



Helen Donaldson <hcd@portlandmaine.gov>

reminder re 30 Merrill

Jeff Tarling <jst@portlandmaine.gov>

Wed, Aug 24, 2016 at 5:25 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, Barbara Barhydt <bab@portlandmaine.gov>

Hi Nel -

The proposed 30 Merrill Street project contains substandard landscape treatment that provides little if any of the usual Site Plan values and standards expected on similar residential developments. Proposals of this kind that use +/- 98% of the available space for built structure and hardscape present challenges for Landscape Review using traditional Technical Standards methods along with the expectation to have new residential projects 'fit' into the neighborhood. We have heard public complaint on the lack of landscape treatment in general on Munjoy Hill and this neighborhood on this topic. The proposal for 30 Merrill Street should include landscape and buffering treatment to meet standards.

A condition of approval would be to refine the plans to include defined landscape elements.

At a minimum, the proposed fence detail should wrap the entire property on three sides as the current fencing does. (see photo). Buffering / landscape for the side and rear yards should be included. The use of 'green screen' or similar treatment is warranted for the parking area if the building footprint remains. The snow storage area should have landscape and trees that can withstand snow storage, this needs to be defined. The melting snow and possible deicing salt could impact neighboring properties not to mention landscape & trees.

Street-trees - The project should include two street trees, to be determined by the City Arborist and project team, knowing they are to be planted under overhead utility lines. These street trees should include granite planter or protective element roughly 4' W x 8' L. Additional donation to the Tree Fund can help plant trees in the neighborhood to meet the per unit tree standard. The existing tree is very likely to have construction impact from experience.

Front Landscape Planter - The proposed landscape area between the building and sidewalk should be part of the approved plan and should consist of both woody and herbaceous plant material. The planter may be large enough to include small dwarf or ornamental trees. This would be a condition of approval to have an actual design.

Side Landscape Treatment - The north side of the project appears to have room to include

landscape elements.

Overall, the size of the proposed development within the existing lot impacts the feel of the neighborhood. Additional landscape elements are needed.

Jeff Tarling
City Arborist
[Quoted text hidden]



30 Merrill Street.jpg
405K