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## MEMORANDUM

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**To:** FILE  
**From:** Caitlin Cameron  
**Subject:** Application ID: 2016-021  
**Date:** 2/19/2016

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**Comments Submitted by: Caitlin Cameron/Planning on 2/19/2016**

Level II Site Plan/Subdivision:

Housing Replacement: Please confirm that there are 8 existing dwelling units on the lot and 5 of those will be demolished. It appears in your application that the 42 Hampshire building will retain all three residential units - is that correct (I do not see a change of use application to office at this time).

Bike Parking: layout inside needed

Moto/Scooter parking: none shown

Snow Storage: no plan provided

Landscape: screening required at utilities and surface parking

Ventilation impact: not indicated

**Comments Submitted by: David Margolis-Pineo/Engineering DPS on 2/17/2016**

February 17, 2016

Memo To: Caitlin Cameron

Barbara Barhydt

From: David Margolis-Pineo

Re: 169 Newbury St – Luminato Condominiums

The Department of Public Services has the following review comments on the above proposed project.

1. The Subdivision Recording Plat must be stamped and signed by Registered Professional Land Surveyor.
  2. All requested easements must be recorded before issuance of a building permit.
  3. A temporary construction easement will be required from the City to construct this project due to the encroachment of Franklin St.
  4. It is understood that all roof and site drainage will be directed to proposed catchbasin #2 in Newbury St. or to the ground and not the sanitary sewer system. Please confirm that this is the case. Please note that N-12 is not permitted within the street right of way. Please consult Chapter Two of the City's Technical Manual for acceptable pipe material options.
  5. The applicant is showing a brick driveway apron within the street right of way on Newbury St. This is a deviation of the City's material policy which calls for an asphalt apron. This department is supportive of a waiver request however the applicant will need Council approval and signoff on maintenance agreement of the drive apron within the road right of way.
  6. The applicant is requesting to install a hard canopy projecting approximately three feet into the street right of way over the sidewalk on Newbury St. This department is supportive of an easement to allow this permanent canopy with the understanding that the minimum clearance from the sidewalk to the underside of the canopy be raised from the proposed 8'-2" to 8'-6".
  7. An oil/grit separator will be required within the parking garage on both levels. Modifying the proposed catchbasin to include a three foot sump and down turned 90 degree bend to allow for one foot of oil capture is acceptable. Please show detail and indicate oil/grit locations on plans. Please keep the sanitary lateral connections downstream of the oil/grit separators and change the designation of the line from SD leading to the City's sanitary sewer.
  8. Since the sewer systems are separated, a backflow preventer on the sanitary lateral is not required by the city. If the applicant wishes to install one, please place the backflow preventer on the applicant's property.
- We have no further comments at this time.

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**Comments Submitted by: Tom Errico/Traffic on 2/12/2016**

I conducted a preliminary review of the application materials and offer the following initial preliminary comments.

- The applicant should provide vehicle turning templates for parking spaces to document accessibility.
- The parking area layout requires several waivers including aisle width, parking space dimensions, and the number of compact parking spaces. The applicant should provide detailed documentation on justification for waiving City standards. All parking spaces and aisle widths should be dimensioned.
- Driveway width dimensions shall be noted. Additionally, sight distance from the garage driveways shall be noted (see comment below regarding Franklin Street connections).
- Turnaround requirements at both Newbury Street and Federal Street shall be coordinated with DPW.
- The applicant should illustrate how the proposed project and the 18-foot driving easement will accommodate existing vehicle parking requirements for the property for which the easement is located. Additionally, the driveway width at the Federal Street curb should be noted.
- The Franklin Street Study recommendations note a full street connection of Federal Street with Franklin Street and a restricted right in/out connection at Newbury Street. I need to continue to review the implication of these future conditions as it relates to traffic/driveway operations.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE  
Senior Associate  
Traffic Engineering Director  
T.Y. Lin International/T.Y. Lin International

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**Comments Submitted by: Jeff Tarling/City Arborist on 2/19/2016**

In review of the proposed 169 Newbury Street project Landscape Plan offer the following recommendations :

Street trees - Newbury & Federal Streets: Trees planted in the public way should conform to 'city standards', this would be a rectangular tree planter, 'raised granite' type for Newbury Street side if it does not interfere with on-street parking or the NEENHA tree grate type.

Sugar Maple would not be recommended due to 'urban conditions', change to Red Maple or other from recommended list.

Trees along Franklin should be Honeylocust to match existing, could be upright form of Honeylocust, see link below.

Landscape Treatment - Franklin Street edge, The project as proposed shows less than the minimal landscape elements expected for projects of this size partially due to site / lot constrictions.

'Green Screen' / 'Green Wall' application should be used for the first floor parking area.

'SOD NEW LAWN AREA' - This area near Federal Street should include buffering / landscape elements along the Franklin Street edge.

As noted on the earlier approved landscape plan for the same site, landscape planting along the Franklin Street should include a note similar:

Note from 2012 - 'LANDSCAPE PLAN ALONG FRANKLIN TO INCLUDE REMOVAL OF EXISTING GRANITE PIECES WHICH SHALL BE REPLACED WITH A LANDSCAPE SLOPE TREATMENT THAT MAY INCLUDE GRASS AND/OR PLANTING BEDS, ... WORK WITH CITY ARBORIST AND STAFF FOR FRANKLIN LANDSCAPING TO BETTER COORDINATE WITH ONGOING STUDIES.'

This would include the space from the back of the Franklin Street sidewalk between Newbury & Federal Streets. As with most residential areas the landscape care should go to the street.

I would be available to review & recommend landscape items as mentioned.

Thanks,

Jeff Tarling  
City Arborist

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**Comments Submitted by: David Senus/Civil Engineering on 2/15/2016**

Upon initial review, the key things that need to be addressed/submitted are as follows:

- Green Roof System – Provide plans/details for the green roof system, and a report that includes calculations and an evaluation of how the green roof will provide water quality treatment and how the system will reduce flowrate into the City's combined sewer system.
- Sanitary Sewer – How does the applicant plan to offset the anticipated increase in wastewater flow into the City's combined sewer system? It appears they are proposing a separated storm drain along the curb-line of Newbury Street, which seems like an appropriate solution. DPW to review and comment.
- A lighting photometric plan and cut sheets for proposed lighting fixtures should be provided for the City's review
- An oil/water separator should be provided for parking garage floor drains; all parking garage floor drains/catch basins should be routed through O/W separator prior to discharge into the combined sewer

Thanks

Dave