



Tuck O'Brien  
City Planning Director, Planning Division

April 7, 2017

The City of Portland

Project Name: 1000 Preble Street Sewer Separation      Project ID: 2017-035  
Address:      Preble Street, State Street and Marginal Way  
Applicant:      Justin Pellerin, P.E., Project Engineer  
Planner:      Matthew Grooms

Dear Mr. Pellerin,

On April 7, 2017, the Planning Authority approved a Level I Site Alteration Plan application for the City initiated Preble Street, State Street, Marginal Way Sewer Separation Project. In this project, the applicant is proposing to install an 84-inch storm drain outfall into Back Cove. This storm drain will run across the Back Cove trail and park and turn onto the Preble Street extension towards the 295 overpass and extend into the Shoreland zone which necessitates a Level 1 Site Alteration Plan review. This decision is based upon the application, documents and plans as submitted by The City of Portland and prepared by Justin Pellerin, P.E., Project Engineer with the Department of Public Works. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance, B-7 Mixed-Development District zone, ROS Recreation and Open Space zone and Shoreland zone ordinance.

#### **SITE PLAN REVIEW**

The Planning Authority finds the plan to be in conformance with the site plan standards of the Land Use Code. The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

#### **STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

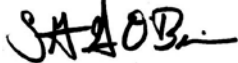
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
3. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632.

If there are any questions, please contact Matthew Grooms, Planner at (207) 874-8725

Sincerely,



Stuart G. O'Brien  
City Planning Director

Attachments:

1. Woodard and Curran Email (3.21.2017)
2. Applicant Response Memo (
3. Woodard and Curran Email (4.4.2017)

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Matthew Grooms, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Inspections Division  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
Chris Branch, Director of Public Works  
Katherine Earley, Engineering Services Manager, Public Works  
Bill Clark, Project Engineer, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Greg Vining, Associate Engineer, Public Works  
Michelle Sweeney, Associate Engineer, Public Works  
John Low, Associate Engineer, Public Works  
Rhonda Zazzara, Field Inspection Coordinator, Public Works

Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Public Works  
Keith Gautreau, Fire Department  
Victoria Morales, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File



Matthew Grooms <mgrooms@portlandmaine.gov>

---

## 1000 Preble Street

---

Lauren Swett <lswett@woodardcurran.com>  
To: Matthew Grooms <mgrooms@portlandmaine.gov>

Tue, Mar 21, 2017 at 10:49 AM

Hi Matt,

I have reviewed the application for a Level 1 Site Plan for 1000 Preble Street, and have the following comments:

- They note that right, title, and interest is being developed by Corporation Counsel, and they reference sheet 12 (I believe they meant sheet 11) as a Boundary Survey. There shouldn't be any issue with the documentation, but just wanted to note that it is still pending.
- Applications have been submitted for various permits, and the final approvals should be forwarded for the record.
- They have provided adequate documentation of compliance with the Basic Standards for erosion & sedimentation control, in accordance with the City of Portland Stormwater Standards and Maine DEP Chapter 500.
- My only recommendation on the plans is that they provide more direct instruction on restoration of the lawn areas. They note that "All areas in Back Cove Park and Back Cove Trail are to be restored to their original condition to the satisfaction of the City's Inspector, Engineer, and the Parks and Rec Department." I recommend that a specific minimum depth of loam be noted on the plans. It's possible they've included this on another plan that is part of their construction set, but wasn't submitted for the permit set.

If you have any questions, let me know. I will have the Jetport and Riverside projects for you today as well.

Thanks,

Lauren

---

Lauren Swett, P.E.

Technical Manager

Woodard & Curran

41 Hutchins Drive

Portland, Maine 04102

Phone: (207)558-3763 (direct)

(207)219-3591 (cell)

4/7/2017

City of Portland Mail - 1000 Preble Street

[\(800\)426-4262](tel:(800)426-4262) (office)

Email: [lswett@woodardcurran.com](mailto:lswett@woodardcurran.com)

Commitment & Integrity Drive Results

[www.woodardcurran.com](http://www.woodardcurran.com)



# Level I Site Alteration-Response to Staff Review

Portland Public Works – Water Resource

**To:** Matthew Grooms

**From:** Justin Pellerin, P.E. Project Engineer

**Date:** April 3, 2017

**Re:** Preble Street, State Street and Marginal Way Sewer Separation

## Staff Comments with Responses:

1. It is noted that right, title and interest is being developed by Corporation Counsel, and they reference sheet 12 (believe they meant sheet 11 as a Boundary Survey). There shouldn't be any issue with the documentation, but it should be noted that this is still pending.  
*Evidence of Right, Title and Interest has been uploaded to E-Plan.*
2. Applications have been submitted for various permits and the finals approvals should be forwarded for the record.  
*The city has received a PBR from the Maine DEP, Army Corp Permit and The Department of Marine Resources timing approval notice. All of these permits have been uploaded into E-Plan.*
3. Adequate documentation of compliance with Basic Standards for erosion & sedimentation control, in accordance with the City of Portland Stormwater Standards and Maine DEP chapter 500 has been provided.  
*Understood.*
4. Provide more direct instruction on restoration of lawn areas. They note that "All areas in Back Cove Park and Back Cove Trail are to be restored to their original condition to the satisfaction of the City's Inspector, Engineer, and the Parks and Rec. Department." I recommend that a specific minimum depth of loam be noted on the plans. It's possible that they've included this on another plan that is part of their construction set, but wasn't submitted for the permit set.  
*Sheet 9 (previously sheet 11) has been updated to include a specific grass re-planting schedule. Updated Sheet 9 has been uploaded into E-plan. The loam depth has been specified in the project specifications as 6".*

Sincerely,

Justin Pellerin, P.E.





Matthew Grooms <[mgrooms@portlandmaine.gov](mailto:mgrooms@portlandmaine.gov)>

---

## 1000 Preble Street Update

---

**Lauren Swett** <[lswett@woodardcurran.com](mailto:lswett@woodardcurran.com)>  
To: Matthew Grooms <[mgrooms@portlandmaine.gov](mailto:mgrooms@portlandmaine.gov)>

Tue, Apr 4, 2017 at 1:02 PM

Hi Matt,

I reviewed, and followed up with Justin with a question on one of his responses, and I'm all set. All of my prior comments were addressed.

Thanks,

Lauren

**From:** Matthew Grooms [mailto:[mgrooms@portlandmaine.gov](mailto:mgrooms@portlandmaine.gov)]  
**Sent:** Monday, April 3, 2017 9:10 AM  
**To:** Lauren Swett <[lswett@woodardcurran.com](mailto:lswett@woodardcurran.com)>  
**Subject:** 1000 Preble Street Update

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.