

Project Description

Northern Utilities, Inc., d/b/a Unitil, and the Maine Department of Transportation (MDOT) request permit approval to relocate natural gas facilities on MDOT's West Commercial Street property next to the International Marine Terminal (IMT), to other designated locations on the Site. The Gas Facilities Relocation Work will amend MDOT's previously approved Site Plan to expand IMT's container storage capacity, to create an intermodal transportation system, including rail, and to allow for the construction of a cold storage facility. (See this section for a copy of the City's Site Plan approval letter).

Unitil's natural gas facilities on the Site include a gas regulator station housed in a concrete building; a second concrete data building; an anti-cathodic anode bed; and several gas pipelines, including a regional gas pipeline that crosses the harbor to South Portland. Unitil and MDOT have entered a Facilities Relocation Agreement by which MDOT is to take Unitil's existing gas facility rights, and to replace them with gas facility easements over other locations on the Site where shown on the Gas Utilities Relocation Site Plan. (See the enclosed Easement Agreement and its attached easement plans.)

The proposed Gas Facilities Relocation Work is summarized below:

The two existing concrete gas regulator and data buildings and their enclosed gas regulator facilities will be removed, and replaced with new gas regulator facilities in a pre-fabricated building and data building in a new location set back at least 200 feet from the street, between the approved MDOT container storage area to the east and the proposed future location of the cold storage facility to the west. The two new buildings will have a combined footprint of 1520 sq. ft., which is smaller than the combined 2270 sq. ft. footprint of the two existing buildings.

The fenced area of the regulator building will be accessed by two 16-foot wide gates (as recommended by the City), and two 3-foot wide personnel gates, with an access road extending to the Site's main street entrance. There will be six parking spaces within the fenced area for use by Unitil personnel, who are expected to access the facility about once a week.

There is no separate exterior lighting. Any lights on the buildings will be facing downward and shielded.

Some of the existing gas pipelines are to be abandoned in place and replaced with new pipeline which will connect the proposed new regulator station to the existing infrastructure in West Commercial Street as well as the gas line that crosses the harbor. All pipeline work will be done outside of the high water line. Each pipeline will have isolation valves separated a minimum of 100 ft. from the regulator building which can isolate the natural gas supply to and from the regulator building. The gas pressures for all systems will be continuously monitored by supervisory control and data acquisition (SCADA) in the data building.

The existing anti-cathodic anode bed will be removed and a new anode bed will be installed off-site elsewhere in the City, under a separate City permit.

The Gas Facilities Relocation Work will benefit the City in the following ways:

1. The expanded International Marine Terminal and new cold storage facility, which cannot be built until the gas facilities are relocated, will be an economic and employment boon to the City;
2. The Gas Facility Relocation Work and coal storage facility construction will require further grading and environmental remediation of this VRAP remediation site (caused by the operation of a coal gasification plant on the Site from 1850 to 1960) resulting in further improved environmental conditions;
3. The Gas Facility Relocation Work involves the installation of new gas facilities, including a new gas regulator station and new pipelines, which will only improve service for Unutil's natural gas customers; and,
4. The Gas Facility Relocation Work will reduce its building footprint and street visibility by removing the two existing buildings near the street, and replacing them with two buildings with a reduced combined square footage, set back at least 200 feet from the street.

Evidence of Right, Title, or Interest

Please see the attached easement.

Evidence of State and/or Federal Permits

Natural Resource Protection Act – Permit-by-Rule

A Permit-by-Rule will be obtained for the portion of the gas line relocation that is located within 75 feet of the high water line. A copy of final approval will be provided to the City of Portland upon receipt.

Stormwater

Please see Section 11 of this application for a revised Stormwater Report.

Site Location of Development

To be reviewed by DEP as an amendment to its May 27, 2014 General SLODA permit to the MDOT for its Project site, approval #L-26347-TP-A-N.

Summary of Compliance with Zoning Requirements

Division 18.5 Waterfront Port Development Zone

Section 14-318.5. No Adverse Impact on Marine Uses.

(a) The proposed nonwater-dependent use will displace an existing water-dependent use;

No change from previous submittal. The proposed project involves the relocation of existing, on site utilities and will not result in the displacement of a water dependent use.

