plan?
 - EC: Yes
- Carol: How long ago did you file?
 - EC: July 15th 2016
- Don: Curious about the difference in height due to the zoning.
 - EC: On the North side of the property the building max height is 35' but elsewhere it's 45' causing the difference
- Katy: Pricewise, where will these units fall?
 - EC: It will be under the cost of Munjoy Heights
- Lisa: Have there been any design standard comments from the city?
 - EC: Yes, we've gotten comments back from the city, the majority being the project needs more articulation
- Lisa: What does that mean?
 - EC: More detail
- Carol: Have you requested any waivers from the city?

- EC: Not at this time, but possibly for the parking
- Carol: Is the parking Compact only?
 - EC: Four of the six spots are compact
- Carol: Was Caitlyn ok with that?
 - EC: The city has requested turning radius templates to be shown.
- Carol: Where will the trash be located?
 - The project is small enough it can use city bags on the curb.
- Ryan: Can you talk about the concept behind the design, why is it so drab and thin?
 - EC: It is a contemporary design that is looking towards the future. There is also money in details and bump outs which is why they have been minimized.
- Lisa: It's a massive building compared to the single family homes nearby.
 - EC: It follows the R6 zoning in the area.
- Lisa: I'm curious about the color choice, is there another color that would minimize the sense of mass?
 - EC: We can look at that
- Bruce: The building is not contextual. Contextual is not subjective.
- Carol: Personally objects to the Orange strip on the Lafayette project. Will you be doing something like that on this project? Why not use blue like the sky or green like the grass.
- Katy: Was curious as to MB's definition of "Fit in"
 - MB: Anything that enhances the neighborhood and makes it better than it is now. We want the neighborhood to be accepting of it.
- Don: It's a big square ugly block
- Ryan: Aesthetics are the most important to the neighborhood.
- Carol: There are no elevators? No Closets? Are you working with a real estate person?
 - EC: That's correct, having no elevators saves money, there are currently no closets and we are working with a real estate person.
- Peter: This is an embarrassment to the neighborhood with no context. Its cheap looking and unimaginable. Can tell EC and MB are passionate about the project, just wish it would be put to good use.
- Bruce: I appreciate the design, just not in this location.
- Sharon: Where do we go from here?
 - EC: We will be submitting notes on this meeting to the city, as well as working with them through the design review process.
- Ryan: Appreciated the information and holding the meeting, just wished the project had more respect for the neighborhood.

