

4. UTILITIES

The following information is made in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7).

4.1 OVERVIEW

There are existing electrical water, sewer, and gas services to the property from mains located in the abutting streets. These services may need to be updated to serve the new proposed uses. The Development Team has contacted all governing utility agencies and companies and will continue to coordinate the provision of new or updated services, as required throughout the design and construction phases of the project. The following sections outline current conditions and anticipated improvements associated with each system.

4.2 WATER SUPPLY

There is currently a single water service to the site from the eight-inch main in Marginal Way. A new fire service may be required to support sprinkler systems in the building. The alignment of the domestic water service for the site is currently unknown although it is believed the service extends off the Marginal Way main. The size and locations of any new services will be confirmed once the detailed plumbing needs of each tenant can be assessed. The PWD ability to provide service confirmation will be provided to the planning department upon receipt.

4.2.1 Total Project Water Usage

A preliminary estimate of project water use has been undertaken using commonly accepted daily water demand criteria:

Building – Retail Use	Design Flow (GPD)
90 Parking Spaces @ 1 gpd/Plus	90
20 Employees @ 15 gpd/Employee	300
Total Retail	390

Building – Health Clinic	Design Flow (GPD)
15 Employees @ 80 gpd per Medical Staff	1,200
100 Patients @ 5 gpd/Patient	500
Subtotal	1,700
Total Estimated Value	2,090

4.3 WASTEWATER DISPOSAL

There is an existing 6" sewer service that exits the site to Marginal Way from the NAPA space according to City records. The portion of this service that exits to the street will be retained, subject to condition inspection by CCTV survey. Other existing pipes and

structures have been identified on the property and we are currently completing an investigation of these lines to verify their origin and connection points.

4.4 NATURAL GAS SUPPLY

There is a 6" gas main located along the property frontage of Marginal Way. The gas main alignment will place the pipe within the proposed esplanade that will be created when the curb openings are closed. For this reason, the locations of proposed street trees have been carefully developed to avoid placing any new trees over the gas line. The applicant expects to have natural gas service into the building and this will replace the historic use of LP gas for the current building HVAC systems.

4.5 ELECTRICITY SUPPLY/COMMUNICATIONS

FST has contacted Central Maine Power Company (CMP) regarding their ability to provide service to the site. CMP currently maintains overhead utilities in the areas and there are existing pole-mounted transformers on Marginal Way that provide service to the existing building. The current proposal is to extend underground services to a new pad mount transformer. The proposed locations of the underground services and building entrances are shown on the site plans. The applicant will continue to coordinate provision of power to the redeveloped site with CMP. Similarly, communications and cable service will be coordinated with Fairpoint and Time Warner Cable.

4.6 ATTACHMENTS

Attachment D – Correspondence with Utilities

ATTACHMENT D

Correspondence with Utilities

From: [Cough, Jamie](#)
To: [Daniell, Celina](#); [Bushey, Stephen](#)
Subject: CMP Ability to Serve Letter for : Proposed Redevelopment of NAPA/AAA Site 191 Marginal Way, Portland, Maine
Date: Monday, July 25, 2016 2:43:53 PM
Attachments: [Easement Information Worksheet.doc](#)
[Standard Easement Sample.pdf](#)
[EDET APR 2016 .xlsx](#)

7/25/16

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Sent to: Stephen.Bushey@stantec.com

RE: Ability to Serve Letter for : Proposed Redevelopment of NAPA/AAA Site 191 Marginal Way, Portland, Maine

Dear Mr. Bushey:

CMP has the ability to serve the proposed project located at 191 Marginal Way, Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

[CMP Handbook of Standard Requirements](http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDEs%20and%20Docs/handbook.pdf)
<http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDEs%20and%20Docs/handbook.pdf>

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to <http://www.cmpco.com/YourAccount/puc324.html> and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If your project is under 660 KW you will be able to have a Customer Net Energy Billing contract. Information concerning Chapter 313 (Customer Net Energy Billing) can be accessed thru the Chapter 324 website or by clicking here: [Net Energy Billing](#).

If you have any questions, please contact me.

Regards,

Jamie

Jamie Cough

Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax



=====

Please consider the environment before printing this email.

If you have received this message in error, please notify the sender and immediately delete this message and any attachment hereto and/or copy hereof, as such message contains confidential information intended solely for the individual or entity to whom it is addressed. The use or disclosure of such information to third parties is prohibited by law and may give rise to civil or criminal liability.

