# MEMORANDUM

**TO:** Rick Knowland, Senior Planner

**FROM:** David Senus, PE

**DATE:** January 21, 2016

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

Woodard & Curran has reviewed the Amended Level III Site Plan application submittals for the proposed expansions to Bayside Bowl located at 58 Alder Street in Portland, Maine.

**Documents Reviewed by Woodard & Curran**

* Amended Level III Site Plan Application from Mitchell & Associates dated December 18, 2015 on behalf of BoPo, LLC.
* Site Plans, Sheets 1 through 7 dated December 18, 2015, prepared by Mitchell & Associates on behalf of BoPo, LLC.

**Comments**

1. Woodard & Curran had performed a review of the original Level III Site Plan Application for Bayside Bowl in 2015 and provided review comments via memorandums dated April 7 & 30 and May 29, 2015. The current amended application largely reflects the proposed site conditions reviewed as part of the original application. Previous review comments have been adequately addressed by the Applicant, and remaining recommendations from Woodard & Curran’s previous reviews are as follows:
	1. The Applicant was considering installing a roof runoff treatment system as part of the original application, and given that the treatment of roof runoff is not a requirement for their approval, had requested 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 stated that they will file for a Notice of Intent to Comply with the Maine Construction General Permit through the MaineDEP and will submit a copy with the City. The Applicant had requested a condition of approval for providing a copy of the Notice of Intent application to the City.
2. In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:
	1. Basic Standards: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.
	2. General Standards: According to the Application Data Sheet, the project will result in no net change in impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control. However, per the recently passed *Amendment to Portland City Code Chapter 14. Land Use, Article III. Zoning. Sections 14-182, 14-295 and 14-296 Re: Commercial Kitchens and Small Gravel Lots*, “Parking spaces within the 35 foot setback shall provide stormwater quality treatment if required by the City of Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Standards. If not required, an alternative low impact development treatment system approved by the Planning Board shall be provided.” The spaces proposed within the 35’ setback are located in an area that is currently gravel. Because the overall project will result in no new impervious area, treatment under the Maine DEP Chapter 500 Stormwater Management Standards is not required. We would consider the “Stone Infiltration Trench” as depicted in the detail on Sheet 6 to suffice as an acceptable low impact development treatment system, as this detail includes a loam and sand filter layer. As such we find the project to be in compliance with the General Standards and the City’s B-7 zone requirements for water quality treatment.
	3. Flooding Standard: According to the Application Data Sheet, the project will result in no net change in impervious area. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site. As such, the project has been determined to be compliant with the Flooding Standard.