

September 29, 2015

Ms. Barbara Barhydt
Development Review Services Manager
Planning and Development Department
City of Portland
389 Congress Street
Portland, Maine 04101-3509

Subject: Proposed Redevelopment of Pleasant Avenue Church 3 Pleasant Avenue – Portland, Maine Preliminary Site Plan and Subdivision Application

Dear Ms. Barhydt:

On behalf of Hardypond Development Company, LLC, we are pleased to provide the accompanying revised package of submission materials related to a proposed redevelopment of the former Pleasant Avenue Church site located at 3 Pleasant Avenue into 25 residential apartments. Following input from our previous Neighborhood Meeting, the project has been revised to propose 25 market rate residential units. The project site is located on Map 130, Lots I-012 and I-014 according to the City of Portland Tax Assessor's Maps and also includes redivision of the single parcel into two lots. This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures.

Accompanying this cover letter are the following materials:

- Level III Preliminary Site Plan and Subdivision Application
- ➤ Section 1: Written Description of Project
- > Section 2: Evidence of Right, Title and Interest
- ➤ Section 3: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements

You will find in the accompanying materials, information including the Preliminary Site Layout Plan and Preliminary Subdivision Plan. We have also included preliminary building elevations and floor plans for the building renovations prepared by Shields Architecture. Preliminary information pertaining to the project's utilities needs and statements regarding compliance with the City's Standards are contained within this submission.

Ms. Barbara Barhydt September 29, 2015 Page 2

The Development Team expects to continue to work with City Officials/Representatives on both the onsite and offsite components including, but not limited to, coordination with Public Services representatives on new service connections for the proposed building and potential transit improvements.

On behalf of the Design Team, we look forward to your assistance on the project and we look forward to the nearest available workshop meeting with Planning Staff. Please find one (1) hard copy of the application materials including one set each of 11x17 and full size plans, along with a CD containing PDF files for all submitted materials.

If you have any questions regarding these materials, please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston, P.E. Principal Engineer

ADJ/smk

Enclosures – See list above

c: Robert Gaudreau, Hardypond Development Company, LLC

 $R:\SP-M167\ 3\ Pleasant\ Avenue\ -\ Portland,\ ME\Admin\Permitting\Local\Preliminary\ Level\ III\ Site\ Plan\ Application\SP-M167\ 2015.09.29\ Barhydt-Cover-Revised.doc$ 

### AGENT AUTHORIZATION

From: Bob Gaudreau [mailto:Bob@hardypond.com]

Sent: Thursday, June 11, 2015 3:21 PM

To: Andrew Johnston

Subject: RE: Shalom House - Pleasant Avenue Church

### Andy:

You are allowed to sign the submission of paperwork as my consultant for the City subdivision application.

So does this take care of everything you desired of me?

Thanks Bob

Hardypond Development Company, LLC It's Manager

**From:** Andrew Johnston [mailto:AJohnston@fstinc.com]

Sent: Thursday, June 11, 2015 8:51 AM

**To:** Bob Gaudreau Cc: Sandi Keef

Subject: Shalom House - Pleasant Avenue Church

Hi Bob.

We are finalizing the preliminary application package for submission, but will need a couple of items from you to do this.

Could you send us the following:

- A copy of the new deed
- A letter of financial capacity
- An agent authorization letter (assuming that you would like us to sign the application)

Thanks. Andy

Andrew D. Johnston, P.E. | Principal Engineer



778 Main Street, Suite 8 | South Portland, ME 04106

T: 207-775-1121 x4126 | F: 207-879-0896

ajohnston@fstinc.com | www.fstinc.com | im



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Please consider the environment before printing this email.

### Portland, Maine



# Yes. Life's good here.

Jeff Levine, AICP, Director Planning & Urban Development Department

# Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document

and your electronic signature is considered a legal signature per Maine state law. You are also signifying your intent on paying your fees by the opportunities below. I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are paid in full to the Inspections Office, City of Portland Maine by method noted below: Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to call the Inspections Office at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone. Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to call the Inspections Office at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone. I intend to deliver a payment method through the U.S. Postal Service mail once my application X paperwork has been electronically delivered. September 29, 2015 Applicant Signature: Date: Andrew D. Johnston, P.E. September 29, 2015 I have provided digital copies and sent them on: Date:

NOTE:

All electronic paperwork must be delivered to <u>buildinginspections@portlandmaine.gov</u> or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



# Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### **Level III: Site Plan Development includes:**

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <a href="http://me-portland.civicplus.com/DocumentCenter/Home/View/1080">http://me-portland.civicplus.com/DocumentCenter/Home/View/1080</a>
Design Manual: <a href="http://me-portland.civicplus.com/DocumentCenter/View/2355">http://me-portland.civicplus.com/DocumentCenter/View/2355</a>
Technical Manual: <a href="http://me-portland.civicplus.com/DocumentCenter/View/2356">http://me-portland.civicplus.com/DocumentCenter/View/2356</a>

Planning Division Fourth Floor, City Hall 389 Congress Street (207) 874-8719 Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: Pleasant Avenue Church Redevelopment	
PROPOSED DEVELOPMENT ADDRESS:	
3 Pleasant Avenue, Portland, Maine	
PROJECT DESCRIPTION:	
Redevelopment of the existing church building to construct 25 apartment units.	
Division of the Rectory from the church lot.	

PRELIMINARY PLAN

FINAL PLAN

<u>09/29/15</u> (date)

\_\_\_\_\_ (date)

# **CONTACT INFORMATION:**

CHART/BLOCK/LOT: Map 130, Lots H-013, I-012 & I-014

Applicant – must be owner, Lessee or Buyer	Applicant Contact Information	
Name: Hardypond Development Company, LLC	Work # 207-797-6066	
Business Name, if applicable:	Home#	
Address: 7 Tee Drive	Cell # Fax#	
City/State: Portland, ME Zip Code: 04103	e-mail: bob@hardypond.com	
Owner – (if different from Applicant)	Owner Contact Information	
Name: Same	Work#	
Address:	Home#	
City/State : Zip Code:	Cell # Fax#	
	e-mail:	
Agent/ Representative	Agent/Representative Contact information	
Fay, Spofford & Thorndike  Name: Attn: Andrew Johnston, P.E.	Work # 207-775-1121	
Address: 778 Main Street, Suite 8	Cell #	
City/State: South Portland, ME Zip Code: 04106	e-mail:	
Billing Information	Billing Information	
Hardypond Development Company, LLC  Name: Attn: Robert Gaudreau	Work # 207-797-6066	
Address: 7 Tee Drive	Cell # Fax#	
City/State: Portland, ME Zip Code: 04103	e-mail: bob@hardypond.com	

Engineer See Configuration 19 Thomas title		Engineer Contact Information	
Fay, Spofford & Thorno Name: Attn: Andrew Johnston		Work # 207-775-1121	
Address: 778 Main Street, Suit	e 8	Cell #	Fax# 207-879-0896
City/State : South Portland, ME	Zip Code: 04106	e-mail: ajohnston@fstinc.com	
Surveyor		Surveyor Contact Information	on
Owen Haskell, Inc. Name: Attn: John Swan, PLS		Work # 207-774-0424	
Address: 390 US Route 1, Unit	:10	Cell #	Fax#
City/State: Falmouth, ME Zip Code: 04105		e-mail: jswan@owenhaskell.com	
Architect		Architect Contact Information	
Name: Attn: John Shields		Work # 207-775-8926	
Address: 216 Range Road		Cell #	Fax#
City/State: Cumberland, ME Zip Code: 04021		e-mail: jshields@maine.rr.com	
Attorney		Attorney Contact Information	on
Name:		Work #	
Address:		Cell #	Fax#
City/State : Zip Code:		e-mail:	

# APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews)	Other Reviews (check applicable reviews)
X Less than 50,000 sq. ft. (\$500.00)	.,
50,000 - 100,000 sq. ft. (\$1,000)	Traffic Movement (\$1,000)
100,000 – 200,000 sq. ft. (\$2,000)	Stormwater Quality (\$250)
200,000 – 300,000 sq. ft. (\$3,000)	X Subdivisions (\$500 + \$25/lot)
over \$300,00 sq. ft. (\$5,000)	# of Lots <u>26</u> x \$25/lot = <u>\$1,150</u>
Parking lots over 11 spaces (\$1,000)	Site Location (\$3,000, except for
After-the-fact Review (\$1,000.00 plus	residential projects which shall be
applicable application fee)	\$200/lot)
	# of Lots x \$200/lot =
Plan Amendments (check applicable reviews)	Other
Planning Staff Review (\$250)	Change of Use
Planning Board Review (\$500)	Flood Plain
	Shoreland
The City invoices separately for the following:	Design Review
<ul> <li>Notices (\$.75 each)</li> </ul>	Housing Replacement
<ul> <li>Legal Ad (% of total Ad)</li> </ul>	Historic Preservation
<ul> <li>Planning Review (\$40.00 hour)</li> </ul>	
<ul> <li>Legal Review (\$75.00 hour)</li> </ul>	
Third party review fees are assessed separately. Any outside	
reviews or analysis requested from the Applicant as part of the	
development review, are the responsibility of the Applicant and	
are separate from any application or invoice fees.	

### **APPLICATION SUBMISSION:**

- All site plans and written application materials must be submitted electronically on a CD or thumb drive
  with each plan submitted as separate files, with individual file which can be found on the Electronic Plan
  and Document Submittal page of the City's website at
  <a href="http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal">http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal</a>
- 2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

- 1. One (1) full size site plans that must be folded.
- One (1) copy of all written materials or as follows, unless otherwise noted:
  - Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
- A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
- 4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

### APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	Date:
Addedu	September 29, 2015

# **PROJECT DATA**

The following information is required where applicable, in order to complete the application.

Total Area of Site	32,600 sq. ft.		
Proposed Total Disturbed Area of the Site	2,600 +/- sq. ft.		
If the proposed disturbance is greater than one acre, then the applicant sh			
(MCGP) with DEP and a Stormwater Management Permit, Chapter 500, w			
· · ·			
Impervious Surface Area			
Impervious Area (Total Existing)	20,875 sq. ft.		
Impervious Area (Total Proposed)	22,179 sq. ft.		
Building Ground Floor Area and Total Floor Area (former Church)			
Building Footprint (Total Existing)	<b>8,995</b> sq. ft.		
Building Footprint (Total Proposed)	8,995 sq. ft.		
Building Floor Area (Total Existing)	17,582 sq. ft.		
Building Floor Area (Total Proposed)	17,582 sq. ft.		
Zoning			
Existing	B2c/R5		
Proposed, if applicable	N/A		
тторозец, п аррпсавте	IVA		
Land Use			
Existing	Institutional, Residential, Parking		
Proposed	Residential, Parking		
Residential, If applicable (former Church)	0		
# of Residential Units (Total Existing)	1		
# of Residential Units (Total Proposed)	·		
# of Lots (Total Proposed)	26 26		
# of Affordable Housing Units (Total Proposed)			
ii of Affordable flousing offits (fotal froposed)	0		
Proposed Bedroom Mix (former Church)			
# of Efficiency Units (Total Proposed)	16		
# of One-Bedroom Units (Total Proposed)	9		
# of Two-Bedroom Units (Total Proposed)	0		
# of Three-Bedroom Units (Total Proposed)	0		
Parking Spaces			
# of Parking Spaces (Total Existing)	25		
# of Parking Spaces (Total Existing) # of Parking Spaces (Total Proposed)	25		
# of Handicapped Spaces (Total Proposed)	25		
# of Hamulcapped spaces (Total FToposed)	2		
Bicycle Parking Spaces			
# of Bicycle Spaces (Total Existing)	0		
# of Bicycle Spaces (Total Proposed)	10		
Estimated Cost of Project	\$2,000,000		
Estimated Cost of Project	\$2,000,000		

PRELIMINARY PLAN (Optional) - Level III Site Plan				
Applicant	Planner	# of		
Checklist	Checklist	Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST	
X		1	Completed Application form	
Χ		1	Application fees	
Χ		1	Written description of project	
Χ		1	Evidence of right, title and interest	
Χ		1	Evidence of state and/or federal approvals, if applicable	
Χ		1	Written assessment of proposed project's compliance with applicable zoning requirements	
Х		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site	
Χ		1	Written requests for waivers from site plan or technical standards, if applicable.	
Χ		1	Evidence of financial and technical capacity	
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)	
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST	
Х		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual	
Х		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)	
		Proposed	grading and contours;	
			tructures with distances from property line;	
	Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;			
		Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);		
		Preliminary infrastructure improvements;		
		Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;		
		Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);		
		Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);		
			dimensions and ownership of easements, public or private rights of way, both nd proposed;	
			puilding elevations.	

