



W2011-39  
February 25, 2016

Inspections Office  
389 Congress Street, Room 315  
Portland, ME 04101-3571

**Re: Proposed Parking Lot Improvements – Whole Foods Market  
160 Fox Street, Portland, Maine**

To Whom It May Concern:

On behalf of Franklin & Somerset Portland ME, LLC, we are pleased to submit the following information in support of the above referenced project.

**Level I Site Plan Development Review Application**

- Level I - Site Alteration Development Review Application;
- Electronic Signature and Fee Payment Confirmation;
- Check in the amount of \$150.00 for the Level I - Site Alteration Development Review Application review fee;
- "Quitclaim Deed with Warranty Covenant Deed" dated January 3, 2006;
- "Easement Deed-WO/WR# 300116175" letter from Central Maine Power, dated July 6, 2006;
- One (1) 22" x 34" copy and one (1) 11" x 17" copy of the following plans:
  - Existing Conditions/Demolition Plan
  - Site Plan
  - Grading, Drainage and Erosion Control Plan
  - Landscape Plan

**Project Description**

The proposed project will be constructed on a previously developed parcel identified as Chart Block Lot: 024 D001001, which is located in the B-7-Urban Commercial Business District.

The proposed project consists of the construction of 17 additional parking spaces at the existing Whole foods Market at 2 Somerset Street in Portland, Maine. The Whole Foods Market, constructed in 2006 was originally approved as a phased development with a second building that consisted of additional retail and office space. The Applicant is currently seeking approval to reconstruct less than 22,000 sf of the existing parking lot to improve traffic flow and add the additional parking spaces. The additional spaces are proposed in the same location as the previously approved second building. The Applicant is financially capable of funding the proposed project with cash on hand and looking to start construction this spring.

The Applicant's team, met with members of the Planning staff in December 2015 to discuss the proposed project and location of the additional impervious area. Since the increase in impervious is only 4,500 sf, the project requires a Level I Site Plan Review.

As part of the previous approvals for this development, a stormwater management plan was developed including the design of two proprietary stormwater treatment devices to treat runoff from the parking areas. We have reviewed the previous stormwater management design and the treatment devices appear to have enough capacity to treat the additional impervious area. In addition to the treatment provided by the proprietary units, the two catch basins proposed as part of this project will have 4 foot sumps and an oil separator hoods to



further reduce the oils and sediment that would ultimately reach the municipal closed drainage system.

**Waiver Requests**

We are requesting the following waivers for this project:

1. Section 14-527(a)(9) of the City of Portland Code of Ordinances requires a stamped Boundary Survey as part of the submission. Due to the limited scope of this proposed project, and the fact that the site was constructed less than 10 years ago, a digital as-built was utilized for the design of the proposed parking lot expansion. Therefore the Applicant is seeking a waiver from this requirement.
2. Section 5 of the City of Portland Technical Manual requires that a stormwater management plan be submitted along with a level II and a level III site plan review application. Since this is a level I site plan review application, the Applicant is seeking a waiver from submitting a stormwater management plan. As noted above in the project description, we have reviewed the previously approved stormwater design and the system that was installed appears to have sufficient capacity to accept the additional 4,500 sf of impervious area.

Please feel free to contact me by phone at (603) 433-8818 or by email at [kamavrogeorge@tighebond.com](mailto:kamavrogeorge@tighebond.com) with any questions.

Sincerely,

**TIGHE & BOND, INC.**

  
Kenneth A. Mavrogeorge, P.E.  
Project Manager

Enclosures

Cc: Robert Donnelly, Whole Foods Market (via email)  
Jim Strain, Whole Foods Market (via email)

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