



April 11, 2016
14164

Caitlyn Cameron
Members of the Portland Planning Board
City of Portland
389 Congress Street
Portland, Maine 04101

Subdivision and Site Plan Application/ Submittal No. 2
62 India Street, Portland, Maine

Dear Caitlyn and Members of the Planning Board,

On behalf of India Newbury Residences LLC, we are pleased to submit the enclosed application and supporting documents for your review. The project is located at the southeast corner of India and Newbury Streets, and is a mixed use project. The ground floor contains three small specialty retail spaces and surface parking with access to and from Newbury Street. The upper three floors contain twenty nine residential condominium units, with a ground floor entrance on Newbury Street.

Approvals required include Historic Preservation, Site Plan, and Subdivision, including the inclusion of workforce housing. The enclosed application and attachments have been prepared for the Site Plan and Subdivision reviews. In accordance with preliminary comments received by Staff, we offer the following responses:

REQUEST TO SHOW MIDDLE STREET / INDIA STREET CORNER LOT ON RECORDING PLAT

This lot was not part of the property purchase by the applicant, and a boundary survey was not performed on this lot. Staff has agreed this lot does not need to be included on the Recording Plat.

PROPOSAL TO COMPLY WITH WORKFORCE HOUSING REQUIREMENT

The applicant is proposing to pay the in-lieu fee to comply with this requirement, and expects that this will be stated as a condition of the approval. Accordingly, some of the submission requirements within the Conditional Use application are noted as "not applicable."

SUPPLEMENTS TO DEVELOPMENT REVIEW CHECKLIST IS – FBC

Items noted on this checklist as "More Info Needed", primarily dimensional information, has been added to the site and architectural plans.

RESPONSES TO COMMENTS FROM DAVID SENUS' MEMO DATED MARCH 28, 2016 :

- 1) Final plans have been stamped by a professional engineer.

- 2) The Construction Management Plan – the applicant has retained a construction manager, however, the CM Plan is pending. The applicant is requesting a condition of the approval that the CM plan will be submitted and approved by the City prior to the issuance of a building permit.
- 3) The Phase 2 Environmental Report and Soil management Plan are included in Tab 6 and Tab 7.
- 4) A revised Wastewater Capacity Application is included in Tab 3.
- 6) Snow storage areas are not depicted on the site plan. The condominium association will remove snow from the public sidewalks in accordance with the City ordinance. Snow storage is not applicable to the covered on – site parking area.
- 7) A sewer manhole has been added at the proposed sewer connection in India Street.
- 8) The drainage structure within the garage areas has been revised to an oil/ grit separator per detail provided by the City.
- 9) A detail for the detectable warning panels at the India / Newbury crosswalks has been added, per the City Technical Manual.

RESPONSES TO JEFF TARLING'S MEMO DATED MARCH 28, 2016 :

- a) Street tree planting sizes have been reduced to 2.5 " caliper, as requested. The quantity of street trees on India Street have been reduced from 5 trees to 4 trees, due to a conflict with a utility pole.
- b) A note has been added to the landscape and utility plans prohibiting street light conduit placement beneath street tree plantings.
- c) On Newbury Street, PT plantings have been replaced with variegated euonymus, a more substantial evergreen shrub / groundcover. Also added in this area is a 6 foot screen fence, with access gates to the transformer and electrical meters. Rugosa rose shrubs have been replaced with Clethra shrubs, a more shade tolerant and less invasive species.

RESPONSES TO CAITLYN CAMERON'S MEMO DATED MARCH 29, 2016 :

- The site lighting plan and photometrics have been revised to include walkways/ stairways, and the illumination levels have been adjusted.
- A solid screen fence and more robust plantings have been added in the area of the transformer, with access gates provided for the transformer and electric meters.
- The applicant awaits advice from Staff regarding a potential waiver if no transit facilities are needed for the project.

RESPONSES TO KEITH GAUTREAU'S MEMO DATED MARCH 24, 2016 :

- The information requested pertaining to the CM Plan will be included when the CM Plan is submitted for review.
- The parking garage has been designed with sufficient open perimeter to meet code requirements related to carbon monoxide. The project meets the requirements that two sides of the garage must be vented, and that at least 40% of the perimeter is open.
- Regarding premises identification, City E – 911 compliance and unit numbering, the applicant requests that compliance with these items be stipulated as a condition of approval, prior to occupancy.