FINAL PLAN - Level III Site Plan			
Applicant	Planner	# of	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were
Checklist	Checklist	Copies	submitted for that phase and only updates are required)
		1	* Completed Application form
		1	* Application fees
		1	* Written description of project
		1	* Evidence of right, title and interest
		1	* Evidence of state and/or federal permits
		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
		1	* Evidence of financial and technical capacity
		1	Construction Management Plan
		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
		1	Stormwater management plan and stormwater calculations
		1	Written summary of project's consistency with related city master plans
		1	Evidence of utility capacity to serve
		1	Written summary of solid waste generation and proposed management of solid waste
		1	A code summary referencing NFPA 1 and all Fire Department technical standards
		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

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Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST  (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)		
		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual		
		1	Final Site Plans including the following:		
			and proposed structures, as applicable, and distance from property line g location of proposed piers, docks or wharves if in Shoreland Zone);		
		Existing a	and proposed structures on parcels abutting site;		
			s and intersections adjacent to the site and any proposed geometric tions to those streets or intersections;		
			, dimensions and materials of all existing and proposed driveways, vehicle estrian access ways, and bicycle access ways, with corresponding curb		
			ed construction specifications and cross-sectional drawings for all driveways, paved areas, sidewalks;		
			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;		
		Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;			
		Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;			
			Location of all snow storage areas and/or a snow removal plan;		
		A traffic	A traffic control plan as detailed in Section 1 of the Technical Manual;		
		Proposed	Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);		
			on and proposed alteration to any watercourse;		
			delineation of wetlands boundaries prepared by a qualified professional as tailed in Section 8 of the Technical Manual;		
		Proposed	Proposed buffers and preservation measures for wetlands;		
		Existing soil conditions and location of test pits and test borings;			
		Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;			
			vater management and drainage plan, in accordance with Section 5 of the I Manual;		
		Grading			
			water protection measures;		
		Existing a	and proposed sewer mains and connections;		

- Continued on next page -

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Location of all existing and proposed fire hydrants and a life safety plan in
accordance with Section 3 of the Technical Manual;
Location, sizing, and directional flows of all existing and proposed utilities within
the project site and on all abutting streets;
Location and dimensions of off-premises public or publicly accessible
infrastructure immediately adjacent to the site;
Location and size of all on site solid waste receptacles, including on site storage
containers for recyclable materials for any commercial or industrial property;
Plans showing the location, ground floor area, floor plans and grade elevations for
all buildings;
A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
A note on the plan identifying the Historic Preservation designation and a copy of
the Application for Certificate of Appropriateness, if applicable, as specified in
Section Article IX, the Historic Preservation Ordinance;
Location and dimensions of all existing and proposed HVAC and mechanical
equipment and all proposed screening, where applicable;
An exterior lighting plan in accordance with Section 12 of the Technical Manual;
A signage plan showing the location, dimensions, height and setback of all existing
and proposed signs;
Location, dimensions and ownership of easements, public or private rights of way,
both existing and proposed.

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# PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

- 1. Name, address, telephone number of applicant
- 3. Name address, telephone number of architect
- 4. Proposed uses of any structures [NFPA and IBC classification]
- 6. Square footage of all structures [total and per story]
- 7. Elevation of all structures
- 8. Proposed fire protection of all structures
  - As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
- 9. Hydrant locations
- 10. Water main[s] size and location
- 11. Access to all structures [min. 2 sides]
- 12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

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September 29, 2015

Keith Gautreau, Assistant Chief City of Portland Fire Department 380 Congress Street Portland, ME 04101

**Subject: Proposed Redevelopment of Pleasant Avenue Church** 

3 Pleasant Ave, Portland, Maine

Applicant: Hardypond Development Company, LLC

NFPA 1 Review to Access and Other Fire Department Issues

Dear Assistant Chief Gautreau:

In accordance with instructions in the City's Site Plan Review packet, please find enclosed the drawing necessary for your review of the former Pleasant Avenue Church site at 3 Pleasant Street for the redevelopment project to construct up to 25 residential apartments. We have listed each item in your checklist below, followed by our response:

### **Fire Department Checklist:**

1. Name, address, telephone number of applicant:

Hardypond Development Company, LLC 7 Tee Drive Portland, Maine 04103

Phone: 207-797-6066 bob@hardypond.com

2. Name address, telephone number of architect:

John Shields Shields Architecture 216 Range Road Cumberland, ME 04021

Phone: 207-776-8926 jshields@maine.rr.com

3. Proposed uses of any structures [NFPA and IBC classification]:

The following IBC and NFPA classifications will apply to the Phase III development:

IBC - 2009	NFPA Classification – 2009
R2	Chapter 30

www.fstinc.com

Assistant Chief Keith Gautreau September 29, 2015 Page 2

# 4. Square footage of all structures [total and per story]:

BUILDING PROGRAM					
Structure Total (SF) Per Story ±					
Residential	17,582	1 <sup>st</sup> Floor – 8,900 SF			
		2 <sup>nd</sup> Floor – 5,041 SF			
		3 <sup>rd</sup> Floor – 3,641 SF			

### 5. Elevation of all structures:

Building elevations are currently being prepared and will be provided to the Fire Department upon completion.

### 6. Proposed fire protection of all structures:

All of the structures are proposed to have a sprinkler system. Fire protection is currently provided by an existing onsite hydrant and hydrants within Pleasant Avenue in the vicinity of the site.

### 7. Hydrant locations:

There is an existing hydrant in front of the building, on the north side of Pleasant Avenue approximately 15' from Forest Avenue.

### 8. Water main[s] size and location:

The site will be served from the 8" main in Pleasant Avenue.

### 9. Access to all structures [min. 2 sides]:

The accompanying site plan depicts the site's access conditions that include access to two or more sides of the buildings from the adjacent public streets.

10. A Code Summary shall be included referencing NFPA 1 and all Fire Department Technical Standards.

### ➤ NFPA 1 – Chapter 18 Fire Department Access and Water Supply

### **18.2 Fire Department Access**

The project consists of the re-development of the existing church on the corner of Pleasant Avenue and Forest Avenue. The site has frontage on both of the adjacent streets. Forest Avenue has a paved width of approximately 48 feet adjacent to the site. Pleasant Avenue has a paved width of approximately 40 feet adjacent to the site.

Assistant Chief Keith Gautreau September 29, 2015 Page 3

Per NFPA 1 Chapter 18.2.3.2.1 access is available to within 50 feet of at least one exterior door of the building.

Per NFPA Chapter 18.2.3.2.2 all first story floors are located within 150 feet of an access road.

There is an existing fire hydrant at the front of the church property, on the north side of Pleasant Avenue, approximately 15 feet from the intersection with Forest Avenue. This is shown on the Site Plan. Additional nearby hydrants are located at the corner of Norwood Street and Pleasant Avenue, and on the east side of Forest Avenue, opposite the intersection with Hartley Street.

## **City of Portland Technical Manual Section 3 – Public Safety**

### **Part 3.4 Site Access Standards**

3.4.1. Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Supporting evidence: Not applicable. No dead-end roads exist or are proposed.

3.4.2. Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Supporting evidence: As depicted on the site plans, the building has access from two sides via the adjacent streets.

- 3.4.3. Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:
  - Building Height.
  - Building Occupancy.
  - Construction Type.
  - Impediments to the Structures.
  - Safety Features Provided.

Supporting Evidence: The existing Church and Vestry buildings will remain. The connecting breezeway will be removed providing enhanced separation and access for emergency vehicles.

Assistant Chief Keith Gautreau September 29, 2015 Page 4

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Supporting Evidence: All buildings will be provided with an exterior entrance door that will be within 50' of an adjacent street.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Supporting Evidence: Not applicable. Clear access is provided along the two adjacent streets.

3.4.6. Elevators shall be sized to accommodate an 80 x 24 inch stretcher.

Supporting Evidence: There are no elevators proposed for the project.

3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Supporting Evidence: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City standards.

If you have any questions with the information submitted, please contact our office.

Prepared By:

FAY. SPOFFORD & THORNDIKE

Andrew D. Johnston, P.E.

Principal Engineer

ADJ/smk

Enclosure: Figure C-1 – Conceptual Site

Floor Plans and Elevations prepared by Shields Architecture

c: Bob Gaudreau, Hardypond Development Company, LLC

 $R:\SP-M167\ 3\ Pleasant\ Ave\ -\ Portland,\ ME\Admin\Correspondence\ Out\Ability\ to\ Serve\SP-M167-2015.09.29-Gautreau\ (Fire\ Dept)\ revised.doc$ 



September 29, 2015

Mr. David Margolis-Pineo City of Portland Department of Public Services 55 Portland Street Portland, Maine 04101-2991

**Subject: Proposed Redevelopment of Pleasant Avenue Church** 

3 Pleasant Ave, Portland, Maine Wastewater Capacity Application

Dear Mr. Margolis-Pineo:

Our office is working as a consultant to Hardypond Development Company, LLC in the site planning and permitting associated with a proposed redevelopment of the former Pleasant Avenue Church in the City of Portland to construct up to 25 residential apartments. The project site is located on Map 130, Lots I-012, I-013, and H-013 according to the City of Portland Tax Assessor's Maps. On behalf of the developer, we are requesting a letter affirming that the proposed project can be served by the municipal wastewater treatment system.

The project will consist of three buildings with size and use summarized as follows:

Location	Use	Size (SF)
Church	Residential Apartment	17,000±/Above Grade
Rectory	Single-family	2,000±

The accompanying plans indicate the current program proposed.

The project will consist of apartment units in existing and proposed buildings, with estimated daily water uses as follows:

Location	Use	Demand Criteria	Estimated Demand
Church	Residential Apartment	120 gal. per unit/per day  – 25 units at 70 gpd	3,000 gpd
Rectory	Single-family 4-Bedroom	360 gal. per day	360 gpd
		Total Estimated Flow	3,360 gpd

Mr. David Margolis-Pineo September 29, 2015 Page 2

Based on this modest amount of flow, we trust that the existing wastewater collection and treatment system has adequate capacity to serve this project. We are in the process of completing the Level III Site Plan Application for a submission to the City Planning Staff and would appreciate your response to the Planning Department.

If you have any questions concerning this request, please contact me.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston, P.E. Principal Engineer

ADJ/smk

Enclosures

c: Robert Gaudreau, Hardypond Development Company, LLC

 $R. \ \ SP-M167\ \ 3\ Pleasant\ Avenue\ -\ Portland,\ ME\ Admin\ \ Correspondence\ Out\ Ability\ to\ Serve\ \ SP-M167\ \ 2015.09.29\ Brancely-WW.doc$ 

### CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services, 55 Portland Street, Portland, Maine 04101-2991

Date: September 29, 2015



Mr. Frank J. Brancely, Senior Engineering Technician, Phone #: (207) 874-8832, Fax #: (207) 874-8852, E-mail:fjb@portlandmaine.gov

