

MEMORANDUM



TO: Matt Grooms, Planner
FROM: Lauren Swett, PE
DATE: August 4, 2017
RE: 343 Forest Avenue Response to Comments

Woodard & Curran has reviewed the response to comments for the proposed renovation of the property located at 343 Forest Avenue in Portland, Maine. The project primarily involves internal building renovations. Site work includes some pavement improvement work and the construction of a courtyard space .

Documents Reviewed by Woodard & Curran

- Level II Site Plan Application Response to Comments, dated August 1, 2017, prepared by Whipple Calendar Architects, on behalf of Liberty Bay Recovery Center.
- Engineering Plans, Dated June 5, 2017, prepared by Pinkham & Greer, on behalf of Liberty Bay Recovery Center.

Comments *(Comments repeated from prior memos are provided in italics)*

1. *The City of Portland requires that all Level II site plan applications 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 (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:*
 - a) *Basic Standard: Plans, notes, and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500. Applicant has shown an "erosion control wattle" on the plans. A detail should be provided.*
 - b) *General Standard: The project will not result in an increase in impervious area and will not create greater than 5,000 square feet of redeveloped non-roof impervious surface. As such, the project is not required to include any specific stormwater management features for stormwater quality control. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit. Applicant has acknowledged.*
 - c) *Flooding Standard: The project will not result in an increase in impervious area and will not create greater than 5,000 square feet of redeveloped non-roof impervious surface. 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. Applicant has acknowledged.*
2. *The Applicant has provided their wastewater capacity application. The Applicant should verify the need for a grease trap with the City, and if one currently exists. Verification of both wastewater and water service capacity should be provided. Applicant has acknowledged that a grease trap will be provided.*
3. We have no other comments at this time.