

10. The ADA compliance of the driveway, including that section of sidewalk, on Forest Avenue should be confirmed for cross-slope (maximum 2% cross-slope for a minimum of 5' of width) and condition.

Historic Preservation (Deb Andrews, Historic Preservation Program Manager)

11. Please provide details on new windows. What are the materials? Windows should feature simulated divided lites with applied exterior muntins, at a minimum. Also, please identify which windows will be repaired and which will be replaced.
12. Please provide details regarding window moldings: will brick moldings be replicated in aluminum trim on other, new windows?
13. Why are two windows on the northwest elevation a different height than all other windows on that elevation and the Forest Avenue elevation? Ideally these will all match.
14. Please provide more clarity / detail regarding the penthouse / mezzanine. What changes are being made, if any, and what materials are being used? Are the proportions of the existing windows changing?
15. Please provide details regarding finishes. The painted finish of Hardie plank should not be high contrast, nor should the relationship of trim to the body of the building be high contrast.
16. Please specify the reveal / ttw of the Hardie plank. It should be less than 6."
17. Hardie plank shall be installed smooth side out. Please note this on plans.
18. Exhaust vents shall be painted to match the surrounding material (brick or Hardie plank siding). Please note this on plans.
19. Hardie plank at the top of the building parapets on the Forest Avenue and southwest elevations seems strange – the treatments / bands along the top of the building's middle section should be continued.
20. Please identify if garage doors will be replaced. If so, materials and details must be specified.
21. Please provide details regarding the proposed new door on Forest Avenue, especially regarding material and panelization.
22. The coal chute on the Forest Avenue elevation shall be retained, not removed or covered. Please show this on plans.

Cut sheets for the exterior lighting are provided.

6. *The provided survey includes half the interior parking spaces detailed on the site plan. Please ensure consistency between documents and revise.*

The survey has been revised.

7. *Please provide floor plans of the existing building, and clarify the existing number of units / commercial spaces. This may impact parking analysis.*

There are 8 residential units and 2 commercial units. The parking data is on sheet C1.1 and C1.2.

Bicycle, Pedestrian, Streetscape, and Accessibility (Bruce Hyman, Transportation Program Manager)

8. *The curb ramp is to be updated to achieve full ADA-compliance and meet existing Technical Standards. Please see attached curb ramp configuration provided to the previous applicant's project team for this location. The current standard for the detectable warning panel with the curb ramp is cast iron with a 4" concrete border and is available from DPW if needed.*

The curb ramp has been updated to current standards, see photo. The city mark up is an old photograph of the corner.

9. *The layout and dimensions for the two bicycle racks need to be checked for adequacy. The minimum clearance (O.C.) are: from the building, 30"; between racks, 36"; and from the edge of the driveway, 24." Sufficient clearance from the exterior gas service and bollards also must be considered. It appears the bike racks would also block access to the external stairway from the second floor without going onto the adjacent property. Other bicycle rack locations on-site or within the sidewalk on either Forest and / or Cumberland Avenue can also be considered to make them more functional and not block this access.*

The bicycle racks have been revised. One is located on Forest Avenue and one off Cumberland Avenue.

10. *The ADA compliance of the driveway, including that section of sidewalk, on Forest Avenue should be confirmed for cross-slope (maximum 2% cross-slope for a minimum of 5' of width) and condition.*

The existing drop from the garage floor to Forest Avenue averages 10%. It is not possible to flatten the 5' wide section of the walk and still have access to the garage. No work is planned for this section of the site.

Historic Preservation (Deb Andrews, Historic Preservation Program Manager)

11. *Please provide details on new windows. What are the materials? Windows should feature simulated divided lites with applied exterior muntins, at a minimum. Also, please identify which windows will be repaired and which will be replaced.*

The intent is to replace the 2nd floor windows in the brick building (residential units) and refurbish the 1st floor windows in the brick building (commercial spaces). All proposed windows in the clapboard building will be new. The revised elevations indicate which

#3 Suggested Condition of Approval Included in Planning Board Report Re: 415 Cumberland
emailed to Applicant 4/23/18.