	Locus Plans.		
Site Address: 3 Pleasant Av	enue	Chart Block Lot Number: 130-I-14	
Proposed Use: Residential Apartmen	-4-	Chart Block Lot Number: 130-1-14	
Proposed Use: Residential Apartment Church (Institutional		Commercial (see part 4 below)	
Existing Sanitary Flows: N/A (Vac Existing Process Flows: N/A	<u></u>	Industrial (see part 4 below)  Governmental	
Description and location of City sew receive the proposed building sewe 15" diameter sewer in Pleasant Avenue		Residential Ö Other <i>(specify)</i>	X
, , ,		ections, on the submitted plans)	
<b>2. Please, Submit Contact Informat</b> City Planner's Name: Barbara Barhyo		ne: 207-874-8699	
-			
City Planner's Name: Barbara Barhyo	dt Phoi	ent Company, LLC	
City Planner's Name: _Barbara Barhyo Owner/Developer Name:	dt Phoi Hardypond Developme	ent Company, LLC	
City Planner's Name: Barbara Barhyo Owner/Developer Name: Owner/Developer Address:	Hardypond Developme 7 Tee Drive, Portland Fax:	ent Company, LLC , ME 04103	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066	Hardypond Development 7 Tee Drive, Portland Fax:  Fay, Spofford &	ent Company, LLC , ME 04103 E-mail: bob@hardypond.com	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066 Engineering Consultant Name:	Hardypond Development 7 Tee Drive, Portland Fax:  Fay, Spofford &	ent Company, LLC , ME 04103  E-mail: bob@hardypond.com & Thorndike, Attn: Andrew Johnston, P.E.	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066 Engineering Consultant Name: Engineering Consultant Address: Phone: 207-775-1121	Hardypond Developme 7 Tee Drive, Portland Fax: Fay, Spofford & 778 Main Stree Fax: 207-879-0896	E-mail: bob@hardypond.com  & Thorndike, Attn: Andrew Johnston, P.E.  et, Suite 8, South Portland, ME 04106  E-mail: ajohnston@fstinc.com  allow +/- 15 days, for capacity status,	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066 Engineering Consultant Name: Engineering Consultant Address: Phone: 207-775-1121	Hardypond Developme 7 Tee Drive, Portland Fax: Fay, Spofford 8 778 Main Street Fax: 207-879-0896 Ind Developers should prior to Planning II	E-mail: bob@hardypond.com  & Thorndike, Attn: Andrew Johnston, P.E.  et, Suite 8, South Portland, ME 04106  E-mail: ajohnston@fstinc.com  allow +/- 15 days, for capacity status,  Board Review)	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066 Engineering Consultant Name: Engineering Consultant Address: Phone: 207-775-1121 (Note: Consultants at	Hardypond Development 7 Tee Drive, Portland Fax:  Fay, Spofford 8 778 Main Street Fax: 207-879-0896 Prior to Planning Invater Design Flow Care	E-mail: bob@hardypond.com  & Thorndike, Attn: Andrew Johnston, P.E.  et, Suite 8, South Portland, ME 04106  E-mail: ajohnston@fstinc.com  allow +/- 15 days, for capacity status,  Board Review)	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066 Engineering Consultant Name: Engineering Consultant Address: Phone: 207-775-1121 (Note: Consultants and Address)  3. Please, Submit Domestic Waster	Hardypond Development 7 Tee Drive, Portland Fax:  Fay, Spofford 8 778 Main Street Fax: 207-879-0896 Prior to Planning Invater Design Flow Care	E-mail: bob@hardypond.com  & Thorndike, Attn: Andrew Johnston, P.E.  et, Suite 8, South Portland, ME 04106  E-mail: ajohnston@fstinc.com  allow +/- 15 days, for capacity status, Board Review)  Iculations.	
City Planner's Name: Barbara Barbyo Owner/Developer Name: Owner/Developer Address: Phone: 207-797-6066 Engineering Consultant Name: Engineering Consultant Address: Phone: 207-775-1121 (Note: Consultants address)  3. Please, Submit Domestic Wastev Estimated Domestic Wastevater Floreaking Factor/ Peak Times: Specify the source of design guideli	Hardypond Development 7 Tee Drive, Portland Fax:  Fay, Spofford 8 778 Main Street Fax: 207-879-0896 and Developers should prior to Planning 10 prior to Plan	E-mail: bob@hardypond.com  & Thorndike, Attn: Andrew Johnston, P.E.  et, Suite 8, South Portland, ME 04106  E-mail: ajohnston@fstinc.com  allow +/- 15 days, for capacity status, Board Review)  Iculations.	

(Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet)

(See attached letter)

Updated: April 23, 2014 - 11 -

<b>4. Please, Submit External Grease Interceptor Calculations.</b> Total Drainage Fixture Unit (DFU) Values:	N/A - Residential Only		
Size of External Grease Interceptor:	<u>,                                      </u>		•
Retention Time:			
Peaking Factor/ Peak Times:			
(Note: In determining your restaurant process water flows, and the size of Plumbing Code. Note: In determining the retention time, sixty (60) min detailed calculations showing the derivation of your restaurant process showing the derivation of the size of your external grease interceptors separate sheet	nutes is the minimum ret water design flows, and p or, either in the space pro	ention time. Note: please submit detail	Please submit led calculations
5. Please, Submit Industrial Process Wastewater Flow Calcu	ulations		
Estimated Industrial Process Wastewater Flows Generated:	N/A		GPD
Do you currently hold Federal or State discharge permits?		Yes _	No
Is the process wastewater termed categorical under CFR 40?		Yes	No
OSHA Standard Industrial Code (SIC): Peaking Factor/Peak Process Times:	http://w	ww.osha.gov/os	hstats/sicser.html
(Note: On the submitted plans, please show where the building's dom commercial process wastewater sewer laterals exits the facility. Also, Finally, show the location of the wet wells, control manholes, or other traps)	show where these buildi	ng sewer laterals en	nter the city's sewer.
(Note: Please submit detailed calculations shown either in the space provided below, or			
Notes, Comments or Calculation			

Updated: April 23, 2014 - 12 -

# Pleasant Avenue Church Redevelopment Sewer Demand Estimate

Map, Lots City of Portland, Maine

Building	Use	Demand Criteria	Unit Demand	Units	Demand (gpd)
Church	Apartment	120gpd per dwelling unti	120	25	3000
House Lot	Single family	90gpd/ bedroom	06	4	360
TO	TOTAL PROJECT A	AVERAGE DAILY WATER DEMAND ESTIMATE	TE	29	3360

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# LIST OF PLANS

SHEET#	TITLE
C-1.0	COVER SHEET
C-2.0	ALTA/ACSM LAND TITLE SURVEY BY OWEN HASKELL, INC.
C-2.1	SUBDIVISION PLAN
C-3.0	SITE LAYOUT PLAN
C-4.0	SITE DETAILS

### 1. DEVELOPMENT DESCRIPTION

### 1.1 PROJECT OVERVIEW

Hardypond Development Company, LLC has acquired the site of the Pleasant Avenue Church with the objective of redeveloping the site and associated properties to construct 25 market rate apartment units for workforce housing. The apartment units will be constructed within the existing church building, which will be modified to reflect current codes, but with sensitivity to the historical character of the structure. The existing rectory building is currently attached to the church via a breezeway. This will be demolished and the property will be divided to provide a separate lot for the existing residence. It is our understanding that this meets the definition of a functional division of the land.

An easement will be provided on Map 130, Lot H-013, opposite the church site to provide parking for the new use. A total of 25 parking spaces are provided. Section 14.332.4(a) of the City of Portland Land Use Ordinance requires one parking space per dwelling unit for multifamily uses in the B-2c zone.

The project proposes minimal changes to the existing site features and no significant changes to cover conditions, or stormwater runoff.

The objective is to receive approvals for the project in the fall of 2015, begin work on the project immediately thereafter, and have the first tenant spaces available in late fall 2016.

### 1.2 PROJECT PURPOSE AND NEED

The proposed project is considered a unique opportunity to transform a vacant landmark property into a dynamic new moderate density residential development within an established neighborhood. The benefits of this project include the following:

- > The provision of much needed off-peninsula residential units in a growth area with proximity to public transportation and services.
- Provision of housing stock that meets the needs of all residents of the City.
- The renovation of a currently vacant property, promoting infill development and reducing urban sprawl.
- > The preservation of a landmark structure and redeveloping to highest and best use.

### 1.3 EXISTING CONDITIONS

The existing project site comprises Lot I-012/I-014; the church property with frontage on Pleasant Avenue and Forest Avenue; and Lot H-013 which is the parking lot on the opposite side of Pleasant Avenue.

The church lot area is  $22,500 \text{ SF} \pm \text{ and}$  includes the main church building, with a footprint area of  $9,000 \text{ SF} \pm \text{ and}$  the rectory building with a footprint area of  $1,315 \text{ SF} \pm \text{.}$  The two structures are currently connected by a breezeway that joins the southwest corner of the church to the northeast corner of the rectory. A small shed/garage is located to the rear of the rectory. There is a shared driveway that enters the site just east of the rectory building and terminates in two

un-striped parking spaces. There is also parking along the Pleasant Avenue street frontage, including a single handicapped space adjacent to the church entrance at the center of the structure. A brick sidewalk leads from the street to the formal entrance to the building at the southeast corner. The remainder of the property is grass lawn, with street trees and small shrub plantings alongside the building. The property slopes in generally southerly and easterly directions towards the adjacent streets. There are no surface inlets and it appears that runoff from the property drains by sheet flow to Pleasant Avenue and Forest Avenue.

Lot H-013, which houses the current parking lot, has a total land area of approximately 10,100 SF. The majority of the lot is paved, with small, green spaces around the perimeters. The lot slopes gently at a grade of around 2% to a single catch basin located towards the rear of the lot on the eastern side. The pipe from this structure exits towards Pleasant Avenue. There are no other features on the property.

The street conditions adjacent to the property are described as follows:

Street Name	Description	On-street Parking	Condition
Pleasant Avenue	Approximately 40 feet paved width, two-way traffic, bituminous sidewalks both sides.	Yes, on both sides of street.	Moderate, some cracking, and subsidence in sidewalks and pavement.
Forest Avenue	Approximately 47 feet paved width, striped bike lanes on either side, concrete sidewalks on either side.	No	Good, some curb displacement

### 1.4 PROPOSED DEVELOPMENT

The development program includes the following elements:

### 1.4.1 ON-SITE

Twenty-five (25) new apartment units are proposed in the redeveloped church building, along with tenant laundry facilities and storage space. The basement of the building will house additional storage, mechanical equipment, and services. The unit breakdown in the building is as follows:

Floor Level	Gross (SF)	Unit (SF)	# Units	Description
Basement	8,900	N/A	None	Mechanical and Service Space
First Floor	8,900	6,741	14	5 efficiencies (1 ADA compliant),
				8 one-bed units (1 ADA compliant),
				1 two-bed units
Second Floor	5,041	3,797	7	3 efficiencies, 4 one-bed units
Third Floor	3,641	2,233	4	4 efficiencies

Exterior improvements to the property will be limited and will include the demolition of the existing breezeway connecting the church to the rectory, minor re-configuration of the driveway to provide two ADA accessible parking spaces, the provision of bicycle racks and a small enclosed garden/patio area adjacent to the southeast door.

A rear sidewalk connection to Forest Avenue and fenced enclosure for recycling and trash bins will also be added.

### 1.4.2 **OFF-SITE**

Limited improvements are proposed to Lot H-013 on the opposite side of the street. An easement will be provided in favor of the new apartment property to allow access and parking on the parcel. A new fence will be constructed along the west side of the parking lot to screen the adjacent property. New pavement striping is proposed to clearly delineate the parking spaces.

### 1.5 LAND ORDINANCE REVIEW

### 1.5.1 OVERVIEW

The property currently lies within the City of Portland B-2 Community Business Zone and R-5 Residential Zone. The following Space and Bulk requirements apply to the B-2 Community Business Zone:

B-2 Community Business Zone Summary Dimensional and Parking Requirements Applied to Pleasant Avenue Church Redevelopment					
Zoning Requirements	Current B-2 Zoning Standard	Pleasant Avenue Church			
Minimum Lot Size	None	13,094 SF			
Minimum Street Frontage	20 feet	127.17 feet on Forest Ave 140.02 feet on Pleasant Ave			
Front Yard Setback	None	3.6 feet on Forest Ave, 10.0 feet on Pleasant Ave			
Rear Yard Setback	10 feet	1.0 feet (existing)			
Side Yard Setback	None	28.6 feet existing, 4.5 feet proposed			
Front Yard Maximum	No more than 10 feet	10 feet (existing)			
Structure Setbacks	Portions of a structure above 35 feet shall be no closer than 5 feet from the side property line and no closer than 15 feet from a rear property line when such a property line abuts a residential zone.	Not applicable – portions of the building greater than 35 feet do not abut a residential zone property line.			
Height Maximum	45 feet	Height of existing structure not known (approximately 50 feet).			
Maximum Impervious Surface Ratio	For Residential Uses: None				
Minimum Lot Area per Dwelling Unit	Projects with active street frontages* as defined in Section 14-188, 435 square feet.	Area of lot in B-2c Zone = 13,094 sf. Units allowed = 13,094/435 = 30. Units proposed = 25			
Parking	One space per dwelling unit	1 space per dwelling unit			

 <sup>\*</sup> Active Street Frontage (Section 14-188)

A building will be determined to have an active street frontage upon meeting the following guidelines to the greatest extent practicable as determined by the Planning Board or Planning Authority: the primary building façade shall be within ten feet of the front street line: there shall be no parking on the lot within 35 feet of the front street line; no more than 35% of the first floor primary façade shall consist of access to garages, unutilized space, service entrances, storage or mechanicals, and the remaining 75% shall have an average depth of a minimum of 20 feet for residential or commercial uses; all primary ground floor entries to multi-family buildings must orient to the street, not to interior blocks or parking lots.