- The project architect and MEP engineer will address fire flow requirements, and if necessary, a hydrant may be added at the site. The applicant requests that compliance with this item be stipulated as a condition of approval, prior to issuance of a building permit.

RESPONSES TO DAVID MARGOLIS PINEO'S MEMO DATED MARCH 28, 2016 :

1. The applicant has no specific tenant(s) for the retail space(s), however, is confident that the proposed 1,000 gallon grease trap will be sufficient. If and when a tenant requiring a grease trap is identified, we will consult with Rachel Smith as suggested.
2. A sewer manhole has been added where the building is connected to the India Street sewer main.
3. Plans have been stamped by a professional engineer.
4. A drain manhole has been added where the 8" roof drain connects to the storm drain in Newbury Street.
5. See response to comment no. 2.
6. The Wastewater Capacity Application has been revised and is included in Tab 3.
7. Survey comments submitted by William Clark have been addressed on the Recording Plat, which is sealed by a professional land surveyor.
8. Notes pertaining to seal drains have been added to the Demolition Plan, Sheet 3.
9. Notes pertaining to salvage of materials in the City rights of way has been revised as suggested, see Demolition Plan, Sheet 3.
10. Note 19 on Sheet 5 has been revised as requested.
11. The catch basin in the garage has been replaced with an oil / grit separator, with the detail provided by the City.
12. The catch basin at the corner of India and Newbury has been shifted so as to not conflict with the proposed sidewalk ramp. Rather than trying to salvage and re – use the existing basin, we are proposing a new catch basin structure in this location.
13. The pole height of the Eastern Waterfront Street Lights have been clarified in Note 23 on Sheet 5 and within the Lighting Schedule.
14. Note 26 on Sheet 5 has been added to specify the minimum 8 foot clearance of proposed awnings above the sidewalks.

RESPONSES TO TOM ERRICO'S MEMO DATED MARCH 25, 2016 :

- The applicant has confirmed the scope of additional traffic analysis requested and plans to submit this updated information on or about April 18, 2016.
- The Construction Management Plan – the applicant has retained a construction manager, however, the CM Plan is pending. The applicant is requesting a condition of the approval that the CM Plan be submitted and approved by the City prior to the issuance of a building permit.
- None of the existing parking users are associated with a previously approved site plan. This is a pay by the hour parking lot and is not used to meet parking requirements for another project.
- The driveway design has been revised as requested by DPW comments (off line from 3/28/16 DPW memo).
- A note has been added to Sheet 4 regarding the compliance with ADA parking spaces.
- Parking aisle widths have been added to the site plans as requested.
- The waiver for compact parking has been revised as suggested.
- Regarding changes to on – street parking, the applicant is requesting that a condition be placed on the approval that the City Council approve the changes prior to occupancy.
- Responses addressing comments by Bruce Hyman are included in the next paragraph.

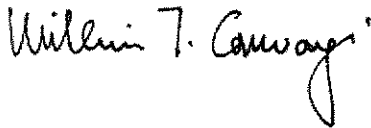
RESPONSES TO BRUCE HYMAN'S COMMENTS DATED MARCH 28, 2016 :

- The catch basin at the corner of India/ Newbury has been shifted so as not to conflict with the proposed sidewalk ramp. Rather than trying to re – use the existing basin, we are proposing a new catch basin structure in this location.
- Spot grades and notes have been added to Sheet 6, describing how the pedestrian walk crossing the Newbury driveway will meet cross – slope requirements.
- Details bor on – site bicycle racks have been added to the plan set ; spacing between multiple racks has been adjusted, and a single rack has been added at each building entrance on the public sidewalk.

As discussed at our recent meeting with Staff, we expect a substantial Design Review approval from the Historic Preservation Board on April 20th. We are hopeful that Staff will substantially approve the Site Plan by that date, including review of traffic data yet to be filed. We look forward to the conclusion of the review process with City Staff and the Planning Board at the May 10th Planning Board meeting.

Sincerely,

SEBAGO TECHNICS, INC.



William T. Conway, RLA / LEED AP
Vice President Landscape Architecture

WTC/llg
Enc.

Cc: Joe Dasco, Ali Malone, Mark Mueller