(b) The proposed use will reduce existing commercial vessel berthing space;

No change from previous submittal. The proposed project involves the relocation of exiting, on site utilities and will not reduce existing commercial vessel berthing space. The current waterfront is not used for vessel berthing.

(c) The proposed nonwater-dependent use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses;

No change from previous submittal. The proposed utility relocation is a non-water-dependent use and will not reduce or inhibit public access to the water. The project site is currently private property with no public access to the water.

Section 14-320. Conditional Uses.

(a) 4. Public.

Utility substation, including sewage collection and pumping stations, water pumping stations, transformer station, telephone electronic equipment enclosures and other similar structures, provided that such structures are located more than one hundred (100) feet from the water.

This project qualifies as a Conditional Use under (a) 4 as defined above. A Conditional Use application has been submitted under separate cover.

Section 14-320.2 Dimensional Requirements.

(a) Minimum lot size: None.

(b) Minimum frontage: None.

(c) Minimum yard dimensions:

Front setback: None

Side setback: None

Rear setback: None

Setback from pier line: Minimum setback of 5' from edge of the pier. **Not applicable**

(d) Maximum Lot coverage: One hundred (100) percent

(e) Maximum Building Height: forty-five (45) feet. **Not applicable**

Sec. 14-320.3 Performance Standards

All uses in the waterfront port development zone shall comply with the following standards:

- (a) *Outdoor storage of materials: Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of forty-five (45) feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.*

No change from previous submittal. The proposed utility relocation will not result in the outdoor storage of materials.

- (b) *Noise:*

No change from previous submittal. The proposed utility relocation will result in no additional noise impact to the site with the exception of short-term sound impacts generated by construction activities.

- (c) *Vibration:*

No change from previous submittal. The proposed utility relocation will not result in the generation of vibrations.

- (d) *Federal and State environmental regulations:*

No change from previous submittal. The proposed utility relocation will comply with all federal and state environmental statutes and regulations regarding emissions into the air.

- (e) *Discharges into harbor areas:*

No change from previous submittal. The proposed utility relocation will not result in any discharges into the harbor areas.

- (f) *Storage of vehicles:*

No change from previous submittal. The proposed utility relocation will not result in unregistered vehicles being stored on site.

- (g) *Landfill of docking and berthing areas:*

Not Applicable

- (h) *Off-street parking:*

The site plan of the proposed utility relocation provides for six (6) off-street parking spaces for use by Unitil personnel when accessing the regulator building.

(i) *Off-street loading:*

Not Applicable

(j) *Shoreland and flood plain management regulations: Any lot or portion of a lot located in a Shoreland Zone or Flood Hazard Zone shall be subject to the requirements of division 26 and/or division 26.5*

A portion of the gas line easement is located within the Shoreland Zone. See the summary of requirements of Division 26 at the end of this section.

(k) *Lighting:*

The proposed Regulator and Control Buildings will utilize the approved lighting plan for the IMT as well as will require some additional lighting. An additional four (4) utility lights to be located above the regulator building access points and one (1) utility light for the control building. There are two (2) Red LED warning lights to be located on the regulator building. These will only illuminate if a certain level of gas accumulates inside the building.

All lights on the buildings will be facing downward and shielded. None of the proposed lights are to be positioned directly facing Commercial Street or the harbor. The regulator building has four (4) access points; two (2) on the west side of the building (facing the cold storage facility) and two (2) on the east side of the building (facing the container storage area). The access point for the control building is towards the east.

A copy of the light bulb specs for the exterior utility lights is provided at the end of this section.

(l) *Signs:*

There will be one steel 24” x 24” sign (with “Unitil” and an emergency number) fastened to the chain link fence around the Regulator and Control Building. A photographed sign example is provided at the end of this section.

(m) *Storage of pollutants and oily wastes:*

Not Applicable. There will be no storage of pollutants or oily wastes on site.

(n) *Compatibility of nonmarine uses with marine uses:*

No change from previous submittal. The proposed utility relocation will not interfere with the existence of marine uses not significantly impede access to vessel berthing or other access to the water by existing or potential marine uses.

Division 26 Shoreland Regulations

Section 14-449 Land Use Standards

(a) *Principal and accessory structures:*

1. *All principal and accessory structures shall be set back at least seventy-five (75) feet horizontal distance, from the normal high water line of water bodies...except that in the following zones the setback shall be as indicated:*

W-PD Zone: No setback required

There is no required shoreland setback in the Waterfront Port Development Zone. The Regulator and Control buildings and the associated access drive will not be located within 75 feet of the normal high water line of a water body.