The views presented in this message are solely those of the author(s) and do not necessarily represent the opinion of Iberdrola USA Networks, Inc. or any company of its group. Neither Iberdrola USA Networks, Inc. nor any company of its group guarantees the integrity, security or proper receipt of this message. Likewise, neither Iberdrola USA Networks, Inc. nor any company of its group accepts any liability whatsoever for any possible damages arising from, or in connection with, data interception, software viruses or manipulation by third parties.

=====

July 25, 2016

Mr. Jamie Cough
Central Maine Power
162 Canco Road
Portland, Maine 04103

**Subject: Proposed Redevelopment of NAPA/AAA Site
191 Marginal Way, Portland, Maine
Request for Ability to Serve Letter**

Dear Jamie:

Our office is working as a consultant in the site planning and permitting associated with a proposed redevelopment of the NAPA/AAA site at 191 Marginal Way into a mixed-use building. The project site is located on all or a portion of Map 24, Block C, Lot 021 and Map 25, Block B, Lot 009 according to the City of Portland Tax Assessor's Maps.

The project will consist of building demolition, renovation, and expansion with size and use summarized as follows:

Space	Use (SF)
Convenient MD	Assumed Space – 5,070
Retail	Retail – 12,285
Total	17,355

We trust that the existing power supply system has adequate capacity to serve this project. We are in the process of completing the Preliminary Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions. We anticipate that a new underground service from the existing overhead along Marginal Way will be installed as well as a new pad mount transformer. The electrical design has not yet been started; however, we would like your initial assessment of project conditions and service capacity.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide.

Please include in your assessment any costs that could be associated with the following:

- Upgrades to nearby CMP infrastructure;
- All onsite overhead and underground improvements;



Mr. Jamie Cough
July 25, 2016
Page 2

- Impact fees or connection fees; and
- CMP engineering costs.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

Attachments

v:\1953\active\195350354\civil\admin\correspondence out\utility contacts\abs_cmp_cough_20160725.docx

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: July 22, 2016

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 191 Marginal Way

Chart Block Lot Number: 24/C/21 & 25/B/9

Proposed Use: Medical Office/Retail
 Previous Use: Retail
 Existing Sanitary Flows: _____ GPD
 Existing Process Flows: _____ GPD
 Description and location of City sewer that is to receive the proposed building sewer lateral.

Site Category	Commercial (<i>see part 4 below</i>)	<input checked="" type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other (<i>specify</i>)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Not Assigned Phone: _____
 Owner/Developer Name: Earl W. Noyes & Sons
 Owner/Developer Address: P.O. Box 938, Portland, ME 04104
 Phone: 207.347.3581 Fax: _____ E-mail: pnoyes@noyesmoving.com
 Engineering Consultant Name: Stephen R. Bushey, P.E. - Stantec Consulting Services, Inc.
 Engineering Consultant Address: 482 Payne Road - Scarborough, Maine 04074
 Phone: 207.887.3478 Fax: 207.883.3355 E-mail: stephen.bushey@stantec.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 2,090 GPD
 Peaking Factor/ Peak Times: 6 times per afternoon
 Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____ N/A _____
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ N/A _____ GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): _____ (<http://www.osha.gov/oshstats/sicser.html>)
Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.



Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

July 25, 2016

Ms. Kelly Fowler
Unitil
1075 Forest Avenue
Portland, Maine 04103

**Subject: Proposed Redevelopment of NAPA/AAA Site
191 Marginal Way, Portland, Maine
Request for Ability to Serve Letter**

Dear Ms. Fowler:

Our office is working as a consultant in the site planning and permitting associated with a proposed redevelopment of the NAPA/AAA site at 191 Marginal Way into a mixed-use building. The project site is located on all or a portion of Map 24, Block C, Lot 021 and Map 25, Block B, Lot 009 according to the City of Portland Tax Assessor's Maps.

The project will consist of building demolition, renovation, and expansion with size and use summarized as follows:

Space	Use (SF)
Convenient MD	Assumed Space – 5,070
Retail	Retail – 12,285
Total	17,355

We are in the process of completing the Site Plan Application for a submission to the City Planning Staff and we are seeking to provide documentation indicating your confirmation of natural gas service availability to the project. We understand there is a 6" main in Marginal Way in front of the site. At this time, gas loads have not yet been fully estimated.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

v:\1953\active\195350354\civil\admin\correspondence out\utility contacts\abs_unitil_fowler_20160725.docx



July 25, 2016

Mr. Mark Pelletier
Time Warner Cable
118 Johnson Road
Portland, Maine 04102

**Subject: Proposed Redevelopment of NAPA/AAA Site
191 Marginal Way, Portland, Maine
Request for Ability to Serve Letter**

Dear Mr. Pelletier:

Our office is working as a consultant in the site planning and permitting associated with a proposed redevelopment of the NAPA/AAA site at 191 Marginal Way into a mixed-use building. The project site is located on all or a portion of Map 24, Block C, Lot 021 and Map 25, Block B, Lot 009 according to the City of Portland Tax Assessor's Maps.

