# MEMORANDUM

**TO:** Rick Knowland, Senior Planner

**FROM:** David Senus, P.E.

**DATE:** May 29, 2015

**RE:** Bayside Bowl, Level III Site Plan Application

Woodard & Curran has reviewed the Response to Comments on the Level III Site Plan Application for the proposed expansion of the Bayside Bowl facility located at 58 Alder Street in Portland, Maine. The project involves a three level addition with a 16,217 square-foot building footprint.

**Documents Reviewed by Woodard & Curran**

* Response to Comments Letter and attachments, dated May 28, 2015, prepared by Mitchell & Associates, on behalf of BoPo, LLC.
* Plans and Details Sheets #2-7, revised April 23, 2015, prepared by Mitchell & Associates, on behalf of BoPo, LLC.

**Comments**

1. The Applicant is considering installing a roof runoff treatment system, and given that the treatment of roof runoff is not a requirement for their approval, is requesting that design information for this system be allowed to be provided prior to receiving a certificate of occupancy. We would consider this to be an acceptable approach, and would recommend including a condition of approval that states that if the Applicant elects to install a roof runoff treatment system, that design details and maintenance requirements for the system be submitted for review prior to granting a certificate of occupancy. If the system is external to the building and requires changes to the site design, then design information shall be submitted in advance of performing the work.
2. The Applicant had previously provided a letter from the Portland Water District confirming adequate capacity to serve the proposed development. Previous response to comments submittals have indicated that the Applicant is still awaiting an ability to serve letter for sanitary sewage from the City of Portland, which they will forward upon receipt. If not received prior to the Public Hearing, we recommend requiring evidence of ability to serve sanitary wastewater as a condition of approval.
3. The Applicant has stated that they will file for a Notice of Intent to Comply with the Maine Construction General Permit and will file a copy with the City. The Applicant is requesting that receipt to of this Notice be made as a condition of approval.
4. All other review comments contained in previous review memorandums from Woodard & Curran have been adequately addressed.