Bid Responses

		Preliminary Review	
Transportation	a. Impact on Surrounding Street Systems	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
	b. Access and Circulation	<ul style="list-style-type: none"> Need turning templates showing that parking area at rear will function adequately Rear door appears to be located in close proximity to parking space, where there is potential for conflict between pedestrians exiting the building and cars. What about door swing? Concern re FHA accessibility and the legibility of building entrances. Ideally, the front entrance would be accessible. Further comments on this will be forthcoming. Concern re utility of front entrance for guest/resident access. Wayfinding is an issue. 	<ul style="list-style-type: none"> Turing templates are attached. The 17.7 foot radius is reflects the published turning radius of a Toyota Prius and Honda Civic. Door has been adjusted to swing in. No further changes will be made until parking layout is finalized and accepted. The accessibility & way-finding narrative has been revised and is attached. Response to comment found in accessibility and way-finding narrative
	c. Public Transit Access	<ul style="list-style-type: none"> N/A 	
	d. Parking	<ul style="list-style-type: none"> <i>Bike parking standard:</i> <i>Residential – 2 spaces/5 dwelling units = 3 bike parking spaces.</i> Please show rack on plan and include detail. Snow storage area will be inaccessible when cars are parked. Please revise or provide alternate plan for snow storage/removal. 	<ul style="list-style-type: none"> Bike rack for (2) bicycles provided on sidewalk in site plan for public use. Location of front door and access to basement storage compartments is intended to give residents ample personal storage to be used for bicycles as needed. Snow storage will be addressed in separate response from civil engineer.
	e. Transportation Demand Management (TDM)	<ul style="list-style-type: none"> N/A 	
Environmental Quality	a. Preservation of Significant Natural Features	<ul style="list-style-type: none"> N/A 	
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> <i>Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW.</i> Show street tree in tree well, with species denoted. Contribution for remaining required trees will be necessary. Need landscaping plan to confirm that standards are being met <ul style="list-style-type: none"> <i>Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces</i> <i>Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of property line</i> Provide buffering to rear where parking will directly abut the neighboring property. Is fence proposed for this area? If so, please show. 	<ul style="list-style-type: none"> Revisions for street tree details will be provided in separate response from civil engineer. Waiver request for number of street trees provided is attached. Landscaping plan will be provided in separate response from civil engineer. A fence enclosing rear parking area is proposed, and no vegetative buffering is intended. A revised fence layout will be provided in separate response from civil engineer.
	c. Water Quality, Storm Water Management and Erosion Control	<ul style="list-style-type: none"> Are pervious pavers proposed within the center of the driveway or within all of the parking area? The stormwater report and plan appear to conflict Based on response to above, confirm impervious calculations. Calculations in stormwater report appear to assume that entire parking area and driveway are pervious Show where stormwater is proposed to enter the city's system 	<ul style="list-style-type: none"> The pavers are within all of the parking area. This will be updated on the site plan in separate response from civil engineer. See above. Stormwater runoff will flow overland to the existing stormdrain system within Merrill Street once the pervious pavement treatment system is over capacity.
Public Infrastructure and Community Safety	a. Consistency with Master Plans	<ul style="list-style-type: none"> 	
	b. Public Safety and Fire Prevention	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> Provide evidence of sewer capacity Show proposed electrical service. Should be located underground. 	<ul style="list-style-type: none"> See attached letter. This will be updated on the site plan in separate response from civil engineer.
Site Design	a. Massing, Ventilation and Wind Impact	<ul style="list-style-type: none"> Show location of HVAC equipment/venting 	<ul style="list-style-type: none"> Location of roof equipment is shown on roof plan. Elevations have been updated to show venting.
	b. Shadows	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
	c. Snow and Ice Loading	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">

	d. View Corridors	•	
	e. Historic Resources	•	
	f. Exterior Lighting	<ul style="list-style-type: none"> • Provide cut sheets • Move light on southwest corner of the building away from property line in order to minimize light trespass 	<ul style="list-style-type: none"> - Cut sheets attached. - Fence will be installed along this property line. This will prevent light trespass.
	g. Noise and Vibration	•	•
	h. Signage and Wayfinding		
	i. Zoning Related Design Standards	•	•

SUBDIVISION REVIEW (14-497)

	Preliminary Review	2nd Review
1. Water/Air Pollution	•	
2. & 3. Water Supply	•	
4. Erosion	•	
5. Transportation Impacts	•	
6. Sanitary Sewer/Stormwater	•	
7. Solid Waste	•	
8. Scenic Beauty	•	
9. Comprehensive Plan	•	
10. Financial and Technical Capacity	•	
11. Wetland Impacts	•	
12. Groundwater Impacts	•	
13. Flood-Prone Area?		
14. & 15. ID Wetlands & Rivers		

Waivers

Provide formal request for waivers (including aisle width and % compact parking) Waiver request is attached.

- Please define areas that were included as open space in the calculation in order to confirm that plans meet 20% open space requirement. Open space requirement is being met. Open space calculation to be provided in separate response from civil engineer.

Additional Submittals Required

Sewer capacity Sewer capacity is attached.
 Plat Plat plan will be provided.

Right, Title, Interest

- The deed provided only addresses a portion of the site. Please provide additional deeds. - Additional deed attached.
- Site plan shows planter bed encroaching on property line. Revise to eliminate encroachments. - Revised plan with planter attached.
- Per survey, it looks like existing fence encroaches on Thompson property - Existing fence will be shown to be removed in revised site plan.

- Site plan/civil set
- Clean up extraneous lines (e.g. SW corner of parking area)
 - Eliminate references to 'impervious patio?'
 - Add north arrow
 - Show distances to property lines from all building sides and from parking area
 - Show important dimensions (e.g. aisle width in parking)
 - Confirm curb cut location, as it appears to show slightly differently on survey
 - Show exterior doors
 - Show bicycle parking on plan
 - Show areas of sidewalk repair
 - Need grading/drainage plan that shows stormwater treatment plan

Updated site plan will be in separate response from civil engineer.

