



September 17, 2013
13251

Ms. Carol Morrisette, Chair
Portland Planning Board
389 Congress Street
Portland, Maine 04101

Level III Site Plan Application
Seaport Lofts: Submittal No. 4

Dear Carol:

On behalf of 113 Newbury Street, LLC we are pleased to submit the enclosed supplemental application materials for your review of Seaport Lofts, (formerly called The Bay House Phase II). Located on the westerly corner of Hancock and Newbury Streets, Seaport Lofts is a four story structure fronting on Newbury Street. The building is a multi-family structure with 39 units, of which 7 are townhouse units on the ground level, with 32 flats situated on the upper floors. There are 43 parking spaces under and behind the building and bicycle racks are also located in this area. Enclosed are additional materials including reports, plan set and graphic renderings which supplement and revise documents previously submitted.

SUMMARY OF RESPONSES TO NELL DONALDSON EMAIL DATED SEPTEMBER 10, 2013:

1. Formal waiver requests for the driveway separation and parking dimensions are attached as Attachment S- REVISED Summary of Waiver Requests.
2. The lofts are designed as an open floor plan without specific, isolated bedroom areas and are considered studio units. If a unit owner elects to add an isolated bedroom area during construction or anytime thereafter, the building permit would have to first be amended.
3. Regarding the dumpster – the owner has decided to instead provide a trash room near the mechanical room (Revised First Floor Plan enclosed). Trash will be stored in bins and collected by a contracted waste hauler. As a result, the project now includes 43 parking spaces. On the Site Plan, we have shifted two parking spaces in that area to eliminate conflicts with building column locations.
4. The two “vestibule” areas near the bike racks and on Hancock Street are open areas below the decks above on the upper floors. The concern about these becoming “hiding places” is valid and accordingly, we will install metal screens in these locations to prevent access.

5. Regarding the shadow effects from the proposed building, David White will speak to this issue at the public hearing.
6. Regarding the site lighting plan:
 - We have revised the lighting plan in order to adhere to the City standards at the property line. The Revised Lighting/ Photometric Plan is attached.
 - Lighting cut sheets are enclosed as Attachment T- REVISED Lighting Cut Sheets.
 - There are no proposed building – mounted entry lights. These areas will be sufficiently illuminated by street lights and / or canopy lights above the covered parking area.
 - General Note 22 on the Site Plan now refers to the Site Lighting Plan for the lighting model numbers, eliminating the discrepancy.
 - General Note 20 on the Site Plan has been corrected per the Technical Manual; yes, there are different fixtures on Newbury and Hancock Streets.
7. On the Site Plan:
 - Notes showing snow storage areas have been added to the plan.
 - The screen fence specification has been added – see General Note 27.
 - We have been very careful to make sure that all of David Margolis- Pineo's comments have been addressed. Specific responses to his updated comments recently received are included later in this response letter.
 - Brick pavers are proposed on the sidewalk ramp near the porte- cochere; the Site Plan has been revised accordingly.
8. Regarding the Recording Plat:
 - A breakdown of unit sizes has been added to the plat.
 - General Note 23 has been revised to include book and page numbers for the pedestrian easement. We anticipate that that this would occur after approval and be a condition of approval.
 - The approval block has been revised for Planning Board signatures.
 - Space for conditions of approval has been added. We will list them after the approval is granted and request Planning Board signatures at a later date, soon after the approval is granted.
 - Space for waivers granted has been added. We will list them after approval is granted and request Planning Board signatures at a later date, soon after the approval is granted.
 - Reference to the Homeowners Association has been added as General Note 24.
 - The location of the isolator row has not been added to the plan because all of the site is one contiguous common area and access to this location is assured.

9. From Bill Clark:

- State plane coordinates have been provided on the Recording Plat at the four locations requested.
- Property corners to be set have been added to the Recording Plat. Note that some corners occur on retaining walls and cannot be set, however, these walls serve as property monuments per the deed.
- The extent of the City License area has been added to the Recording Plat. See General Note 25.

10. From Chris Pirone:

- The sprinkler connection location has been moved away from the entry vestibule as requested, see Site Plan.
- The address of the parcel is 113 Newbury Street. At this time we are uncertain about postal addresses, however, we can provide this to the Fire Department when determined.
- The standpipe connection has been relocated close to the stair area, as suggested, see Grading Plan.