2. *Development activities within the shoreland zone are reviewed by the Zoning Administrator for compliance with required setbacks of this Division. Submission of plans for such development activity shall be prepared by competent professionals, based upon a boundary survey.*

Not applicable. There is no required setback within the W-PD Zone. The Regulator and Control Buildings and associated drive are not proposed to be located within the 75 feet of the normal high water line of a water body. See Appendix A for the Site Plan.

3. *The lowest floor elevation or openings of all buildings and structures including basements shall be elevated at least one (1) foot above the elevation of the one hundred (100) year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood plain soils.*

The Regulator and Control buildings are to be located at least one foot above the elevation of the one hundred year flood. See Appendix A for the Site Plan

4. *Notwithstanding the requirements of this section, stairways or similar structures may be allowed with a permit from the building authority to provide shoreline access in areas of steep slopes or unstable soils.*

Not Applicable.

- (b) *Piers, docks, wharves, bridges and other structures and uses extending over or below the normal high water line of a water body or within a wetland...*

Not Applicable.

- (c) *Clearing or removal of vegetation: The clearing or removal of vegetation standards of this section shall not apply to the following zones: WPD*

Not Applicable.

(d) Erosion and sedimentation control:

See Section 11 for the Erosion and Sedimentation Control Plan.

(e) Soils:

No change from previous submittal.

(f) Water Quality:

The proposed project will not result in the deposit on or into the ground or discharge to a water body any pollutant that would impair the designated use or the water classification of a water body. See Section 11 for the Stormwater report.

(g) Archaeological sites:

No change from previous submittal.

(h) Installation of public utility service:

The proposed project involves the re-location of existing gas lines which will not need utility service. The associated regulator and control buildings will need access to electrical service, however the proposed project site is a pre-developed site with many utilities in place. All applicable utility service companies will be contacted and coordinated with to insure the proper installation of any necessary new services.

(i) Essential services:

No change from previous submittal.

(j) Roads and driveways:

The proposed access drive will connect the regulator building to the previously approved drive on the IMT plan. The proposed relocated regulator building will utilize the existing IMT entrance. See Appendix A for the Site Plan

(k) Parking areas:

There are six (6) parking spaces proposed for this project, none of which are to be located within seventy-five (75) feet from the normal high-water line. There is no minimum setback requirement for parking in the WPD Zone.

(l) Septic waste disposal:

No change from previous submittal. The proposed regulator building will not have any domestic type sewer connection.

(m) Stormwater runoff:

As described in the previous submittal, stormwater from the site will tie into an existing City owned CSO that discharges into the Fore River. The originally submitted stormwater Report has been revised to reflect the addition of the Regulator and Control buildings, the associated drive and parking. See Section 11 for the stormwater report.

(n) Agriculture:

Not Applicable. No change from previous submittal.

(o) General site plan features:

The applicant feels that the proposed amendments to the project meet the intent of the Shoreland Zone regulations.

Summary of Proposed and Existing Easements

Existing easements, encumbrances, and other burdens were provided in the previously approved submittal.

Proposed Easements for the proposed gas line and regulator building relocation are delineated on the enclosed Site Plan (Appendix A) and described as follows:

The Gas Facility Relocation Project is on Property owned by the State of Maine, acting through the Department of Transportation. Unitil's right, title and interest to locate and operate gas facilities on the Property will be pursuant to easements granted to Unitil by the Department in accordance with Unitil and the Department's executed Gas Facilities Relocation Agreement. A copy of the Easement Agreement (Exhibit 4 to the Relocation Agreement) is attached as Application Attachment [X]. The Easement Agreement describes Unitil's Gas Facilities easements on the Property, including inland, shorefront and IMT pipeline corridor easements, a gas regulator station easement, and an access easement (collectively, "Easements").

Electric Easement: The Access Easement, Inland Pipeline Corridor Easement and the Gas Regulator Station Easement are subject to an electric utility easement, including two poles, that the Department granted to Central Maine Power Company in 2015, by deed recorded in the Cumberland County Registry of Deeds in Book __, Page __, and amended in 2016 by an amendment deed recorded in the Cumberland County Registry of Deeds in Book __, Page__ .