Planning Board Public Hearing 04.28.2018

415 Cumberland Avenue, Building Renovation: Commercial & Residential

Board hearing, the Planning Board finds that the plan [is / is not] in conformance with the site plan standards of the land use code, subject to the following conditions of approval, which must be met prior to issuance of a building permit:

1. Proposed window specifications and the proposed metal canopy detail shall be submitted for review and approval by historic preservation staff.
2. The applicant shall submit additional information pertaining to construction management, including: Pedestrian detour plan minimizing sidewalk impact; construction material delivery and truck plan minimizing sidewalk and vehicle lane impact; and, information on contractor parking such that public on-street parking is not impacted.
3. Existing and proposed grades of the property's sidewalk and driveway along Forest Avenue shall be submitted for review and approval by the Planning Authority.
4. The applicant shall ensure ADA accessibility compliance, to be reviewed and accepted by staff in the building and permitting department. Any required modifications to the site plan shall be reviewed and approved by the Planning Authority.
5. The applicant shall pay into the City's street tree, at a cost of \$400 per tree, to account for each of the four trees not provided per the City's Technical Standards.

XIII. ATTACHMENTS

PLANNING BOARD REPORT ATTACHMENTS

- A. NEIGHBORHOOD MEETING MATERIALS
- B. CONSULTING TRAFFIC ENGINEER COMMENTS 4-19-18
- C. CONSULTING CIVIL ENGINEER EMAIL COMMENTS 3-1-18
- D. HISTORIC PRESERVATION REVIEW COMMENTS 3-20-18
- E. FIRE STAFF COMMENTS 3-7-18
- F. DPW COMMENT 4-20-18
- G. CODE ENFORCEMENT OFFICER COMMENT 4-2-18
- H. TRANSPORTATION PROGRAM MANAGER COMMENTS 3-30-18

APPLICANT'S SUBMITTALS

1. COVER LETTER
2. LEVEL III APPLICATION
3. WASTEWATER APPLICATION
4. LAND USE CONFORMANCE NARRATIVE
5. FINANCIAL CAPABILITY
6. DEED
7. EMAIL TO CITY WASTEWATER FOR ABILITY TO SERVE
8. EMAIL TO PWD - REQUEST FOR ABILITY TO SURVE
9. PWD ABILITY TO SERVE DETERMINATION
10. UPDATED COVER LETTER
11. ACCESSIBILITY EVALUATION
12. ADA RAMP PHOTO
13. EASEMENT INFORMATION
14. EXTERIOR LIGHT CUTSHEETS

PLANS

- A. FLOOR PLANS
- B. ELEVATIONS
- C. LANDSCAPE PLAN
- D. SITE PLAN
- E. DEMOLITION PLAN & DETAILS
- F. CONSTRUCTION MANAGEMENT PLAN NARRATIVE

#4 / RESPONSE to RECOMMENDED CONDITION OF APPROVAL, EMAILED 4/23/18

Portland
Maine
Yes, Google's good here.

Christian Roadman <croadman@portlandmaine.gov>

415 Cumberland Planning Board Report

Tom Greer <tgreer@walsh-eng.com>
To: Christian Roadman <croadman@portlandmaine.gov>, Barry Yudaken <yudaken@archetypepa.com>, Sam Reiche <reiche.sam@gmail.com>
Cc: Barbara Barhydt <bab@portlandmaine.gov>

Mon, Apr 23, 2018 at 12:05 PM

Hi Christian,

Please see my comments on the driveway to the garage. We CAN NOT make that sidewalk ADA compliant and still get into the garage. The drop across the existing walk is about 12" note it slopes so it varies. The drop requested is 1.25" in five feet. That leaves 10" or more in 3 feet. That doesn't work. As an existing condition, I believe it is exempt for the rules. We will be asking for the board to remove that condition from the approval. Please review this issue so you can support the condition. Thanks for your help.

Tom Greer, PE

Walsh Engineering Associates, Inc.

Office: 207.553.9898

tgreer@walsh-eng.com

From: Christian Roadman [mailto:croadman@portlandmaine.gov]
Sent: Monday, April 23, 2018 9:42 AM
To: Tom Greer; Barry Yudaken; Sam Reiche
Cc: Barbara Barhydt
Subject: 415 Cumberland Planning Board Report

[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.