Zoning

- Building appears to encroach on 5' right yard setback. Lines are not clearly legible. Confirm that right yard setback is being met
- Please confirm height (need average grade calculations)
- Based on average grade and height calculations, confirm that stepback on north side is being met

- Foundation is at 5' setback line. Building sheathing assembly encroaches on setback as allowed by Sec. 14-425
 - Building height and stepback requirements are being met.
 Average grade calculation to be provided in separate response from civil engineer.

Additional comments have been received from:

Caitlin Cameron: Revised renderings and elevations are attached. Additional siding options are being considered and budgeted, and will be submitted at a later time.
 Keith Gautreau: No responses requested
 Lauren Swett: Separate responses to come from civil engineer.
 Jeff Tarling: Separate responses to come from civil engineer.



September 28, 2016

RE: Bild Responses to Planning Staff Comments, 30 Merrill Street

Dear Nell,

Below is a list of the drawings that have uploaded to the e-plan review site, accompanied by notes representing the planning staff comments they address. The notes regarding civil responses can be found under separate cover.

Also please note the following additional waiver request:

We request a waiver of the driveway separation distance requirement. We proposed to upgrade and improve, but not significantly relocate the existing curb cut, which is located to one side of the property.

A1.1, A1.2, A1.3 - Floor Plans

Design Review Comments

- Massing revisions: Recess at front of building for basement, 1st, 2nd, & 3rd floors.
- Massing revisions: Recess of 4th floor on front and sides of building, creating a centered massing for the 4th floor.

A2.1, A2.2 - Elevations

Zoning Comments

- Average grade shown with height from average grade

Design Review Comments

- Massing revisions: Recess at front of building for basement, 1st, 2nd, & 3rd floors.
- Massing revisions: Recess of 4th floor on front and sides of building, creating a centered massing for the 4th floor.
- Articulation Revisions: Accentuated cornice
- Materials Revisions: Wide exposure clapboard siding in place of standing seam siding.

A2.3, A2.4, A2.5 - Renderings

Design Review Comments

- Massing revisions: Recess at front of building for basement, 1st, 2nd, & 3rd floors.
- Massing revisions: Recess of 4th floor on front and sides of building, creating a centered massing for the 4th floor.
- Articulation Revisions: Accentuated cornice
- Materials Revisions: Wide exposure clapboard siding in place of standing seam siding.

A3.2 - DETAILS

- Fence Detail provided

000 – PLAT

- Provided as requested

000 – PARKINGLOTLIGHTING

- Southwest building light moved as requested

















Thank you to you and all the other departments for your collaboration on this site plan approval application.

Sincerely,



Evan Carroll, AIA, LEED AP BC+D

Attachments:

-  16055 CIVIL RESPONSE.pdf
-  000 - PARKINGLOTLIGHTING.pdf
-  000 - PLAT.pdf
-  A1.1-BSMNT-FIRST.pdf
-  A1.2-SECOND-THIRD.pdf
-  A1.3-FOURTH-ROOF.pdf
-  A2.1-ELEVATIONS.pdf
-  A2.2-ELEVATIONS.pdf
-  A2.3-RENDERINGS.pdf
-  A2.4-RENDERINGS.pdf
-  A2.5-RENDERINGS.pdf
-  A3.2-DETAILS.pdf
-  C1-SIEPLAN.pdf
-  C2- GRADINGUTILITY.pdf
-  C3-ESCD.pdf
-  C4-DETAILS.pdf



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August 29, 2016

Project No. 16055

Mr. Evan Carroll
Bild Architecture
PO Box 8235
Portland, ME 04104

Response to Comments – 7-Unit Building, 30 Merrill Street, Portland, Maine

Dear Mr. Carroll:

We have prepared the attached packet of plans and narratives in response to review comments from various staff members and consultants to the City of Portland. Please accept this letter as a summary of the response items. The summary is as follows:

Comments from the review table:

- *Need turning templates showing that parking area at rear will function adequately.*

We have provided a plan showing 4 turning templates illustrating 4 typical car movements within the proposed parking area. The published turning radii for Honda and Toyota compact cars was found to be 17.7'. We used this turning radius for the turning templates used on the plan.