Co-Location and Shared Use Rights Retained by the Department: The Gas Regulator Station Easement is exclusive to Unitil. The remaining Easements are non-exclusive, and are subject to co-located uses so long as such uses do not interfere with, or compromise the integrity of Unitil's gas facilities.

Covenant: As to all the Easement areas, the Department covenants in the Easement Agreement not to "construct or permit to be constructed any building or foundation...[or] any structure, obstruction, or improvement...that interferes with the safety and integrity of, or with Unitil's access to, [Unitil's] Gas Pipeline Facilities [and not to] cause to be carried out any excavation, change of grade, or water impoundment...that interferes with the safety and integrity of, or with Unitil's access to, the Gas Pipeline Facilities."

Environmental Liability Allocation: The Easements are subject to and benefitted by Unitil's agreement with the Department, set forth in the Gas Facilities Relocation Agreement, allocating environmental liability for the Easement areas' existing environmental conditions. This environmental liability agreement is in addition to Unitil's and the Department's 2014 Environmental Liability for Environmental Conditions Agreement that applies to that part of the Shoreland Pipeline Corridor Easement Area subject to Unitil's VRAP remediation plan, which plan was completed in 2015, as certified by the Maine Department of Environmental Protection.

Evidence of Financial Capacity

Northern Utilities, Inc., d/b/a Unutil, is a natural gas public utility regulated by the Maine Public Utilities Commission. It is the successor corporation of the Portland Gas Light Company, founded in Maine in 1849, and is a wholly owned subsidiary of **Unitil Corporation**. It provides natural gas services to approximately 62,200 residential, commercial and industrial customers in 44 communities, from Plaistow, New Hampshire and northerly to South Portland, Portland, and Lewiston-Auburn. Its commercial base includes healthcare, education, government and retail customers, and its industrial base includes manufacturers in the automobile, housing, rubber, printing, textile, pharmaceutical, electronics, wire and food production industries as well as a military installation.

Northern Utilities' parent company, **Unitil Corporation**, is an interstate electricity and natural gas utility holding company that, through its other subsidiaries, also serves areas in southeastern New Hampshire and in the greater Fitchburg area of north central Massachusetts. https://en.wikipedia.org/wiki/Unitil_Corporation_-_cite_note-report1-2 Its wholly owned subsidiary, **Granite State Gas Transmission, Inc.**, operates 86 miles of underground gas transmission pipeline primarily in Maine and New Hampshire, providing interstate natural gas pipeline access and transportation services to **Northern Utilities** in its New Hampshire and Maine service areas.

Unitil has the financial capacity to complete the Project. It is a financially sound company, with a net income in 2015 of \$26.3 million, which is an increase of \$1.6 million, compared to 2014. As Unitil's Chairman and Chief Executive Officer, Robert G. Schoenberger, reports on Unitil's website, www.unitil.com:

"We had another solid year in 2015 as earnings increased by 6%... We continue to experience strong growth in our gas and electric businesses. Reflecting confidence in our business plan, on January 27, 2016 the Company's Board of Directors raised the quarterly dividend to \$0.3550 per share, increasing the annual dividend from \$1.40 to \$1.42 per share."

Further, the Maine Department of Transportation ("Department") is reimbursing Unitil for most of the cost of the Project. Pursuant to a Gas Facilities Relocation Agreement that Unitil and the Department executed on April __, 2016, the Department agrees to "reimburse Unitil for the Facility Relocation Work in accordance with the terms set forth in Section 4 below, and such

reimbursement will satisfy the Department's obligation to pay compensation pursuant to 23 M.R.S. § 154 in connection with the relocation of the Affected Existing Facilities.”:

4. Reimbursement.

(a) The Table of Costs and Estimate of Fees, as set forth in Exhibit 7 attached hereto, includes all costs and fees associated with the Full Facility Relocation Project described in Exhibit 5 (the “Full Facility Relocation Project Cost”). ... The Department has reviewed the Total Eligible Estimated Cost and... finds the Total Eligible Estimated Cost ...to be reasonable. Therefore, the Department, recognizing that the actual cost for any line item may be greater or less than the estimate for that line item, agrees not to reduce the amount to be reimbursed to Unutil as to any of Unutil's invoiced items within the scope of the Facility Relocation Work, so long as the total reimbursement does not exceed the Total Eligible Estimated Cost (subject, however, to subsection (e) below regarding Unanticipated Costs).