REVISED PROPOSED MOTIONS: 415 CUMBERLAND AVENUE

A. SUBDIVISION

On the basis of the application, plans, reports, and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on April 24, 2018 for application 2017-011 (415 Cumberland Avenue) relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan [is / is not] in conformance with the subdivision standards of the land use code, subject to the following conditions of approval, which must be met prior to the signing of the plat:

- Confirmation of adequate wastewater capacity shall be provided to and reviewed by City staff.

B. DEVELOPMENT REVIEW

On the basis of the application, plans, reports, and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on April 24, 2018 for application 2017-011 (415 Cumberland Avenue) relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan [is / is not] in conformance with the site plan standards of the land use code, subject to the following conditions of approval, which must be met prior to issuance of a building permit:

- Proposed window specifications and the proposed metal canopy detail shall be submitted for review and approval by historic preservation staff.
- The applicant shall submit additional information pertaining to construction management, including:
 - Pedestrian detour plan minimizing sidewalk impact; construction material delivery and truck plan minimizing sidewalk and vehicle lane impact; and, information on contractor parking such that public on-street parking is not impacted.
- ~~Existing and proposed grades of the property's sidewalk and driveway along Forest Avenue shall be submitted for review and approval by the Planning Authority.~~
- The applicant shall submit for review by the Planning Authority and the Department of Public Works data documenting the condition of the existing sidewalk and driveway, including: physical condition; elevation changes (back of sidewalk and driveway to street); and, calculated cross-slopes (including any grade-breaks for specific widths). The applicant shall document that better or full ADA-compliance is or is not feasible. The Planning Authority and Department of Public Works may grant a partial waiver of the technical manual standards, if there are detailed data documenting that better or full compliance is not feasible.
- The applicant shall ensure ADA accessibility compliance, to be reviewed and accepted by staff in the building and permitting department. Any required modifications to the site plan shall be reviewed and approved by the Planning Authority.
- The applicant shall pay into the City's street tree fund, at a cost of \$400 per tree, to account for each of the four trees not provided per the City's Technical Standards.

#6
CONDITION OF APPROVAL INCLUDED IN APPROVAL LETTER, ~~SENT~~ E-MAILED 5/1/18.

3. The applicant shall submit for review by the Planning Authority and the Department of Public Works data documenting the condition of the existing sidewalk and driveway, including: physical condition; elevation changes (back of sidewalk and driveway to street); and, calculated cross-slopes (including any grade-breaks for specific widths). The applicant shall document that better or full ADA-compliance is or is not feasible. The Planning Authority and Department of Public Works may grant a partial waiver of the technical manual standards, if there are detailed data documenting that better or full compliance is not feasible.
4. The applicant shall ensure ADA accessibility compliance, to be reviewed and accepted by staff in the building and permitting department. Any required modifications to the site plan shall be reviewed and approved by the Planning Authority.
5. The applicant shall pay into the City's street tree fund, at a cost of \$400 per tree, to account for each of the four trees not provided per the City's Technical Standards.
6. The applicant shall secure a license from the city for the canopy.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in the Planning Report for application 2018-011, which is attached.

Subdivision Review

The Planning Board voted six to zero (David Eaton absent) that the plan is in conformance with the subdivision standards of the Land Use Code, subject to the following condition of approval:

1. Confirmation of adequate wastewater capacity shall be provided to and reviewed by City staff.

The approval is based on the submitted plans and the findings related to subdivision review standards as contained in Planning Report for application 2018-011, which is attached.

Standard Conditions of Approval

Please Note: The following standard conditions of approval and requirements apply to all approved site plans:

1. Subdivision Recording Plat A revised recording plat, listing all conditions of subdivision approval, must be submitted to the Planning and Urban Development Department for review. Once approved, the plat shall be signed by the Planning Board prior to the issuance of a performance guarantee. The performance guarantee must be issued, prior to the release of the recording plat, for recording at the Cumberland County Registry of Deeds.