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Planning Division

Alexander Jaegerman, Director

MEMORANDUM

TO: Steve Bushy, Deluca Hoffman Associates, Inc.

FROM: Bill Needelman, Senior Planner

DATE: August 28, 2012

SUBJECT: Canal Landing/New Yard LLC - Initial Review Comments on Preliminary Site Plan Application

Introduction:

On August 22, the City of Portland Planning Division received a preliminary application submission for a Level III site plan located in the vicinity of 40 West Commercial Street on Portland's Western Waterfront. The plans were uploaded onto the City's review webpage on August 23. The following comments are provided based on Planning Staff initial read through of preliminary application material for the Canal Landing/New Yard site plan project. These comments will be expanded on and augmented by formal technical reviews to be provided by the City's Development review staff and consultants.

The project is subject to review under the Waterfront Port Development Zone, Site Plan, Shoreland, Flood Plain, and Conditional Use (marine retail in the WPDZ) standards of the landuse code. The project is also reviewed under delegated local authority for a Site Location of Development permit. The subject review is limited to the first phase of development and additional reviews may be required for later phases.

Preliminary Planning Staff Comments:

- Right title and interest to use West Commercial Street right of way must be secured prior to approval of occupation of city land.
- Adherence with State Shoreland tree clearance standards will need to be confirmed by the Maine DEP prior to construction – either through demonstration of tree preservation or written confirmation from DEP that the yard construction is allowed as shown.

- Sidewalk and granite curb waivers: If sidewalks and granite curbs are not proposed, please provide a written request for waiver with a waiver criteria analysis.
- Rail removal: Is there any formal abandonment procedure needed to remove the tracks east of the gas yard?
- Shore stabilization and VRAP: Will final submission for site grading incorporate remediation measures? Some degree of fill is assumed.
- Will filling and grading with structural material be needed in phase one for the entire yard to ensure adequate surface for the travel lift?
- Will all boat maintenance areas, including the washdown pads, be provided with contaminant containment and stormwater quality controls?
- The proposed office trailer is located over the CSO. Confirm approval with DPS.
- There is no parking or circulation control for employee and visitor vehicles and pedestrians. Please address with final submission.
- The use of Jersey barriers will require landscape buffering toward West Commercial Street. If a more decorative barrier treatment along West Commercial Street is proposed, fewer landscaping efforts will be required. As this is a yacht brokerage, visually permeable treatments would seem appropriate as visibility of the boats would appear to be beneficial.
- Coordinate with the City Traffic consulting engineer over location, design and signage for primary customer and employee vehicle entrance.
- Internal and external fencing location needs more clarity.
- Use of the Boat Ramps: Will day use launching of recreational vessels be offered as a service for stored boats in the yard?

In addition to the comments and questions above, material related to utilities, stormwater, landscaping, lighting and traffic will be needed for final review with the Planning Board.

Respectfully submitted: WBN