- *Bike Parking.*

To add to your response on this issue, we have added the location of the bike rack on the front sidewalk. We have provided an excerpt from the Technical Design Manual as well. This is located on the last detail sheet, Sheet C5.

- *Snow Storage Area:*

We were able to move the parking area over a few feet to the south to maximize the access to the snow storage area.

- *Provide buffering to rear where parking...*

We have shown fencing to be installed 1' from the southern, western and northern property lines of the lot. This will provide visual buffering from the parking area and the first floor residences.

- *Pervious Pavers clarifications:*

We have updated the narratives to include the entire parking and access drive as pervious pavers. The entire sub-base will have a filter layer that will treat stormwater runoff. Runoff will mimic existing conditions of the site by allowing runoff to flow northeasterly to Merrill Street via overland flow once the storage space within sub-layers of the driveway and parking area are maximized.

- *Sewer Capacity:*

We will forward any correspondence from the Sewer Dept. once we receive it. The PWD has determined the expected water usage for the project.

- *Electrical Service:*

We have revised the plans to show an underground power, telephone and cable service for the building, as requested.

- *Site Plan/Civil Set:*

We have revised the plans to include a Site Layout Plan, a Grading & Utility Plan and construction details. We have revised labels, added dimensions and a North Arrow. We have added the exterior doors to the building and show the bicycle rack on the sidewalk. We are proposing that the existing curb-cut on Merrill Street remain as-is for this project. It will adequately service the proposed driveway location. The treatment area for the project is simply the driveway and parking area, in its entirety.

The Open Space for the project is depicted on Sheet C1. It includes landscaped areas and areas of lawn. No landscaping is included on the north side of the building due to the fact that it is a narrow area that is on the north side of a multi-story building. We do not believe many plantings would survive within this area.

The average grade of the building is 148.39' at the foundation. The highest point is 150.45' and the lowest is 146.20'.

Comments from Woodard & Curran, dated August 23, 2016:

1) *The Applicant has requested letters from utilities confirming capacity to serve the proposed development; evidence of confirmation of capacity to serve the proposed development should be provided upon receipt.*

We will submit letters upon receipt.

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 MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards.*

We offer the following comments:

a) *Basic Standard: The Applicant has provided Erosion & Sediment Control notes and sedimentation barrier details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500. However, details should be provided for a stabilized construction entrance and catch basin inlet protection measures and the locations of proposed erosion and sediment control measures should be indicated on the drawings.*

We have indicated on the drawings where erosion control measures should be located. We have also indicated that the existing paved driveway will remain and shall act as the stabilized construction entrance for the site.

b) *General Standard: The project will result in a de minimis increase in impervious area of approximately 315 square feet, assuming the roof to be impervious and proposed parking as pervious. The Applicant has proposed pervious pavers and a green roof. The Applicant should address the following comments:*

- The Pervious Paver Section Detail provided on Sheet C2 includes a Filter Layer; however, the Site Plan and stormwater management plan indicate that the limit of the proposed filter bed does not extend over the full area of proposed pervious pavers. A detail should be provided for paver installation in areas outside of the filter bed, to confirm that the entire paver area may be considered pervious. If the additional pavers are not installed in such a way that they are pervious, the impervious surface calculations should be updated, and the filter area should be designed per the Maine DEP Stormwater BMP manual's guidance for "Run-On Modular Pervious Pavement."*

The plans and calculations have been updated to show that the entire parking area and driveway are to be consistently constructed as pervious pavers.

- The Applicant should provide information on the depth to groundwater and bedrock in the area of the proposed pervious pavers.*

The area is a sandy soil where groundwater and bedrock are expected to be at least 1 foot below the sub-layers of the pervious paver build-up. An Impervious Liner can be introduced during construction if determined to be needed by an inspecting engineer.

- The Pervious Paver Section Detail should include specifications for the filter layer per Chapter 7.7 of Volume III of the MaineDEP Stormwater BMP Manual.*

We have added this information to the detail.