(e) The Department will reimburse Unutil in accordance with the submitted invoices in a total amount not to exceed the Total Eligible Estimated Cost as set forth in Exhibit 7; provided, however, that in the event the costs of the Facility Relocation Work exceed the Total Eligible Estimated Cost for reasons beyond Unutil's control or reasonable anticipation (“Unanticipated Costs”), Unutil shall notify the Department of the Unanticipated Costs within seven working days of such costs becoming apparent to Unutil, and the Department agrees to reimburse Unutil for such Unanticipated Costs to the extent that the Department finds, in its reasonable discretion, that such costs are consistent with costs that would be eligible for reimbursement pursuant to 23 M.R.S. § 154 and are necessary and reasonable to complete the Facility Relocation Work.

Evidence of Technical Capacity

Northern Utilities, Inc., d/b/a Unitil, has the technical capacity to complete the proposed gas facilities relocation Project. It and its corporate predecessors have provided manufactured and natural gas services in Maine since 1849. Today it provides natural gas services to approximately 62,200 residential, commercial and industrial customers in 44 communities, from Plaistow, New Hampshire and northerly to South Portland, Portland, and Lewiston-Auburn.

Unitil's Project Team includes both Unitil personnel, and outside consultants and independent contractors, as summarized below:

UNITIL PERSONNEL:

Unitil's personnel have expertise in gas engineering and operations, gas facility procurement, emergency management and compliance, and environmental compliance. The Project's management team for this Project includes:

1. *Kevin Sprague, P.E., Director of Engineering*, responsible for engineering planning and design of Unitil's natural gas transmission and distribution systems; for substation and line design, protection and control design, and for GIS and Unitil owned land and easements.
2. *Matt Doughty, Project Manager*, oversees such aspects of Unitil's Maine operations as construction estimation, contract execution, company operations, and capital budgets, including for this Project. He is also manager of the Greater Portland cast iron pipeline replacement project to replace and upgrade over 100 miles of gas pipeline.
3. *Tim Bickford, Manager, Gas Engineering Manager*, responsible for the safe design of natural gas distribution systems and pressure regulator stations, and for the design of all pipelines and regulator stations for the Project.
4. *Thomas Murphy, Manager, Environmental Compliance & Business Continuity*, coordinates environmental compliance across Unitil's electric and gas operations, as well as support services. This includes working with environmental consultants and contractors retained to conduct response actions on behalf of Unitil. Mr. Murphy is a Certified Professional Environmental Auditor (CPEA) in Environmental Compliance, as well as Safety and Health.
5. *Bob Schumrick, Sr. Gas Engineer*, responsible for the detailed design of natural gas pressure regulator and meter stations and all regulator station relocation designs for the Project.
6. *Craig Campbell, Construction Supervisor*, responsible for timely and precise estimates for a vast majority of projects, responsible for capital budgets, overseeing multiple crews, ensuring that installations of Unitil facilities meet federal and state regulations and coordinating projects with many different entities.

CONSULTANTS:

Unitil's Project consultants include two engineering companies and a local law firm. They are:

1. AMEC Foster Wheeler Environment & Infrastructure:

AMEC Foster Wheeler Environment & Infrastructure, with a regional office in Portland, is a global engineering company that serves the oil and gas, clean energy, environment and infrastructure and mining markets. It provides consultancy, engineering, project management, operations and construction services, project delivery and specialized power equipment services to Unitil and other energy companies, as well as to governmental entities, including the U.S. Department of Homeland Security.

AMEC is assisting Unitil in preparing and presenting the Project permit applications. It will also monitor the environmental condition of the disturbed areas of the Property during the gas facility relocation work and advise as to its remediation as appropriate.

The principal AMEC personnel working on this Project are Peter Thompson and Rebecca Gabryszewski. *Peter Thompson, P.E.* is a principal project manager /team leader, for environmental and infrastructure projects in AMEC's Portland office, and is the principal consultant for the environmental aspects of the Project. *Rebecca Gabryszewski* is a regulatory specialist familiar with state and local permitting standards, and is the principal preparer of the Project's permit applications, having done similar work for a range of projects, including for utilities, businesses and municipalities.