The following Space and Bulk requirements apply to the R-5 Residential Zone:

R-5 Residential Zone Summary Dimensional and Parking Requirements Applied to Pleasant Avenue Church Redevelopment – Lot B – Single family Dwelling				
Zoning Requirements	Current R-5 Zoning Standard	Lot B – Rectory		
Minimum Lot Size	6,000 SF generally	6,586 SF		
Minimum Street Frontage	50 feet	80 feet		
Front Yard Setback	20 feet	15.1 feet (existing)		
Rear Yard Setback	20 feet	13.4 feet (to new division line)		
Side Yard Setback	2 1/2 story – 14 feet	3.1 feet (existing)		
Height Maximum	35 feet	Height of existing structure not known — approximately 30 feet		
Maximum Lot Coverage	40% of lot area	Building coverage = 22.7%		
Parking	Two spaces per dwelling unit	Two spaces provided		

### 1.5.2 SHORELAND ZONING

Not applicable. The site is not located within the Shoreland Zoning District.

### 1.6 STATE AND FEDERAL PERMITS

The project does not require any State or Federal permits other than State Fire Marshall approval. The development is subject to Site Plan and Subdivision review and approval by the City of Portland and will also require a Building Permit(s) through the City Code Enforcement Office.

### 1.7 EASEMENTS OR OTHER BURDENS

There is an existing mutual access easement over Lot H-013 and the adjacent property to the east. This is shown on the Survey Plan and will remain to service this lot and the new apartment parcel (Lot A). A new easement will be provided to allow use of this parcel for parking to serve Lot A. A parking and access easement is proposed on Lot B to allow for ADA accessible parking for future residents of the redeveloped church property (Lot A), adjacent to the building and entry ramp.

### 1.8 TRAFFIC

The proposed project will not result in a significant increase in traffic. The Institute of Transportation Engineers Trip Generation Manual (7th Edition) gives a peak hour trip generation rate for apartments of 0.51-0.62 trips per unit. Using these standard figures, the project could

be expected to generate approximately 16 trips per peak hour. Given the nature and condition of Pleasant Avenue and the abutting streets, we foresee no major impacts to the capacity of the vicinity transportation network. No further traffic analysis is currently proposed.

### 1.9 SOILS/GEOTECHNICAL REVIEW

The proposed project does not involve any new building structures, or any significant site improvements. Therefore, a detailed geotechnical investigation is not warranted.

### 1.10 NATURAL FEATURES

There are no significant natural features on either of the existing land parcels. Both properties have been developed for a significant period and there is no land that has not been developed or otherwise disturbed.

### 1.11 UTILITIES AND STORMWATER

The project will re-use existing utility connections to the extent practical. It is anticipated that a new gas service may be installed to serve the rectory building. In addition, upgrades may be required to the water (fire and domestic) services to the church building pending investigation on size, age, and condition of existing piping.

The project does not propose any significant changes to cover conditions across the site and there will be no significant increase in impervious area. The only improvements are related to the provision of two ADA accessible parking spaces at the entrance to the church building. The total site disturbance associated with this work is approximately 2,600 SF. No changes will be made to existing drainage patterns at the site, which currently drains to the municipal drainage system in Pleasant Avenue. Therefore, no new stormwater management measures are proposed.

### 1.12 ATTACHMENTS

Attachment A – Existing Site Photographs

# **ATTACHMENT A**

**Existing Site Photographs** 



PHOTO 1 – Views of Parking Lot (Map 130, Lot H-13 from street)



PHOTO 2 – View of Parking Lot (Map 130, Lot H-13)



778 Main Street, Suite 8 South Portland, ME 04106 Toll Free: 800.835.8666 Main: 207.775.1121 Fax: 207.879.0896



PHOTO 3 – Existing Church Driveway (Map 130, Lots I-12 & I-14)



PHOTO 4 - Existing Breezeway Connecting Church and Rectory



778 Main Street, Suite 8 South Portland, ME 0 4106 Toll Free: 800.835.8666 Main: 207.775.1121 Fax: 207.879.0896



PHOTO 5 – Existing Rectory



PHOTO 6 – Existing Church Building from Pleasant Avenue



778 Main Street, Suite 8 South Portland, ME 04106 Toll Free: 800.835.8666 Main: 207.775.1121 Fax: 207.879.0896



PHOTO 7 – Existing Church Building from Corner of Pleasant Avenue and Forest Avenue



PHOTO 8 – Existing Church Building from Pleasant Avenue



778 Main Street, Suite 8 South Portland, ME 0 4106 Toll Free: 800.835.8666 Main: 207.775.1121 Fax: 207.879.0896



PHOTO 9 – Existing Church Building from Forest Avenue



778 Main Street, Suite 8 South Portland, ME 04106 Toll Free: 800.835.8666 Main: 207.775.1121 Fax: 207.879.0896

# 2. TECHNICAL AND FINANCIAL CAPACITY

# 2.0 TITLE, RIGHT AND INTEREST

The applicant owns the project site. A copy of the Deed is provided in Attachment B.

# 2.1 TECHNICAL CAPACITY

The applicant has assembled a highly qualified team of professionals to plan, permit, and develop construction documents for the project. The Team is working under the direction of Mr. Robert Gaudreau of Hardypond Development Company, LLC as Project Developer.

The Team services will be provided by the following companies and their respective team leaders:

# 2.2 CONSULTANT TEAM

Civil Engineer	Andrew D. Johnston, P.E. Fay, Spofford & Thorndike 778 Main Street, Suite 8 South Portland, ME 04106 (207) 775-1121 – Work (207) 756-9359 – Cell ajohnston@fstinc.com	(207) 879-0896 – Fax
Surveyor	John Swan Owen Haskell, Inc. 390 US Route 1, Unit 10 Falmouth, Maine 04105 (207) 774-0424 – Work iswan@owenhaskell.com	(207) 774-0511 – Fax
Architect	John Shields Shields Architecture 216 Range Road Cumberland, ME 04021 (207) 775-8926 – Work jshields@maine.rr.com	
Attorney	N/A	
Landscape Architect	N/A	
Lighting/Site Electrical	N/A	

# 2.3 EXPERIENCE OF PROJECT TEAM

The team of consultants retained by developer has expertise and experience in the design of similar residential housing projects. Resumes of key personnel for development team can be provided upon request.

# 2.4 FINANCIAL CAPACITY

The applicant has the means at its disposal for financing the proposed Pleasant Avenue Redevelopment project. A letter of financial capacity for the project is contained in Attachment D.

# 2.5 CONSTRUCTION COST ESTIMATE

The preliminary project cost is \$2,000,000.

This value is considered preliminary and approximate and is subject to change as building design and project layout is refined.

# 2.6 ATTACHMENTS

Attachment B - Deed

Attachment C – Letter of Financial Capacity

# **ATTACHMENT B**

Deed

# TRUSTEE'S DEED

I/We, JOHN R. DOWNES, SANDRA L. BROOKS, ARTHUR F. SCHASSBERGER, THOMAS G. SHEFFIELD, SUZANNE L. ROBERGE and MARGARET L. SHEFFIELD, Pastor, TRUSTEES of the Clark Memorial United Methodist Church established pursuant to the Agreement of Trust titled <u>Book of Discipline of the United Methodist Church - 2012</u> (the "Trust"),

for full value and consideration paid,

hereby grant to HARDYPOND DEVELOPMENT COMPANY, LLC, a Maine limited liability company, whose mailing address is 55 Hardy Road, Falmouth, Maine 04105, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Pleasant Avenue and the westerly side of Forest Avenue in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at the intersection of the northerly sideline of Pleasant Avenue with the westerly sideline of Forest Avenue thence, N 84°22'06" W along the northerly sideline of said Pleasant Avenue 220.02 feet to land now or formerly of James F. and Joann McGreal as described in deed book 9759 page 104;

Thence, N 05°37'54" E along land of said McGreal 123.41 feet to land now or formerly of Michael L. Frager as described in deed book 11464/253;

Thence, S 80°54'22" E along land of said Frager, land now or formerly of Caleb C. Bell II deed book 31402 page 242 and land now or formerly of Martha J. Walsh deed book 3413 Page 42 a distance of 163.08 feet to the westerly sideline of Forest Avenue;

Thence, S 21°07'05" E along the westerly sideline of said Forest Avenue 127.17 feet to the northerly sideline of said Pleasant Avenue and the point of beginning containing 22,538 square feet.

For a more particular description of the above described parcel of land see "ALTA/ACSM Land Title Survey 15-19 & 16 Pleasant Avenue Portland, Cumberland County, Maine made for Hardypond Development Company, LLC" by Owen Haskell, Inc.

Basis of bearings: Maine State Plane NAD83

Also conveying another certain lot or parcel of land situated on the southerly side of Pleasant Avenue in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point on the southerly sideline of Pleasant Avenue at the northwesterly corner of land now or formerly of Roger S. Zimmerman as described in deed book 4588 page 246, said point being 174.32 feet from the westerly sideline of Forest Avenue on a course of N 84°22'06"W;

Thence, S 05°37'54" W along land of said Zimmerman 157.73 feet to land now or formerly of Andrew Pixley and Rebecca Wertheimer as described in deed book 27033 page 168;

Thence, N 81°07'27" W along land of said Pixley and Wertheimer and land now or formerly of John T. and Kelly J. Clancy-Jenkins as described in deed book 8671 page 257 a distance of 65.10 feet to other land of Clark Memorial Methodist Church;

Thence, N 05°37'54" E along other land of said Clark Memorial Methodist Church 154.04 feet to the southerly sideline of said Pleasant Avenue;

Thence, S 84°22'06" E along the southerly sideline of said Pleasant Avenue 65.00 feet to land of said Zimmerman and the point of beginning containing 10,133 square feet.

The above described parcel of land is subject to and benefited by easements as described in deed book 4588 page 246.

For a more particular description of the above described parcel of land see "ALTA/ACSM Land Title Survey 15-19 & 16 Pleasant Avenue Portland, Cumberland County, Maine made for Hardypond Development Company, LLC" by Owen Haskell, Inc.

Basis of bearings: Maine State Plane NAD83

Each of the Trustees as listed above hereby warrants and covenants that they have full authority under the terms of the Trust to execute this deed and to convey the hereinabove described Trust property, that no actions are pending with respect to this Trust which could affect the Trustees' ability to convey the Trust property.

Dated: May 15, 2015

hn R. Downes, Trustee

United Methodist Church

Sandra L. Brooks, Trustee

Arthur F. Schassberger, Trustee

Thomas G. Sheffield, Trustee

Suzanne I. Roberge Trustee

Aargaret IA Sheffield, Pastor, Truste

51

State of Maine County of Cumberland, ss.

May 15, 2015

Personally appeared the above-named John R. Downes, Trustee under the above-described Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public

Print Name:

My Commission Expires ROBYN A. PEARCE Notary Public, Maine

My Commission Expires November 23, 2017

State of Maine County of Cumberland, ss.

State of Maine

County of Cumberland, ss.

May 15, 2015

Personally appeared the above-named Sandra L. Brooks, Trustee under the above-described Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Notary Public

Print Name:

My Commission Expires:\_\_\_

ROBYN A. PEARCE
Notary Public, Maine
My Commission Expires November 23, 2017

May 15, 2015

Personally appeared the above-named Arthur F. Schassberger, Trustee under the above-described Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

lotary Hublic

Print Name:

My Commission Expires:

ROBYN A. PEARCE Notary Public, Maine My Commission Expires November 23, 2017

3

52

State of Maine County of Cumberland, ss.

May 15, 2015

Personally appeared the above-named Thomas G. Sheffield, Trustee under the above-described Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Print Name: My Commission Expression A PEARCE

Notary Public, Maine My Commission Expires November 23, 2017

State of Maine

County of Cumberland, ss.

May 15, 2015

Personally appeared the above-named Suzanne L. Roberge, Trustee under the above-described Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

<del>robyna Pearce</del>

My Commission Expiresotary Public, Maine My Commission Expires November 23, 2017

State of Maine County of Cumberland, ss.

May 15, 2015

Personally appeared the above-named Margaret L. Sheffield, Pastor, Trustee under the above-described Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Notary Public Print Name:

My Commission Expires:

ROBYN A PEARCE Notary Public, Maine

Wy Commission Expires November 23, 201

Received Recorded Resister of Deeds May 15,2015 02:08:50P Cumberland Counts Nancy A. Lane

# **ATTACHMENT C**

**Letter of Financial Capacity** 



TD Bank, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207-761-8600 F: 207-761-8660
www.tdbank.com

June 11, 2015

City of Portland 389 Congress Street Portland, Maine 04101

RE: Hardypond Development Company, LLC - Proposed Pleasant Avenue Project

To Whom it May Concern:

TD Bank, NA (the "Bank") has completed a preliminary review of Hardypond Development Company, LLC's (the "Company") proposed project to be located at the former Clark Methodist Church on Pleasant Avenue in Portland. Based on the Bank's knowledge of the project, and the longstanding satisfactory relationship with Bob Gaudreau and Hardypond, we believe that the Company and its principal possess the financial capacity to successfully complete the proposed project.

