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MEMORANDUM

TO: Nell Donaldson, Planner
FROM: Lauren Swett, PE
DATE: October 7, 2016
RE: 30 Merrill Street, Level III Site Plan Application

Woodard & Curran has reviewed the Site Plan Application for the proposed development located at 30 Merrill Street in Portland, Maine. The project involves the construction of a four story residential building with parking in the rear of the lot.

Documents Reviewed by Woodard & Curran

- Response to comment letter, dated September 23, 2016, prepared by Plymouth Engineering Inc., on behalf of Banner Properties, LLC.
- Updated project plans, prepared by Plymouth Engineering Inc., on behalf of Banner properties, LLC, on behalf of Banner Properties, LLC.

Comments(*Comments in italics from previous memorandum***)**

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. The wastewater capacity letter has been provided at this time and the Applicant has noted that additional letters will be forwarded when received.

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.
   b) General Standard: The project will result in a de minimis increase in impervious area. Treatment is not required; however, the Applicant has proposed pervious pavers to provide treatment for the parking area.
   c) Flooding Standard: The project will result in a de minimis increase in impervious area and flooding control will not be required.

3) All other prior comments have been addressed.