2. Process Pipeline Services, Inc:

Portland Pipeline Services (PPS), with offices in Walpole, Massachusetts, provides advanced pipeline engineering and design services, including design compatibility and cost control. It specializes in natural gas industry projects, providing construction advisory and management services from initial conception through final completion of pipeline projects.

3. Perkins Thompson:

Perkins Thompson is a general service law firm in Portland with specialties in corporate, contract, real estate and energy law, and for this Project is assisting Unitil to negotiate and draft contracts, leases, and easements, and address permit and licensing legal standards. The principal Perkins Thompson attorneys working on this Project are Peggy McGehee, Jim Katsiaticas and Julie Ray, each of whom specialize in environmental, land use, municipal, administrative, and real estate law.

CONTRACTORS:

Unitil principal contractor for the Project is New England Utility Constructors (NEUCO). Other specialized contractors for the Project will be retained through a standard bid process.

1. New England Utility Constructors (NEUCO)

With offices throughout New England and a regional office in South Portland, NEUCO provides “turnkey” construction services for underground utility construction industry, specializing in pipeline and distribution of natural gas and electric. Its automated dispatch center supports underground utility construction efforts in natural gas; electric; welding fabrications; water; sewer; cable; and street restorations.

NEUCO’s specialty services include horizontal directional drilling (trenchless technologies); cast iron encapsulation expertise including customized encapsulations for LP & IP; saw cutting and trench grinding; and vacuum excavation capabilities.

Its personnel include trained foremen, engineers, laborers, safety personnel, supervisors and support staff.

Construction Management Plan

The existing station is located at 40 West Commercial St. in Portland. The new station will be relocated approximately 400 ft. north of the existing station. This facility will be located between the planned cold storage building and the future IMT container storage area. The facility will be surrounded by a grounded chain-linked fence.

This new facility will consist of two precast concrete buildings. Each building will be set upon engineered concrete foundations. The data acquisition (DAC) building will measure 10 ft. wide x 12 ft. long x 9 ft. high, and will house the supervisory control and data acquisition (SCADA) and communications equipment. The natural gas meter and regulator building will measure 28 ft. wide x 50 ft. long x 11 ft. - 4 in. high, and will house a turbine flow meter, several gas pressure regulators supplying three separate distribution systems, isolation valves, with pressure and temperature instrumentation for communications. These buildings will be delivered to this location and set in place.

Site Preparation

- Perform Land Survey.
- Relocate IMT's buried electric conduits and drains as required.
- Stakeout the regulator and DAC buildings' corners, the fence lines, easement areas, etc.
- Excavate for regulator and DAC buildings' foundations.
- Install regulator and DAC buildings' concrete foundations.
- Install pipeline filter's concrete foundations.

Pipeline Installations

- Excavate and trench to install four buried steel pipelines.
- Install pipelines with isolation valves from Commercial St. to the existing pipeline which crosses the Fore River.
- Install pipeline filter and its isolation valves.
- Perform X-Ray on the welded pipeline joints.
- Coat the welded pipeline joints.
- Jeep the pipe coatings.

Pressure Test Pipelines

- Evacuate the gas from the pipeline from West Commercial St. to the Fore River crossing.
- Make preparations on the other side of the river.
- Perform pressure test with nitrogen on the four pipelines.

Install DAC & Regulator Buildings

- Set DAC building and regulator building sections in place with cranes.
- Install regulator building piping, valves, and equipment.
- Pressure test regulator building piping.
- Blast & Coat regulator building piping.

Install Electric Power

- Install CMP electric meter and disconnect switch on the CMP right-of-way.
- Install Unutil-owned electric stepdown transformer near DAC building.
- Excavate and trench for buried electric conduits from CMP meter to the DAC building.
- Install electric conduits to regulator building.
- Install power to DAC building.
- Install power to regulator building.
- Install power to electric gate operators.
- Run wire and cable to all devices in regulator building.
- Install station grounding.
- Install SCADA communications.
- Terminate wires.

Commission New Regulator Station

- Perform tie-ins.
- Purge air from pipelines and new station and introduce natural gas.
- Commission new station.
- Retire old station piping as required.
- Retire old regulator station.

Restore Site

- Grade site.
- Add geotechnical fabric in areas not to be paved.
- Add crushed rock as required in areas not to be paved.
- Install asphalt paving according to the plan.
- Install chain-linked fence.