The project will consist of building demolition, renovation, and expansion with size and use summarized as follows:

Space	Use (SF)
Convenient MD	Assumed Space – 5,070
Retail	Retail – 12,285
Total	17,355

We are in the process of completing the Preliminary Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide.

Please include in your assessment any costs that could be associated with the following:

- Upgrades to nearby Time Warner Cable infrastructure;
- All onsite overhead and underground improvements;
- Impact fees or connection fees; and
- Time Warner Cable engineering costs.



Mr. Mark Pelletier
July 25, 2016
Page 2

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

A handwritten signature in black ink that reads "Steph Bushey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

Attachments

v:\1953\active\195350354\civil\admin\correspondence out\utility contacts\abs_timewarner_pelletier_20160725.docx



July 25, 2016

MEANS Group
Portland Water District
225 Douglass Street
P.O. Box 3553
Portland, Maine 04104-3553

**Subject: Proposed Redevelopment of NAPA/AAA Site
191 Marginal Way, Portland, Maine
Water Supply and Ability to Serve**

Dear Coordinator:

Our office is working as a consultant in the site planning and permitting associated with a proposed redevelopment of the NAPA/AAA site at 191 Marginal Way into a mixed-use building. The project site is located on all or a portion of Map 24, Block C, Lot 021 and Map 25, Block B, Lot 009 according to the City of Portland Tax Assessor's Maps. On behalf of the owner/developer, we would like to verify the Portland Water District's ability to provide domestic and fire supply water for the project and determine any impact fees.

The project will consist of building demolition, renovation, and expansion with size and use summarized as follows:

Space	Use (SF)
Convenient MD	Assumed Space – 5,070
Retail	Retail – 12,285
Total	17,355

The projected water use using the Maine State Plumbing Code and typical City of Portland flows information is as follows:

Building – Retail Use	Design Flow (GPD)
90 Parking Spaces @ 1 gpd/Plus	90
20 Employees @ 15 gpd/Employee	300
Total Retail	390



MEANS Group
July 25, 2016
Page 2

Building – Health Clinic	Design Flow (GPD)
15 Employees @ 80 gpd per Medical Staff	1,200
100 Patients @ 5 gpd/Patient	500
Subtotal	1,700
Total Estimated Value	2,090

Based on this amount of flow, we trust that the existing water supply system has adequate capacity to serve this project. We understand there is an existing water supply main into the existing building; however, the exact conditions, flows, and service conditions are unknown. We would like to review the District's records for the existing services so we may determine any necessary improvements. We are in the process of completing the Site Plan Application for a submission to the City Planning Staff and we are seeking to provide documentation indicating the District's continued ability to provide water supply service to this project.

The proposed building will have fire protection sprinkler systems; however, at this time, the size and flow requirements of the sprinkler system have not yet been determined. As the building and site design effort progresses, our office will meet with you to provide detailed information for the new water services and connections proposed for this project.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

v:\1953\active\195350354\civil\admin\correspondence out\utility contacts\abs_pwd_means_20160725.docx



July 25, 2016

Mr. Scott Derrig

Fairpoint
Communications
Engineering Dept.
5 Davis Farm Road
Portland, Maine 04103

**Subject: Proposed Redevelopment of NAPA/AAA Site
191 Marginal Way, Portland, Maine
Request for Ability to Serve Letter**

Dear Mr. Derrig:

Our office is working as a consultant in the site planning and permitting associated with a proposed redevelopment of the NAPA/AAA site at 191 Marginal Way into a mixed-use building. The project site is located on all or a portion of Map 24, Block C, Lot 021 and Map 25, Block B, Lot 009 according to the City of Portland Tax Assessor's Maps.

The project will consist of building demolition, renovation, and expansion with size and use summarized as follows:

Space	Use (SF)
Convenient MD	Assumed Space – 5,070
Retail	Retail – 12,285
Total	17,355

We are in the process of completing the Preliminary Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide.

Please include in your assessment any costs that could be associated with the following:

- Upgrades to nearby Fairpoint infrastructure;
- All onsite overhead and underground improvements;
- Impact fees or connection fees; and
- Fairpoint engineering costs.



Mr. Scott Derring
July 25, 2016
Page 2

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

Attachments

v:\1953\active\195350354\civil\admin\correspondence out\utility contacts\abs_fairpoint_derring_20160725.docx