

## MEMORANDUM



**TO:** Caitlin Cameron, Planner  
**FROM:** David Senus, P.E.  
**DATE:** July 2, 2014  
**RE:** 185 Fore Street, Preliminary Level III Site Plan Application

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Woodard & Curran has reviewed the Response to Review Comments letter for the Preliminary Level III Site Plan Application for the proposed mixed-use building located at 185 Fore Street in Portland, Maine. The project consists of constructing a four story building with retail uses on the ground floor and six residential units on the upper floors.

### **Documents Reviewed by W&C**

- Response to Review Comments Letter for the Level III Preliminary Site Plan Application and attachments, dated June 13, 2014, prepared by FST on behalf of Bateman Partners, LLC.
- Engineering Plans, Sheets C-1.0, C-1.1, C-2.0, C-2.1, C-3.0, C-4.0, C-5.0, C-6.0, C-6.1, C-6.2, REV. dated June 12, 2014, prepared by FST on behalf of Bateman Partners, LLC.
- E-1.01 dated June 13, 2014 prepared by Bennett Engineering.

### **Comments**

- 1) The Applicant has submitted an Ability to Serve letter from the Portland Water District, but awaits an Ability to Serve letter from the City Department of Public Services for sewer service. A copy of the sewer Ability to Serve letter should be submitted to the Planning Office upon receipt.
- 2) In accordance with Section 5 of the City of Portland Technical Manual, a Level III Site Plan 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 Standards: The Applicant has noted that they are developing a site-specific Erosion & Sediment Control Plan for the project, which will include inspection and maintenance requirements in accordance with MeDEP Chapter 500. They have noted that this information will be provided under separate cover when it is available.
  - b) General Standard: The Applicant has provided pollutant removal data for the cartridge filter treatment unit for managing building roof runoff (a Fabco Industries cartridge system). The proposed unit provides an acceptable means of achieving water quality treatment for the site.
  - c) Flooding Standard: The Applicant will require a waiver from the Flooding Standard for the direct connection of the building roof water treatment system to a catch basin that connects to the City's combined sewer. Based on the lack of separated storm drain in the project location, previous approvals for the site, and input from the City Engineer, we would support this waiver request.
- 3) The Applicant has noted that they are in the process of preparing a Stormwater Management Plan for the project, and will submit this under separate cover when it is available.

All previous review comments have been adequately addressed.