

2015-121

16-B-8

72 MUNJAY.

PB??

PRE-CAST CONCRETE? PANELS - YES.

HEIGHT - BL - ~~RAIL~~ RAIL on top of 2nd floor

BL

stick w/m zoning

PUBLIC COMMENT -

PUBLIC COMMENT -

PB

CM - fenestration pattern should emphasize history
here - these renderings - not making me want to support
need more articulation.

JS - don't disagree - massing + height
difficult to support - meets technical standards,
but doesn't seem to fit

cost of development

Sadie

DE - understand concerns, but dealing w/ tools we have.
hope building is a success + leads to more
of same scale

BH - alignment Not particularly attractive.
plain windows - trim?
meets technical requirements

BB. Technically meet

CM. D-1 - rectangular + vertical proportions

E - balance.

F - articulation.

not sure we're meeting minimum on this one.

MOTION.

SUBDIVISION. 5-0.

SITE PLAN. ~~5-0~~ 9-1 (CARA)

WAIVERS. 1 - 5-0

2 - 5-0

9/9/15 FINAL PLAN COMMENTS (Updated from Preliminary Plan comments , 8/24/15. Highlighted comments remain to be addressed, red represents additional comments.)

Zoning

-The site plan should show distance from the front property line. Note that, per your submittal, the average between the two adjacent setbacks is .25' (0' to the north and .5' to the porch at south). This means that the building should be setback .25' or 3 inches.

measuring 3" from front?

**14-526: Site Plan Standards
Transportation Standards**

- On the revised plans, please show:
Steps and door locations-

A rack accommodating two bikes. This rack should be proximate to the door. Note that in previous instances, we've required bike racks to be installed outdoors. I am discussing this case with other reviewers and will let you know whether any changes are needed.

out front?

Parking space dimensions
Snow storage-

-The autoturn graphic you provided shows parking maneuvers encroaching onto the adjacent property. Please revise such that cars will not need to occupy the adjacent lot.

-Please verify the distance from the curb cut which will be retained to the property line and to the neighboring building to the south. The location of this curb cut in the plans does not seem to match the field.

Environmental Quality Standards

-Can you clarify what the different shading on the grading plan depicts?

-We need to see a landscaping plan in the revised submittal. This plan should:

show existing street trees on landscape plan (noting that they are to be preserved)
show other landscaping proposed for the site. Note that you will be required to meet the landscaping requirements of 14-526(b)2b (See here: <http://www.portlandmaine.gov/DocumentCenter/Home/View/1080>).

LS to review landscape architect stamp

Public Infrastructure and Community Safety Standards

-I didn't see where you completed the fire department checklist in the application. If you have completed this, could you resend it?

- Underground electrical service is technically required. See comments from DPS.

Have of lights... low lighting... no cutsheet for manufacturer

Site Design Standards

-Can you specify the location of HVAC and mechanical equipment?

- Please provide a photometric plan showing illumination levels associated with proposed exterior lighting. Or at the very least, we need cut sheets with photometric information for both lights.

- Please provide additional renderings. A tree obscures much of the building in the street view that you provided. See comments from urban designer related to this request. At the very least, we need to have revised elevations showing the windows as recently proposed.

*207-274-9003
Bill Dawson
designer + Band*

renderings after CC review

14-497: Subdivision Review Criteria

No comments at this time.

Additional Submittals Required

- The survey doesn't include grading or utilities, but you've shown those features on other plans. Perhaps this information was omitted from the survey?

- We will need water and sewer capacity letters.

- Please provide a draft subdivision plat meeting the requirements of 14-496. Still outstanding. I should have noted this earlier, but we will need to see condominium documents at some point as well. This can be included as a condition of approval.

(<http://www.portlandmaine.gov/DocumentCenter/Home/View/1080>.)

*PDF...
* send ref.
TE
DMP*

*CONDITIONS...
Barrister - prevent encroachment - quid pro quo
parent - UGE
[sister + brothers - owners communication w/ tenants. price*