Please do not hesitate to call me at (207) 828-7026 should you have any questions. Thank you.

Lewochner)

Sincerely,

Ellen Niewoehner

Vice President

Commercial Lending

# 3. CONFORMITY WITH APPLICABLE DESIGN STANDARDS

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526.

# 3.1 OVERVIEW

This project conforms with all the applicable design standards of Section 14-526 as demonstrated in the following narrative.

# (a) Transportation Standards

1. Impact on Surrounding Street Systems:

The development will fit in with the existing street system, as it will use existing driveways on Pleasant Avenue. Based on the number of residential units proposed, and the limited car ownership anticipated, the project is expected to have an insignificant impact on traffic in the neighborhood. The proximity of the site to public transportation and the adjacent bikeway on Forest Avenue are major assets to the project.

# 2. Access and Circulation:

- a. Site Access and Circulation.
  - (i) Access to the former church site is provided via the existing driveway on Pleasant Avenue. This will function in the same manner as the existing driveway. There is no provision for circulation on the property.
    - Access to the small parking lot on Lot H-013 will be via the existing driveway and shared easement with the abutting property. The parking lot layout is designed in accordance with the City Technical Standards.
  - (ii) Access and egress have been designed to avoid conflicts with existing turning movements and traffic flows to the extent practicable.
  - (iii) The site does not feature drive up services as mentioned in this requirement.
  - (iv) Site access has been designed so as not to impede potential future connection to adjacent streets.
- b. Loading and Servicing.
  - (i) Not required. There is adequate area along Pleasant Avenue for infrequent periods of loading/unloading associated with residents moving in or out of units.
- c. Sidewalks.
  - (i) There are existing sidewalks on both sides of Pleasant Avenue and along the eastern side of Forest Avenue abutting the site.

- (ii) The adjacent sidewalks appear to be in serviceable condition.
- (iii) There are existing internal sidewalks leading to the building entries. These will remain. The concrete sidewalk from Pleasant Avenue to the accessible entrance to the former church will be reconstructed.

# 3. Public Transit Access:

- a. The development will be served by the existing No. 2 Metro service route with a stop directly adjacent to the property on Forest Avenue.
- b. An area has been identified on the site plan for location of a transit shelter. The applicant will coordinate with Metro and City staff to finalize the location. Given the width of Forest Avenue at this location, a pull-out bay is not proposed.
- c. The location of the transit shelter will be at the base of the sidewalk.
- d. The applicant will not request a waiver to this standard.

# 4. Parking:

- a. Location and Required Number of Vehicle Parking Spaces:
  - (i) The applicant is proposing to provide a total of twenty-five (25) parking spaces for the project. Two (2) ADA spaces will be provided adjacent to the building entrance. A further twenty-three (23) parking spaces will be provided in the lot on the opposite side of the street. 14-332.2 (b) allows incentives for affordable housing units for rent or sale. Under this provision, the Planning Board may establish a parking requirement for affordable housing units that is less than one parking space per unit. The applicant does not propose to take advantage of this provision at this time.
  - (ii) The applicant has not prepared a TDM strategy.
  - (iii) The development does not propose to provide more than the minimum required parking.
  - (iv) Parking spaces and aisles have been designed to meet the applicable section of the Technical Design Manual.
  - (v) The project does not propose temporary parking.
- b. Location and Required Number of Bicycle Parking Spaces:
  - (i) The project will provide ten (10) bicycle parking spaces on two pads inside the fenced garden area on Pleasant Avenue.
- c. Motorcycles and Scooter Parking:
  - (i) The project does not propose any motorcycle or scooter parking.

- d. Snow Storage:
  - (i) Snow storage management will employ two approaches.
    - 1. There is space on the main site and the parking lot site to plow moderate amounts of snow to the perimeters of the site.
    - 2. In the event of excessive snow accumulation, provision will be made for removal and off-site snow disposal.
- 5. Transportation Demand Management (TDM):
  - a. A TDM plan is not required for the project.

# (b) Environmental Quality Standards

- 1. Preservation of Significant Natural Features:
  - a. The existing site retains no prominent significant natural features therefore no issue related to the preservation of these features applies.
  - b. The applicant is not requesting a waiver from this standard.
- 2. Landscaping and Landscaping Preservation:
  - a. Landscape Preservation.
    - (i) The site's existing tree population will be maintained.
    - (ii) Not applicable.
    - (iii) Adequate measures to protect existing vegetation during construction will be provided.
    - (iv) The applicant will not require a waiver from this standard.
  - b. Site Landscaping.
    - (i) Landscaped Buffers:
      - (a) There are no observable service or loading areas. The proposed dumpster area will have an enclosure for screening consisting of either wood or PVC.
      - (b) The development will be designed to meet the understory planting requirements of Section 4 of the Technical Manual. The project landscape architect is currently reviewing the existing site plant material suitable for reuse and landscape understory compliance.
      - (c) Not applicable.
      - (d) The Applicant intends to preserve the site landscaping to the extent practicable.

- (ii) Parking Lot Landscaping:
  - a) The existing pavement and landscaping on Map 130, Lot H013 will remain. No changes are proposed to this area.
  - b) Not applicable.
  - c) Not applicable.
- (iii) Not applicable.
- 3. Water Quality, Stormwater Management and Erosion Control:
  - a. Stormwater:
    - (i) All stormwater draining onto the site from adjacent properties will be accounted for in the pipe sizing and redirection to a new discharge location as necessary. Runoff from the site will continue to be directed to the City's storm drainage systems in the streets.
    - (ii) All stormwater runoff is proposed to discharge to the City street systems. The project will not adversely impact adjacent lots or the City street system.
    - (iii) All stormwater runoff is proposed to discharge to the City street systems. The project will not adversely impact adjacent lots or the City street system.
    - (iv) All stormwater runoff is proposed to discharge to the City street systems. The project will not adversely impact adjacent lots or the City street system.
  - b. The Stormwater Management Plan will meet the requirements and goals stated in Section 5 of the Technical Manual.
  - c. The project is not located in a watershed of an urban impaired stream as listed by the MeDEP.
  - d. N/A
  - e. The project is serviced by both a public wastewater system and public drainage system. The project will not pose a risk of groundwater contamination.
  - f. The project will be connected to the public sanitary sewer system which is adequately sized for the project flows.

# (c) Public Infrastructure and Community Safety Standards.

- 1. Consistency with City Master Plans:
  - a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.
  - b. Not applicable.

# 2. Public Safety and Fire Prevention:

- a. The site has been designed to promote safe and inviting public and residential access.
- b. No changes to emergency access conditions within the surrounding streets is proposed.
- c. Fire hydrants are located within the adjacent street system. The renovated church building will be fully sprinklered.

# 3. Availability and Adequate Capacity of Public Utilities:

- a. The applicant will secure letters from all applicable utilities stating their ability to serve this project. Copies of correspondence with utilities are provided in Attachment D.
- b. All on site electrical lines will be underground.
- c. All new utility infrastructure will meet the provisions of the Technical Manual.
- d. The project has an existing sewer service connection.
- e. The sanitary sewer collection system meets all applicable sections of the Technical Manual. A stormwater management system is not required based on the project size.
- f. The project will use fenced trash enclosure at the northeast side of the site to store trash and recyclables temporarily until a contracted waste management company can pick up and dispose of the solid waste from the street.

# (e) Site Design Standards.

- 1. Massing, Ventilation and Wind Impact:
  - a. The bulk, location and height of the existing building does not result in adverse impacts to abutting properties.
  - b. HVAC venting is proposed to be directed to the building roof and directed away from public spaces.

# 2. Shadows:

a. The development is located in the B-2c and R-5 Zones and this standard is not applicable to existing structures.

# 3. Snow and Ice Loading:

a. The proposed building is located such that accumulated snow and ice will not fall onto adjacent properties or public ways.

# 4. View Corridors:

a. The project site is located outside the Downtown Vision View Corridor Protection Plan.

# 5. Historic Resources:

- a. The development is not located in a historic district, historic landscape district or City designated landmark.
- b. The development is not located adjacent to or within 100 ft. of a designated landmark, historic district, or historic landscape district.
- c. There are no known archaeological resources on the site.

# 6. Exterior Lighting:

- a. Site Lighting.
  - (i) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual. No new pole lights are proposed.

# 7. Noise and Vibration:

The project noise levels will be designed to meet the permitted levels as outlined in the B-2c and R-5 Zones. All HVAC and mechanical equipment is proposed to be mounted on the roof.

# 8. Signage and Wayfinding:

- a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.
  - (i) The project is not located in a historic district or subject to Article IX.
  - (ii) Not applicable.
  - (iii) All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

# 9. Zoning Related Design Standards:

a. The project is designed to be a moderate density development with multiple story building, and the associated driveway and utility improvements.

# 3.2 ATTACHMENTS

Attachment D – Correspondence with Utility Companies

# ATTACHMENT D

**Correspondence with Utility Companies** 



6/4/2015

Andrew Johnston Fay, Spofford & Thorndike South Portland, Maine 04106

Sent via email to: AJohnston@fstinc.com

RE: Ability to Serve Letter 3 Pleasant Avenue Redevolpment project, Portland, ME.

Dear Mr. Johnston:

CMP has the ability to serve the proposed project located at 3 Pleasant Avenue in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

# **New Service Milestones**

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

162 Canco Road Portland, ME 04103 Tel (800) 750-4000 207-842-2367 office 207-458-0382 cell 207-626-4082 fax

www.cmpco.com



An equal opportunity employer



# CMP Handbook of Standard Requirements

 $(http://www.cmpco.com/MediaLibrary/3/6/Content\%\,20Management/YourAccount/PDFs\%\,20 and\%\,20Docs/handbook.pdf)$ 

If you have any questions, please contact me.

Regards,

Jamie Cough

Energy Services Advisor

Jamie Cough

Central Maine Power Company

162 Canco Road

Portland, ME 04103

207-842-2367 office

207-458-0382 cell

207-626-4082 fax

162 Canco Road Portland, ME 04103 Tel (800) 750-4000 207-842-2367 office 207-458-0382 cell 207-626-4082 fax

IBERDROLA USA

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www.cmpco.com



September 29, 2015

Mr. Jamie Cough Central Maine Power 162 Canco Road Portland, ME 04103

**Proposed Redevelopment of Pleasant Avenue Church Subject:** 

> 3 Pleasant Ave, Portland, Maine **Request for Ability to Serve**

Dear Mr. Cough:

Our office is working as a consultant to Robert Gaudreau on the site planning and permitting associated with a proposed redevelopment of the former Pleasant Avenue Church in the City of Portland to construct up to 25 residential apartments. The project site is located on Map 130, Lots I-012 and I-014 according to the City of Portland Tax Assessor's Maps. On behalf of the developer, we would like to verify CMP's ability to provide power for the project and determine any impact fees, or infrastructure improvements that may be required to serve the site.

The project will consist of renovating two existing buildings with size and use summarized as follows:

Location	Use	Size (SF)
Church	Residential Apartment	17,000±
Rectory	Single-family	2,000±

The buildings will include an underground service extension into each building. Three Phase power is desired. On behalf of the developer, we are requesting a letter affirming that the proposed project can be served by the CMP supply system.

We trust that the existing power supply system has adequate capacity to serve this project. We are in the process of completing the Preliminary Level III Site Plan Application for a submission to the City Planning Staff and we would appreciate your confirmation of site conditions.

We look forward to your review of this request and a summary of your findings and any updated cost projections for the project you may be able to provide. Please include in your assessment for any costs that could be associated with the following:

- Upgrades to nearby CMP infrastructure
- All onsite overhead and underground improvements
- Impact fees or connection fees
- CMP engineering costs

# FAY, SPOFFORD & THORNDIKE

Mr. Jamie Cough September 29, 2015 Page 2

If you have any questions concerning this request, please contact me.

Sincerely,

# FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston Principal Engineer

ADJ/smk

Enclosure: Figure C-1 – Conceptual Site

c: Bob Gaudreau

R:\SP-M167 3 Pleasant Avenue - Portland, ME\Admin\Correspondence Out\Ability to Serve\SP-M167 2015.09.29 Cough-CMP.doc



June 4, 2015

Fay, Spofford & Thorndike Andrew D. Johnston Principal Engineer

Re: Proposed Redevelopment of Pleasant Avenue Church

3 Pleasant Ave, Portland Maine

Dear Mr. Johnston:

Thank you for your interest in using natural gas for the above referenced project.