SUMMARY OF RESPONSES TO NELL DONALDSON EMAIL DATED SEPTEMBER 11, 2013:

- The colors of the brick masonry and metal panels appear darker in the rendering than the actual materials, in fact, every computer may illustrate the darkness somewhat differently. As requested, we will bring samples to the Planning Board meeting. The windows are aluminum clad wood windows in a silver gray color.
- The trim around the windows will be part of the metal panel system. The windows within the brick field are recessed approximately 4" in from the face of brick. The silver gray will contrast with both the brick and the metal panels.
- We chose not to extend the balconies beyond the building face because they would project into the right of way, and this could also create drip lines and icing during winter months. The closets are for mechanical equipment and are just barely large enough for that use. The railings on several balconies cannot round the corners as those are not structural corners.
- The windows on the third and fourth floor at the Hancock Street façade cannot align with the windows on the second floor, as the interior layout dictates the window locations. The interior layout of the townhouse on the second floor is different than the lofts above. We believe this variation adds interest to this elevation of the building.
- The Hancock Street "entry" is actually an exit only, therefore we chose not to propose an awning in that location. It could be added, however, it is not functionally necessary, and may confuse visitors who are not aware that the only visitor entry is on Newbury Street.
- There is a planter at the Newbury Street entry, as shown on the Site Plan and Landscape Plan; the renderer overlooked this planter.

- There is a masonry wall at the outer edge of the porte – cochere, not a column.

SUMMARY OF RESPONSES TO NELL DONALDSON EMAIL DATED SEPTEMBER 12, 2013:

- The storm drain pipe within the rights of way have been revised from HDPE to SDR 35 PVC per the Technical manual.
- A stabilized construction entrance and note pertaining to catch basin inlet protection have been added to the Grading Plan, as requested by David Senus. Details of these elements are shown on the Detail Sheets.
- The stormwater model for Bay House has been provided as requested.
- As requested from Deb Andrews, the sign for the Abyssinian Meeting House will remain, see Demolition Plan and Site Plan.

SUMMARY OF RESPONSES TO EMAIL FROM TOM ERRICO DATED SEPTEMBER 12, 2013

- #3 A formal waiver request for the driveway separation is enclosed as Attachment S.
- #5 A formal waiver request for parking space sizes is enclosed as Attachment S.
- #7 The submitted Construction Management Plan will be updated as requested once the construction schedule has been finalized. The applicant will provide the updated plan to the City prior to the issuance of a building permit.
- #8 The applicant will contribute funds to the City as noted, at a time and in an amount to be determined by the City.

SUMMARY OF RESPONSES TO DAVID MARGOLIS - PINEO EMAIL RECEIVED SEPTEMBER 13, 2013
(18 COMMENTS IN MEMO DATED AUGUST 13, 2013):

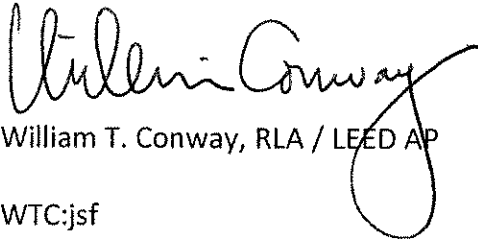
- #2 The catch basin detail has been corrected as suggested.
- #3 Two catch basins on the upper side of Hancock Street are now connected to the new storm drain, as requested.
- #4 We have submitted plans of the proposed storm drain to the Portland Water District (See letter to PWD, Attachment U). The requested profile of the proposed storm drain is enclosed, see revised plan set.
- #7 Proposed street lights conform to the Technical Manual with metering requirement stated (See Site Plan, Note 20).
- #9 We have included the driveway separation in our revised Summary of Waiver Requests (Attachment S). We depict the area between the driveways as new brick with flush curbing.
- #10 The sidewalk and curb ramps at the corner of Newbury and Hancock Streets are part of the approved plans for The Bay House and will be constructed as part of the Bay House project. Any brick which may be disturbed during construction of foundations for Seaport Lofts will be restored after foundations are backfilled.
- #11 The applicant proposes to grant an easement to the City for portions of the Hancock Street sidewalk, see Recording Plat, Note 23.
- #13 The survey plan is stamped by a professional land surveyor.

- #14 The offset monument is shown on the Recording Plat as requested.
- #15 State Plane Coordinates are shown on the Recording Plat as requested.
- #16 Property corners to be set are shown on the Recording Plat as requested. Not all corners can be set as these occur at retaining walls; these walls act as property monumentation per the deed.
- #17 The initial survey plan was revised due to a conveyance from the record owner, which was not known to the applicant at that time, and has been corrected.
- #18 The retaining walls are on the property of the applicant, who will be responsible for maintaining them.

The applicant respectfully submits the enclosed materials for final review. It is very important to the applicant to complete the review process as soon as possible, and is requesting that this project be placed on the September 24, 2013 Planning Board agenda. We appreciate your consideration of this request and we are committed to responding quickly to any requests for additional information that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.



William T. Conway, RLA / LEED AP

WTC:jsf

Cc: Demetri Dasco
David White