

MEMORANDUM



TO: Shukria Wiar, Planner
FROM: Lauren Swett, PE & Craig Sweet, EIT
DATE: February 27, 2017
RE: 185 Lancaster Street, Level III Site Plan Application

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed project located at 185 Lancaster Street in Portland, Maine. The project involves interior renovations to an existing building for the use of Baxter Academy. Only minor site improvements are proposed.

Documents Reviewed by Woodard & Curran

- Site Plan Application and attachments, dated February 1, 2017, prepared by Ryan Senatore Architecture, on behalf of Baxter Academy.
- Architectural Plans, Sheets A1, A1-1, A1-2, A2, RTU Layout Plan, Construction Management Plan, and S1, dated February 1, 2017, prepared by Ryan Senatore Architecture, on behalf of Baxter Academy.
- Title Survey, dated Jan 26, 2000 prepared by Owen Haskell, Inc, on behalf of Bayside II, LLC.
- Engineering plans, dated February 21, 2017, prepared by Sebago Technics on behalf of Boulos Asset Management.

Comments

- 1) The Applicant has provided a copy of the City of Portland Wastewater Capacity Application within the submission. A copy of the letter confirming capacity to serve should be forwarded upon receipt.
- 2) The Applicant should provide additional detail pertaining to stairway upgrades along the northwestern side of the building on Kennebec Street. Specifically, will any regrading or pavement replacement be required? The area appears to be close to the right-of-way, and potential impacts due to construction should be reflected. A site plan should reflect any of these changes or impacts.
- 3) The project is primarily an internal building upgrade, and will not be required to provide a Stormwater Management Plan. The project is still required to comply with the Basic Standards, and provide erosion and sedimentation control as necessary. The project will have some minor site disturbance. Catch basin protection should be provided in drainage structures in the vicinity of the project. Housekeeping notes should be provided to ensure that sweeping is completed as necessary to prevent tracking from disturbed areas of the site onto adjacent roadways.
- 4) A survey of the overall area has been provided. The engineering plans provided for the Lancaster Street improvements should be updated to include the property/right-of-way lines such that it is clear what improvements are being done within the City right-of-way. These improvements must follow the City of Portland Technical Standards.