Complete Project Documentation

Traffic

The proposed project will not have a significant impact on traffic. Unutil personnel are expected to access the site once a week; which will not result in a significant increase in trip generation for the site.

No change from previous submittal. See Section 15 of the April 4, 2014 Site Plan Application.

Summary of Significant Natural Features

No change from previous submittal. See Section 16 of the April 4, 2014 Site Plan Application.

Stormwater Management Plan

The originally submitted Stormwater Report has been revised to reflect the addition of the Regulator and Control buildings, the associated drive and parking. The revised Stormwater Management Plan and Erosion Control Plan are provided at the end of this section.

Consistency with Master Plan

No change from previous submittal. See Section 18 of the April 4, 2014 Site Plan Application.

Evidence of Utilities Capacity to Serve

No change from previous submittal. See Section 19 of the April 4, 2014 Site Plan Application.

Summary of Solid Waste Generation & Proposed Management

The proposed project will not result in the generation of solid waste with the exception of standard construction waste. No change from previous submittal. See Section 20 of the April 4, 2014 Site Plan Application.

Fire Safety Plan and Fire Safety Assessment/ Code Summary (NFPA 1) and Fire Department Technical Standards

A Fire Safety Plan was submitted and approved with the April 4, 2014 Site Plan Application. In addition to this plan Unitil has set fire safety features for their facilities and infrastructure. Each pipeline will have isolation valves separated a minimum of 100 ft. from the building which can isolate the natural gas supply to and from the regulator building. The gas pressures for all systems will be continuously monitored by supervisory control and data acquisition (SCADA) in Unitil's Gas Control. There will be redundant pressure regulators on each system: one to control pressure and one as a backup to monitor gas pressure in the event the controller fails. There will be a firewall installed in the center of the building to satisfy the "single incident single failure" industry safety standard. There will also be gas detectors in both buildings, which send alarm signals back through SCADA to gas control in the event there is a gas leak inside the buildings. The regulator building's exterior will have two warning lights at the entrances, which will illuminate if there is an unexpected gas buildup inside the regulator building. The fenced area of the regulator building is accessed by two 16-foot wide gates (as recommended by the City) and two 3-foot wide personnel gates.

Consistency with Applicable Design Standards

The City of Portland's Building Design Standards do not currently provide any set requirements for the Waterfront Port Development Zone. The proposed project involves the relocation of existing facilities within the same parcel of land and is in keeping with the Waterfront Port Development Zone. See below for additional facility information.

1. Two (2) buildings are proposed to replace two (2) existing buildings:
 - The current combined building foot print is approximately 2270 s.f.
 - The proposed combined building foot print will be approximately 1500 s.f.
 - The proposed Regulator Building will be 28x50x11'4" and the proposed Control Building will be 10x12x9'10".
2. The buildings which are to have smooth concrete siding, are in keeping (both in size and look) with the aesthetic of the IMT facilities (as a frame of reference a typical shipping container is 20'- 40'x8x9.5' and typically stored multiple units high i.e. stacked).
3. The proposed location for the regulator and control buildings is situated between the approved container storage area to the east and the future location of the cold storage facility to the west. The proposed buildings will be set back from Commercial Street approximately 200 feet. The approved IMT plan utilizes landscaping and fencing as a visual buffer between Commercial Street and the site.
4. There is an approved lighting plan in place (for the IMT) which will be utilized as well as an additional four (4) utility lights to be located above the regulator building access points and one (1) utility light for the control building. There are also two (2) Red LED warning lights to be located on the regulator building. These will only illuminate if a certain level of gas accumulates inside the building. A copy of the light bulb specs for the exterior utility lights has been provided in Section 4. None of the proposed lights are to be positioned directly facing Commercial Street or the harbor. The regulator building has four (4) access points; two (2) on the west side of the building (facing the cold storage facility) and two (2) on the east side of the building (facing the container storage area). The access point for the control building is towards the east.
5. There will be a steel sign fastened to the chain linked fence with "Unitil" written on it with an emergency telephone number. See Section 4 for a photographic example of the sign to be used.

A photographic example of the proposed regulator building has been provided at the end of this section as well as pictures was the existing facility.

Manufacturer's Verification of Equipment Meeting Emission Standards

The proposed regulator building will have an HVAC system. The manufacturer's information on this system has been provided at the end of this section.