Unitil has natural gas in the vicinity of this project to provide additional gas service. Both Forest Ave and Pleasant Ave are part of Unitil's S.U.R.E Project, scheduled for upgrade from cast iron to plastic in 2020. The evaluation to complete the design, costs and determining what the customer contribution may be, if any, can be completed once Unitil receives the completed design in pdf. Unitil welcomes the opportunity for further discussions regarding this project.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at Harmon@unitil.com.

Sincerely,

Bridget L. Harmon Business Development Representative Customer Energy Solutions (o) 207-541-2536 (f) 207-541-2586



September 29, 2015

Ms. Kelly Fowler Unitil Service Corp. PO Box 3586 1075 Forest Avenue Portland ME 04103

Subject: Proposed Redevelopment of Pleasant Avenue Church

3 Pleasant Ave, Portland, Maine

Ability to Serve Project with Natural Gas

Dear Ms. Fowler:

Our office is working as a consultant to Robert Gaudreau on the site planning and permitting associated with the redevelopment of the former Pleasant Avenue Church in the City of Portland to construct up to 25 residential apartments. The project site is located on Map 130, Lots I-012 and I-014 according to the City of Portland Tax Assessor's Maps. The mechanical subcontractor estimates that the gas load for the new apartments will be approximately 1,000,000 BTU/HR. On behalf of the developer, we would like to verify Unitil's ability to provide natural gas services for the project and to determine any impact fees.

At this time, I would request a written letter stating Unitil has the ability to serve the proposed development. Specifically, our office is interested in a letter from you indicating the following:

- The ability of Unitil to serve the project.
- Any connection service or impact fees.
- Notification of any Unitil plans for or recent upgrade the service in this area.
- Engineering and/or construction upgrade fees required to extend the main to the project development area

If you have any questions concerning this request, please contact me.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston Principal Engineer

ADJ/smk

Enclosure: Figure C-1 – Conceptual Site

c: Bob Gaudreau

R:\SP-M167 3 Pleasant Avenue - Portland, ME\Admin\Correspondence Out\Ability to Serve\SP-M167 2015.09.29-Fowler-ABS-Natural Gas.docx

778 Main Street, Suite 8



July 1, 2015

FST 778 Main Street, Suite 8 South Portland, ME 04106

Attn: Andrew Johnson

Re: 3 Pleasant Avenue - Portland

Ability to Serve with PWD Water

Dear Mr. Johnson

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on June 1, 2015. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

# Conditions of Service

The following conditions of service apply:

- It is the District's understanding that the existing Pleasant Avenue Church and Vestry will be converted into 25 residential apartment units. New fire and domestic service(s) may be installed through the properties frontage on Pleasant Avenue or Forest Avenue.
- The existing 1-inch and ¾-inch diameter services will not be adequate for the proposed use; therefore, they must be terminated by shutting the corporation valve and cutting the piping from the water main.
- Water District approval of water infrastructure plans will be required for the project prior
  to construction. As your project progresses, we advise that you submit any preliminary
  design plans to MEANS for review of the water main and water service line
  configuration. We will work with you to ensure that the design meets our current
  standards.

# **Existing Site Service**

According to District records, the project site does currently have existing water service. A 1-inch diameter copper water service line serving the church building and a 3/4" copper service serving the parsonage building, located as shown on the attached water service cards, provide water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these services.

# Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main on northerly side of Pleasant Avenue and a public fire hydrant located at the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Pleasant Avenue at Forest Avenue

Hydrant Number: POD-HYD01235

Last Tested: 4/16/2015 Static Pressure: 85 psi

Residual Pressure: Not measured

Flow: Not measured

# **Public Fire Protection**

It is not anticipated that this project will include the installation of new public hydrants to be accepted into the District water system. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

# **Domestic Water Needs**

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

# Private Fire Protection Water Needs

You have indicated that the church building will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

If the District can be of further assistance in this matter, please let us know.

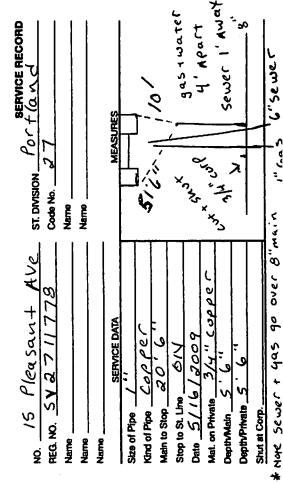
Sincerely,

Portland Water District

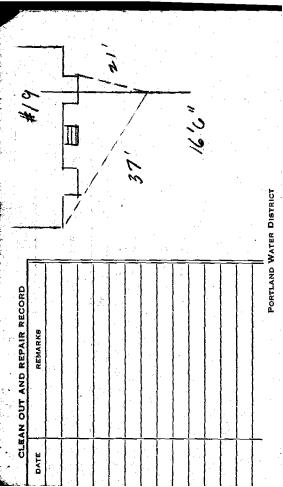
Glissen Havu, E.I.

Design Engineer

Nevre



DISTRICT DEPOSITION OF THE PROPERTY OF THE PRO Memorial Church 12x 50 nda & RENEWAL RECORDS No. 19 Sleasout due ST. LINE TO BUILDING SERVICE SHUT AT CORP. TOTAL LENGTH STOP TO ST, LINE MAIN TO STOP KIND OF PIPE SIZE OF PIPE REMARKS DATE 466 MIP 12-12 B SERVICE RECORD ST. LINE TO BUILDING STOP TO ST. LINE TOTAL LENGTH MAIN TO STOP KIND OF PIPE SIZE OF PIPE THE NO. REMARKS NAME DATE NAME 出る人人





September 29, 2015

MEANS Group Portland Water District 225 Douglass Street P.O. Box 3553 Portland, Maine 04104-3553

Subject: Proposed Redevelopment of Pleasant Avenue Church

3 Pleasant Ave, Portland, Maine Water Supply Ability to Serve

# Dear Coordinator:

Our office is working as a consultant to Robert Gaudreau on the site planning and permitting associated with a proposed redevelopment of the former Pleasant Avenue Church in the City of Portland to construct up to 25 residential apartments. The project site is located on Map 130, Lots I-012 and I-014 according to the City of Portland Tax Assessor's Maps. On behalf of the developer, we would like to verify the Portland Water District's ability to provide domestic and fire supply water for the project and determine any impact fees, or infrastructure improvements that may be required to serve the site.

The project will consist of apartment units in existing buildings, with estimated daily water uses as follows:

Location	Use	Demand Criteria	Estimated Demand
Church	Residential Apartment	Average Occupancy 1.0/unit @ 70 gal. per person/per day - 25 units at 70 gpd	1,750 gpd
Rectory	Single-family 4-Bedroom	Estimated Occupancy 2.5/Unit @ 70 gal. per person/day	175 gpd
		Total Project Water Demand	1,925 gpd

The church building will have a fire protection sprinkler system; however, at this time, the size and flow requirements for the fire service have not yet been determined.

We are preparing an application to the City for Level III Site Plan Review, and are seeking to provide documentation indicating the District's ability to provide water supply to this project.

# FAY, SPOFFORD & THORNDIKE

MEANS Group September 29, 2015 Page 2

If you have any questions concerning this request, please contact me.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston Principal Engineer

ADJ/smk

Enclosure – Figure C-1 – Conceptual Site

c: Bob Gaudreau

R:\SP-M167-3 Pleasant Avenue - Portland, ME\Admin\Correspondence Out\Ability to Serve\SP-M167-2015.09.29 PWD MEANS Group.doc



# HARDYPOND DEVELOPMENT

7 Tee Drive, Portland, ME 04103

Tel: (207) 797-6066 Fax: (207) 797-8986

October 15, 2015

Planning and Urban Development Department Planning Division and Planning Board **City of Portland** 389 Congress St. Fourth Floor Portland, ME 04101

Re: Neighborhood Meeting Certification - 3 Pleasant Avenue Redevelopment

I, Frank Carr, hereby certify that a neighborhood meeting was held on October 8, 2015 at 3 Pleasant Avenue at 6:00PM.

I also certify that on (date at least ten (10) days prior to the neighborhood meeting), invitations were mailed to the following:

- All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
- 2. Residents on the "interested parties" list.
- 3. A digital copy of the notice was also provided to the Planning Division (jmy@portlandmaine.gov and ldobson@portlandmaine.gov) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

We also placed an ad in the Legal Notices section of the Portland Press Herald, and called all interested parties individually who signed in for our August 8, 2015 meeting.

Sincerely,

Frank Com

Frank Carr

Director of Business Development

Hardypond Development

Attached to this certification are:

- 1. Copy of the invitation sent
- 2. Newspaper Legal Ad
- 3. Sign-in sheet
- 4. Meeting minutes



Dear Neighbor:

Please join us for a **Neighborhood Meeting** to discuss our request for **Site Plan and Subdivision Plan** approval for the proposed redevelopment of 3 Pleasant Avenue, Portland, formerly known as "Clark Memorial Church". The redevelopment is proposed to include 25 residential apartments in the former church building and a single family residential house in the former vestry.

Meeting Location:

Public Meeting Space at the Former Clark Memorial Church

3 Pleasant Avenue Portland, Maine

**Meeting Date:** 

Thursday, October 8, 2015

**Meeting Time:** 

6:00 p.m.

The City Code requires that property owners within 500 feet (except notices must be sent to property owners within 1,000 feet for industrial zoning map amendments and industrial subdivisions) of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please feel free to contact me at 207-775-1121.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston, P.E.

Principal Engineer

ADJ/smk

R: SP-M167 3 Pleasant Avenue - Portland, MEAdmin/Permitting/Local-Neighborhood Meeting/SP-M167 2015.09.28 Neighborhood Meeting Letter.docx

Note: Under Section 14-32(C) and 14-525 of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within three weeks of submitting a preliminary application or two weeks of submitting a final site plan application, if a preliminary plan was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4<sup>th</sup> Floor, 389 Congress Street, Portland, ME 04101 or by email to: bab@portlandmaine.gov

# ADVE

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SPECIALS Ø ≥ >

Certified Counsed

2013 AUDI SA QUATTRO
RECENT TRADE, SPORTY,
AUDI CERTIFIED, GORGEOUS
\$41,502
2013 VW JETTA HYBRID
VW CERTIFIED, MOONROOF,
LEATHER, NAVIGATIRO
\$17,930
2012 AUDI A-5 QUATTRO
ARE MANUAL TRANS, AUDI CERTIFIED,
MOONROOF, LEATHER
\$30,799

2012 AUDI TT QUATTRO
40,000 MILES, AUDI CERTIFIED,
6REAT OPTIONS, JUST TRADED
\$30, 585
2012 VW JETTA S
29,000 MILES, VW CERTIFIED,
VERY CLEAN, READY TO GO
\$13,597

2012 AUDI A-4Q'S
MOONROOF, AUTOMATIC, LEATHER,
GREAT CONDITION
\$24,990
2015 AUDI Q3 QUATTRO
2015 AUDI Q3 QUATTRO
FACTORY WARRANTY
\$35,979
2012 VW JETTA SE
CONVENIENCE AND SUNROOF,
VW CENTIFIED, JUST ARRIVED
\$13,803

2012 VW JETTA S
JUST ARRIVED, 14,000 MILES,
ONE OWNER, VW CERTIFIED
\$15,998
2012 AUDI A-6 QUATTRO
PREMIUM, 15,000 MILES,
LIKE NEW, GORGEOUS
\$37,666
2013 VVW BEETLE
VW CERTIFIED, 14,000 MILES, WARRANT
AUTOMATIC
\$16,275

2005 LEXUS ES 330 EXCEPTIONAL, RECENT TRADE, MOONROOF, SAVINGS MORE SUPE

2012 MAZDA 2 RECENT TRADE, ONE OWNER, EC

2006 CHEVROLET IMPALA LTZ VERY CLEAN, GREAT OPTIONS, WARRANTY \$8,420

2008 HONDA CRV EX-L
JUST TRADED, 61,000 MILES, LEATHE
MODNROOF
\$15,159
2009 BAWN X3
RECENT TRADE, SILVER, MOONROOF
GREAT CONDITION

\$17,398
2013 HONDA CIVIC
23,000 MILES, WARRAN
REGENT TRADE, VEPY CIE

S

\$8,545
2009 LINCOLN MKS AWD
VERY CLEAN, INMIGRATION, RECENT TRAD

\$13,893 \$13,893 2006 VOLYO S60 2.5T JUST TRADED, VERY CLEAN, AWD, LEATHEI

\$11,901
2010 CHEVY TAHOE LT
VERY CLEAN RECENT TRADE,
GREAT OPTIONS, MUST SEE
\$29,980
2014 FORD ESCAPE SE
16,000 MILES, WARRANTY,
RECENT TRADE, VERY CLEAN
\$22,092
2012 FORD FUSION SEL
EXCEPTIONAL, JUST TRADED, LEATH

SAVE.