- The Operation and Maintenance Plan should specify that winter sand be prohibited in the area of Pervious Pavers. If the Applicant intends to seek credit from the City's Stormwater Service Charge for the proposed Pervious Pavers, the Applicant should ensure that the Operations and Maintenance Plan specifies that accumulated sediment and debris be removed from joint space monthly.*

We have revised the Operations and Maintenance Plan accordingly.

- A green roof design has not been reviewed. The Applicant should note that green roofs are not currently included in the City's list of treatment systems eligible for credits from the City's Stormwater Service Charge. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.*

The use of a green roof system is completely voluntary by the applicant. We have not taken any treatment credits for this system in our stormwater management plan. We will be sure to advise them on this information regarding the treatment credits.

c) Flooding Standard: The project will result in a de minimis increase in impervious area of approximately 315 square feet. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.

3) *The Applicant should provide a detail for pipe trenches, brick sidewalk repair, and pavement repair within the City of Portland Right-Of-Way per the City of Portland Technical Manual.*

We have added these details to the plans.

4) *It appears that the Applicant is proposing to abandon an existing sanitary sewer service connection and install a new one. The Applicant should clarify what methods will be utilized to abandon the existing connection.*

We look forward to working with the sewer dept. to finalize an approach on the sewer connection construction.

Comments from TY Lin International:

- *The site plan depicts the driveway offset from the curb opening, while the existing driveway is centered. The applicant should note why an offset condition is proposed.*

The existing driveway is 7.85' wide, is located on the southerly property line and is 1.5' offset from the southerly edge of the existing curb opening. The existing curb opening is 10 feet wide, at the narrowest point. The proposed driveway is to be 10 feet wide and located 1-foot away from the southerly property line. This results in the existing curb tip-down on Merrill Street being 1.25 feet offset from the northerly edge of the proposed driveway. It leaves 9.20 feet of clear access between the proposed fence and the existing tip-down curb. This width appears to be adequate for access of residential scale vehicles and minimizes impacts to the existing sidewalk and curbing on Merrill Street.

- *The applicant should formally request a waiver from the City's driveway separation standard and provide documentation on why the standard can't be met.*

We will formally request the waiver.

- *A fence is proposed on the edge of the driveway. Details on the fence should be provided.*

Fencing details will be included in the upcoming Landscaping design and details for the site.

- *Access and egress movements from parking spaces will be constrained. The applicant has provided vehicle turning templates that seem to illustrate parking space accessibility is feasible. Given the constrained conditions, I would suggest the applicant simulate the layout in a field test to be reviewed by me. I would note that the parking space adjacent to the handicap space will be difficult to maneuver into and out of.*

If the applicant were to remove the parking space closest to the building, would that eliminate the request for a field test? I believe the required number of parking spaces is 4 for this property. If so, we will discuss this with the applicant.

Thank you for your continued review of this project, and please call with any questions.

Sincerely,
PLYMOUTH ENGINEERING, INC.



Jon H. Whitten, Jr., P.E.
Senior Project Manager



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September 23, 2016

Project No. 16055

Mr. Evan Carroll
Bild Architecture
PO Box 8235
Portland, ME 04104

Response to Comments – 7-Unit Building, 30 Merrill Street, Portland, Maine

Dear Mr. Carroll:

We have attached our revised plans in response to review comments from City Staff, Woodard and Curran and TYLIN through September 21, 2016.

Our revisions include:

- Addition of a Landscape List on Sheet C1,
- Removal of the parking space closest to the building, adjacent to the Handicap space,
- Moved Handicap closer to building to increase access to snow storage area in the rear,
- Addition of an alternate style of pavers next to the building to indicate a pedestrian walking area,
- Addition of a 4'x4' concrete pad at the door adjacent to the parking lot,
- Note to center and renovate the brick driveway entrance and granite curbing for the site, and
- Note on the Pervious Paver Detail (Sheet C4) to indicate a potential need for an impervious liner if separation from bedrock cannot be achieved on the site,

Please let us know if there are any additional revisions requested for this project.

Sincerely,
PLYMOUTH ENGINEERING, INC.

Jon H. Whitten, Jr., P.E.
Senior Project Manager