

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** Lauren Swett, PE  
**DATE:** September 21, 2016  
**RE:** 30 Merrill Street, Level III Site Plan Application

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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 and attachments, dated August 29, 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.
- Updated Architectural plans, dated August 26, 2016, prepared by bild ARCHITECTURE, 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 and a green roof.
    - The Applicant has noted in their response that during construction, the site conditions (bedrock/groundwater) will determine the need for a liner system for the pervious pavers. The Applicant should provide this as a note on the detail for the pervious paver system on sheet C4.
  - c) Flooding Standard: The project will result in a de minimis increase in impervious area and flooding control will not be required.
- 3) *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.* The Applicant has noted that they will be working with the sewer department to finalize an approach on the sewer connection construction.
- 4) The Applicant is proposing to install pervious pavers over the entire parking lot and driveway area. We recommend that a landing area be provided at the doorway, constructed of a material that can be more easily/completely cleared (i.e. concrete, or pavement). This defined landing could also serve to provide a delineation of the entrance to help improve parking lot safety.