Porland Press Aerald Maine Sanday Celegram pressherald.com

# LEGAL ADVERTISEMENTS

adjudged the foreclosure of a mortgage granted by Dianne Baggs to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's of the property by the described in the mortgage mortgagor(s), a public sale will be conducted on of the property described in the mortgage will be conducted on

October 29, 2015 commencing at 10:00 a.m at 190 US Route One, 2nd Floor, Rear, Falmouth, Maine

in cash, certified or bank place stated in this notice, no sale shall be deemed to Mortgagor, the Mortgagee by its attorneys, have occurred and all rights or the Mortgagee's attorney. to reschedule a subsequen

Additional terms will be announced at the publi announced at the public sale.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates 2004-04 by its attorneys, Shechtman Halperin Sovage, LLP James M. Garnet, Esq. John M. Ney, Jr., Esq. 080 Main Street, Powtucket, RI 02860 (401) 272-1400

#### Legal Advertisement

NOTICE OF PUBLIC SALE

2015 in the action entitles | Registration systems, it c., us | Photogram Chase Bank, | nominee for PrimeLending, | recorded in the Cumberlant | Registry of Deed | Plants Capital Company, | Terri L. Beardsley, et al., | dated September 25, | by the West Bath District | 2008, and recorded in | | 2008 | Book 28362, Page | Pa

12-353, wherein the Court RE-13-139 wherein the Court adjudged the foreclosure of a mortgage granted by Terri . Beardsley to Mortgage Electronic Registration Systems Inc., as nominee for Regency Mortgage Wholesale Lender dated Corporation dated August March 8,2004 and recorded 20, 2010 and recorded i in the Cumberland County
Registry of Deeds in Book
Registry of Deeds in Book 21008, Page 238, should the 28014, Page 36, the period of period of redemption have redemption having expired expired without redemption | a public sale of the property

> October 30, 2015 at 10:00 am At Bendett & McHuah, P.C., 30 Danforth Street, Suite 104, Portland,

The property is located at 28 omerset, Unit B-28, Freeport, Somerset, Unit B-28, Freeport, Medugh, R.C., which deposit is non-refundable as to the have occurred and mortgage. The sale will be required to make a deposit of \$5,000.00 in cash, certified or bank Medugh, R.C., which deposit is non-refundable as to the have occurred and county, Maine, reference as described in said mortgage.

Somerset, Unit B-28, Freeport, Medugh, R.C., which deposit is non-refundable as to the conducted on October 14, 2015, and 92 Campus Center 23, 2015, commencing at 20:00 AM at the law office of 23, 2015, commencing at 20:00 AM at the law office of 23, 2015, commencing at 20:00 AM at the law office of 24, 2015, and 20:00 AM at the law office of 25, 600 AM at the law offic check at the time of the public sale made payable of the purchase price shall be paid within thirty (30)
Savage, LLP, which deposit is non-refundable as to the highest bidder. The balance of the mortgagee is not highest bidder. The balance of the purchase price shall be paid within thirty (30)

The deposit of the purchase price shall be a state of the purchase price and the purchase price shall be a state of the purchase price and the purchase price shall be a state of the purchase price and the pur is non-retundable as to the time event a representative of the mortgage is not of the purchase price shall present at the time and be paid within thirty (30) place stated in this notice, have no further recourse have no further recourse to 10% of the Request for Proposals days of the public sale. In the successful bid amount the event a representative of have occurred and all rights the Mortgagee or the within 5 days of the public The Bank of New York Mellon to reschedule a subsequent f/k/a The Bank of New York sale are reserved. If the sale Mortgagee's attorney. as Trustee for the Benefit of the Certificateholders of the **the Purchaser at the sale** CWABS, Inc., Asset-Backed shall be entitled only to a Certificates 2004-04 is not return of the deposit paid. present at the time and The Purchaser shall have no

> This property will be sold as is. Additional terms will be

JPMorgan Chase Bonk, National Association by its attorneys, Bendett & McHuah, PC 30 Danforth Street, Ste. 104 Portland, ME 04101 207-221-0016

#### Legal Advertisement

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclasure and Sale entered May 8, 2015, in the action entitled Wells Fargo Bank, NA v. Heath A. Phillips, et al., by the West Bath District Court, Docket Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered May 7, 2015 in the action entitled IPMorgan Chase Bank, promines for PrimeLending, and IPMOrgan Chase Bank, promines for PrimeLending, promines f No.WESDC-RE-14-85, wherein foreclosure of mechanic

the Sagadahoc County | 163, Hammond Lumber' Registry of Deeds in Book | Amended Clerk's Certificate 3023, Page 107, the period of recorded at said registr redemption having expired a public sale of the property described in the mortgage will be conducted on

November 6, 2015 At Bendett & McHugh, P.C., 30 Danforth Street, Suite 104, Portland, Maine.

described in soid mortgage. having expired, a public sale. The sale will be by public of the property described. auction. All bidders for the auction. All bidders for the property will be required to make a deposit of \$5,000.00 auritt and Shannon Auritt, in certified or bank check at dated October 19, 2009, is non-refundable as to the have occurred and all rights subject to all outstanding highest bidder. The bolance to reschedule a subsequent municipal assessments and Bureou of General Services

> s. Additional terms will be announced of the publi

Wells Forgo Bank, NA Bendett & McHugh, P.C. 30 Danforth Street, Ste. 104 Portland, ME 04101 207-221-0016

# Legal Advertisement

Notice of Public Sale Pursuant to 10 M.R.S.A. §3259 October 23, 2015 at 10:00 a.m.

Property located at 27 Twin Meadows Lane, Falmouth, ME (Map RO3, Lot 4 or Block 026)

Notice is hereby give hat in accordance wi a Judgment and Order Sale docketed June 4, 201 entered by the Cumberlan County Superior Court in th case of Burton Associate et als. v. Gary Auritt, et a Docket #CUMSUP-RE-10-53 wherein the Court adjudge

Pleasant Avenue Portland, Maine. A sign-in sheet will be circulated and minutes of the neetina will be taken.

nt Book 28773, Page 193 Jurton Associates' Clerk

ertificate recorded o

said reaistry at Book 28271

age 259, LaPlante Electric's

Mechanics' Lien Certificate recorded at Book 28518

Page 270, LaPlante Electric's Clerk's Certificate recorded

at said registry at Bool 28593, Page 34, and ordered

he sale pursuant to 11

within 5 days of the public

sale. The balance of the

purchase price will be due and payable within 30 days

be available from Frank M.

September 15, 2015.

The property is located M.R.S.A. §3259, the period at 185 Alexander Reed of redemption from said

### Legal Advertisement

SOUTHERN MAINE COMMUNITY COLLEGE NOTICE TO ARCHITECTS REQUEST FOR QUALIFICATIONS

SOUTHERN MAINE

COMMUNITY COLLEGE

Road, Richmond, Maine, as Judgment and Order of Sale (SMCC) is requesting Àrchitectural / Engineering services from qualified firm to perform CAMPUS MASTER PLANNING SERVICES for Brunswick Campuses. in certified or pank check at the control of the control of the public sale made payable to Bendett & County Registry of Deeds in McHugh, P.C., which deposit Book 27334, Page 104 will McHugh, P.C., which P.C.,

services?RFQ profs htm.

previously issued/advertised by SMCC on 8/26/15

# Legal Advertisement

of the public sale. Any and all right, title, and interest of The next quarterly meeting of the Maine Historic Preservation Commission Sary Auritt and Shannon Auritt, their heirs and assigns, Preservation Commission will be conveyed to the will be held at 10:30 a.m. successful bidder by release October 23, 2015 at the Elsie deed. All other terms and and William Viles House, 71 onditions of the sale will Stone Street, Augusta, Maine

nderkuffler, Esq., 116 Main he Commission meets St., Farmington, ME 04938, elephone number 778-9771. auarterly to nominate buildings, sites, and districts to the National Register of Historic Places. For more nformation, contact the Maine Historic Preservation Hammond Lumber Commission, 55 Capito Company Street, 65 State House Station By: Frank M. Underkuffler Augusta, Maine 04333-0065, Its attorney telephone 287-2132.

# Legal Advertisement

lease join us Thursday October 8th, 2015 at 6PM fo Neighborhood Meeting to discuss our request for Site Plan and Subdivision Plan approval for the proposed redevelopment of 3 Pleasant Avenue, Portland, formerly known as \*Clark Memorial Church\*.The redevelopment is proposed to include 25 market rate residential apartments in the tormer church building and a single family residential house in the former vestry

Meeting Location: Public Meeling Space at the former

Clark Memorial Church 3

# Legal Advertisement

ne Standish Planning Board ill hold a business meetin on Monday, October 05, 2015 of 7:00 PM in the Standish

#### New Business:

nendment to Standish Tow Code, Chapter 181, Land Use rdinance: Article III, District egulations reagrding , general standards egarding pedestrian ways

o ensure your participation

nform us of any specie equirements you have

# Legal Advertisement

Town of Ogunquit **Public Hearing Notice** he Ogunquit Select Board

will hold a Public Hearing

on the New Application for an On-premise Liquor cense Permit for Prego. LLC dba Five-O Shore Road, Ogunquit, Maine. The hearing will be held at 5:00pm on Tuesday, October , 2015 at the Dunaway community Center (Town office), 23 School Stree Daunauit, Maine, 03907

# Legal Advertisement Town of Ogunquit **Public Hearing Notice**

will hold a Public Hearing on the New Application for an On-premise Liquor License Permit for Laflin Properties, LLC dba Beachfire, Ogunquit, Malne. The hearing will be held at 5:00pm on Tuesday, October 6, 2015 at the Dunaway Community Center (Town Office), 23 School Street Ogunquit, Moine, 03907

## Legal Advertisement

#### Town of Scarborough Zoning Board of Appeals

Zoning Ordinance, Town Scarborough, adopted March 1985, you are hereby notified of the following appeals. The Town of Scarborough Zoning Board of Appeals will hold a public hearing at 7:00 P.M. on October 14, 2015, at the Municipal Building to hear the following:

Re-approval Hardship Variance Joseph & Charlene Doherty, 16 Jones Creek Dr. U22/8

Special Exception Lindsay Diminick, 15Forecaster Way,

work for sticker but looks and drives fine. 152,000 miles. \$1500/best 774-2065 Special Exception Christina LaBrecque, 23 Tapley Road, FORD ECONOLINE SI VAN Standard Variance, Michael

2006 wheelchair lift w/ cord & remote, silver, 82K ilkha, 35 Winslow Homei miles, good cond. Price reduced to \$7,900. Coll 657-3941. AL/6111 Pa ractically Difficulty Variance Peter & Lorraine Talbot, 3 Pinewood Circle, U17/75

Mark Margon, Chairma Zoning Board of Appeals



# ECREATION

Boats, Canoes &

17.5' FOUR WIND HORIZON

180 2007 190HP Volvo Penta, 4.3L I/O, very low hrs

great cond. First \$13,500 fakes it. 207-446-8824

FRANSPORTATION

1999 45K mi, MINT cond no rust, garaged 6 yrs 1

7/14. New tires, T-tops, LS1 motor w/LS6 air intake

Long tube headers, 3° dual

enhanced trans., Eng balanced & blue printed

Heads ported & polished

High compression pistons, 30 lb Ford fuel injectors, 12

bolt Moser 4:10 rear end,

Black, auto, 350 V-8, exc. shape, low miles \$6,000.

FORD MODEL A RUMBLE SEAT COUPE 1930 Selling

for widow. Complete eng rebuild 1500 mi. ago. Pain

fair otherwise very good \$12,500.207-318-8757.

MERCEDES-BENZ 190E 1985

condition, original owners6,000, 207-883-5309.

SUBARU IMPREZA WG 2015

hatchback, spoiler, heat-ed seats, black, 850 miles, like new, garaged \$20,500. 883-0910.

BMW X5 PREMIUM 2011

AWD, blk/blk, exceptional

cond., dealer maint., ga-raged, 60K mi, full sport & tech pkg, too many options to list \$29,575.207-318-0805

**BUICK LESABRE 2006 Needs** 

Autos For Sale

59,000 miles, excellent condition, original owner

Antique, Classic,

Custom

message.

207-632-6787

Kayaks

FORD F350 2002 With plow 59K mi, runs great, August sticker, some rust. \$6,900. So. Portland. 799-5367

Autos For Sale

FORD RANGER P/U 1997 Runs great, all inspected. Asking \$950. Kennebunk 207-286-4625.



FORD TAURUS SE 2006 Se dan, 213K miles - all hwy V6, new sticker, new tires reat cond., needs nothing \$3,000. 207-205-9123.

GMC HD 1987 half ton CHEVROLET CAMARO 228 4WD, auto, PS, PB, 97K miles \$10,900, 207-712-8901.

> INFINITI M37 2011 4 dr. Nav. AWD, extra set rims w/snow tires, 40K miles \$25,500. 207-712-8901.

exhaust, Racing cam, New 2 stage clutch, New high NISSAN MAXIMA SV 2009 strength racing torque arm, 6 spd performance red, 70K, leather heated seats, 24MPG, Bose, service records, very good cond. \$12,700, 207-939-2417.

SAAB TURBO 1993 4dr, std. midnight blue, registered, high miles, needs muffler \$800 or best offer Boothbay bott Moser 4:10 fed etc. Traction bars. High pressure fuel pump \$11,000/ best. 207-329-5341 leave

4 dr sedan, 28,000 miles \$9,000, 207-272-0402. CHEVY CAMARO Z28 1992

SUBARU WRX 2011 black new snow tires on steel rims, new summer tires incld, dealer maint., 50K, adult owned, exc. cond, \$19,600, 207-318-2289

TOYOTA PRIUS 2007 126K miles, very good cond., pkg #6, nav., Bluetooth, silver w/ grey Leather int. Great carl Below book at \$5,800, 829-3175 or 831-3315.

VOLVO S80 2004 AWD, 144K heated leather, moonroof, 2.5T, auto, Volvo maint., 2nd owner, very good cond., needs nothing, 24/20 mpg \$4,900. 945-9326.

# Motorcycles

BMW R1150RS 2003 48,200 miles, bags, new tires & battery, \$4,500. Bridgton 803-2008

HONDA GOLDWING 1800 2001 Runs "as new", 62K miles, 1 owner, includes Scarifice \$5,500, 207-838-3066

# Recreational Vehicles

MONTANA 5TH WHEEL MOD-EL 3402RL 2013 Self-leve

# pressherald.com/subscribe

Portland Press Herald Maine Sundau Telegram pressherald.com

Where Great Deals

Neighborhood Meeting
3 Pleasant Avenue
Average 2017 (2015)

First Name	Last Name	Address	City	diz 15	Phone	E-mail
Leslie	Withelm	32+34 Pleasant Aue Pt1d ME 04103	Aue Pt1d	ME 0410		2072326016 Lwilhelm mave
Jessia	Kelly	32 Clindon St		MC 0410	1-5-129 8	Portland Mc 04/03 671-5211 ressicakelly emaine. 12.6
Cone	Peterson	42 Nevens ST	- PORTUNI	NE OHOS	207522208	FOGILAND NE 0403 2075222087 Datessould pichola
Sandra	Brooks	51 Modlawn Av	Potland mx 64103	10 64103	7747593	<u>)</u>
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	80	25		0000		×

# REDEVELOPMENT OF 3 PLEASANT AVENUE NEIGHBORHOOD MEETING OCTOBER 9, 2015 – 6:00 P.M.

# MEETING MINUTES

The meeting was held at 3 Pleasant Avenue, in the community room of the former Clark Memorial Church. Present were: Robert Gaudreau, President of Hardypond Development; Frank Carr, Director of Business Development of Hardypond Development; and various community members (see attached attendance list).

The meeting was opened at 6:00 by Bob Gaudreau, who requested all present to sign the attendance sheet, as required by the City of Portland. Mr. Gaudreau began by noting that the purpose of this meeting was to introduce a new plan for redevelopment of the former church into 25 market-rate apartments, all in the sanctuary, and that the connector between the former church and the attached single-family house will be removed and the house will be sold separately. He also noted that the plan discussed in August, to provide housing for Shalom House, is no longer in development. When asked for details, he declined to comment further.

Mr. Carr noted that the 25 market-rate apartments will fit well with the City of Portland's affordable housing initiative. Monthly rental rates will be between \$900 and \$1,200, and the apartments will be approximately 500 - 600 square feet. It is anticipated that there will be one two-bedroom apartment and that the others will be split evenly between studio units and one-bedroom units. There will be 23 parking spaces across the street, an additional two handicapped parking spaces near the building, and the adjacent house will have its own two spaces. The parking meets the 1 to 1 parking spot to apartment ratio required for market-rate apartments. The site plan and interior plans were available for attendees to review.

One audience member, a member of the Clark Memorial congregation, stated that she is saddened that Shalom is no longer involved because she had felt that providing housing for Shalom clients was a fitting use for the former church building and would have fulfilled a significant need for Shalom House.

Another audience member, who still wanted to voice an opinion even after learning that Shalom has decided not to proceed, stated that she felt that there would have been too high a density of people with mental illness and that such a use wouldn't be appropriate for the neighborhood. Mr Gaudreau restated that Shalom is no longer involved in the project.

Mr. Carr and Mr. Gaudreau then opened the meeting up to questions and comments from the audience:

Q: Will there be supervision in the building?

A: No – these apartments will be just like any other apartment building, with an offsite property manager available to deal with any maintenance issues or emergencies, but no onsite management or supervision.

Q: Are there plans for any landscaping or green space?

A: There will be a bike rack, a parking fence, and there will be enhancements to the existing plantings, such enhancements to meet the City's requirements. Mr. Gaudreau added that he already has a permit to remove the connector between the church building and the house, and that the demolition will begin shortly.

Q: How much will the building cost to renovate into apartments?

A: Approximately \$2,000,000.

Q: How will the building's units be marketed?

A: The units will be marketed as market-rate apartments, adaptable to meet ADA requirements.

Q: What will be the impact on traffic?

A: While there hasn't been a traffic study specifically for this development, past Forest Avenue traffic data indicate that an additional 25 vehicles in the area would produce a negligible effect on existing traffic. The City has asked the developer to allow the addition of a bus shelter on the corner of the lot, as it is probable that there will be additional bus usage from the building.

Q: Have you heard anything about the return of the trolley?

A: We have no information about any trolley.

Q: Are there any plans for Section 8 housing in the building?

A: The plan is to develop only market-rate apartments.

Q: Will there be an increase in noise in the neighborhood?

A: The building has hardly any insulation at present, and will have much more, both between the interior and the exterior and between the units themselves, which will help to contain and additional noise.

Q: Will the whole building be residential?

A: There will not be any business use of the building.

Q: What about common areas?

A: The old plan based on Shalom House use had common areas, but this plan will only have apartments and whatever space is necessary for hallways.

Q: Will there be marketing to target specific groups, such as seniors and students?

A: There will be only open marketing, not targeted marketing of any kind and the units will be marketed solely as market-rate apartments.

Q: What if Shalom wanted to rent an apartment in the building?

A: That would be inconsistent with Shalom's housing model, which is to acquire buildings with 10 or more units, so we do not anticipate any further interest from Shalom.

Q: Will you be using historic tax credits?

A: No. Historic tax credits are appropriate for former churches that are converted in ways that preserve the sanctuary; they are not appropriate for former churches that break up the sanctuary space into floors of residential units.

When it appeared that there were no further questions from the audience, the meeting was adjourned at approximately 6:30.

Attachments: List of meeting attendees



October 30, 2015

Ms. Helen Donaldson Planning and Development Department City of Portland 389 Congress Street Portland, Maine 04101-3509

Subject: Proposed Redevelopment of Pleasant Avenue Church

3 Pleasant Avenue – Portland, Maine

**Letter of Response #1** 

Dear Nell:

On behalf of Hardypond Development Company, LLC, we have received and reviewed staff review comments in response to our Preliminary Site Plan and Subdivision Application related to a proposed redevelopment of the former Pleasant Avenue Church site located at 3 Pleasant Avenue into 25 residential apartments. For ease of reference we have repeated the comments below in *italics* followed by our response.

# PB WORKSHOP COMMENTS FROM NELL DONALDSON DATED 10-22-15

#### **SUBDIVISION REVIEW**

#### Comment 1:

**Water, Air Pollution.** There are very minor site changes proposed, including the demolition of a breezeway, the removal of a shed, and some additional paving. The development is not anticipated to have detrimental water or air impacts.

#### Response:

No response required.

#### *Comment 2 & 3:*

**Adequacy of Water Supply.** The applicant has provided evidence of capacity from the Portland Water District (Attachment C).

#### Response:

No response required.

Ms. Helen Donaldson October 30, 2015 Page 2

#### Comment 4:

**Soil Erosion.** No unreasonable soil erosion or reduction in the capacity of the land to hold water is anticipated.

#### Response:

No response required.

#### Comment 5:

Impacts on Existing or Proposed Highways and Public Roads. The applicant has provided an estimated trip generation of 16 peak hour trips based on the Institute of Transportation Engineers Trip Generation Manual (Attachment C). No traffic impact analysis has been conducted. Tom Errico, the City's consulting traffic engineer, has concurred that no traffic study is required (Attachment 1).

#### Response:

No response required.

#### Comment 6:

Sanitary Sewer/Stormwater Disposal. The applicant has submitted a wastewater capacity application to the Department of Public Services (Attachment C). Verification of capacity will be required at the time of final plan. The applicant has proposed to use existing sewer connections in Pleasant Avenue.

#### Response:

Verification of wastewater capacity from DPS is included with this submission as Attachment A.

#### Comment 7:

**Solid Waste.** The applicant has proposed trash and recycling enclosure on the Forest Avenue frontage near a new proposed sidewalk with stair access to the building. Staff has requested that the applicant consider moving this trash enclosure to the rear of the building to make it less visible from Forest Avenue.

#### Response:

The applicant has worked with the Engineer to revise the location of the trash enclosure to address this comment. The subdivision line between the house lot and the apartment lot has been adjusted to accommodate this, and provide privacy and separation between the lots.

#### Comment 8:

**Scenic Beauty.** This proposal is not deemed to have an adverse impact on the scenic beauty of the area.

Ms. Helen Donaldson October 30, 2015 Page 3

#### Response:

No response required.

#### Comment 9:

Comprehensive Plan. The proposed project will add rental housing to the City's housing stock, and thus meet a number of housing objectives of the comprehensive plan. The project will also adaptively reuse an existing building on a major commuter corridor and transit line, thus achieving some of the smart growth objectives of the comprehensive plan as well.

#### Response:

No response required.

#### Comment 10:

Financial and Technical Capacity. The applicant has submitted a letter from TD Bank attesting to the applicant's capacity to successfully complete the project (Attachment D).

#### Response:

No response required.

#### Comment 11:

Wetland/Water Body Impacts. There are no anticipated impacts to wetlands.

#### Response:

No response required.

#### Comment 12:

Groundwater Impacts. There are no anticipated impacts to groundwater supplies.

#### Response:

No response required.

# Comment 13:

**Flood-Prone Area.** Per the City's existing flood maps, the site is not located in a flood zone.

# Response:

No response required.

Ms. Helen Donaldson October 30, 2015 Page 4

#### SITE PLAN REVIEW

#### 1. Transportation Standards

a. Impact on Surrounding Street Systems. As noted above, the applicant's narrative estimates that the project will add 16 peak hour trips to the adjacent street system. The impact of these trips is anticipated to be negligible. Mr. Errico has stated that he does not anticipate negative traffic or safety impacts (Attachment 1).

#### Response:

No response required.

b. Access and Circulation. The applicant proposes to provide vehicular access to ADA parking serving the church lot at 3 Pleasant Avenue and parking serving the single-family home at 15 Pleasant Avenue via the existing curb cur on the north side of Pleasant Avenue. This driveway, as well as the ADA parking for the church redevelopment, will technically lie on the single-family lot at 15 Pleasant Avenue, with a 30 foot wide access easement to the church property. Staff has requested that the applicant verify that circulation is technically possible around, to, and from these parking spaces. Mr. Errico has reviewed the configuration of proposed parking and drive aisles. He writes,

"The parking area abutting the building is very tight and I'm not sure is workable. The applicant should explore the possibility of relocating one handicapped parking space to the main parking lot, thus creating more space for vehicle circulation from the two abutting parking spaces (This would need to meet ADA regulations and must be confirmed). I would be supportive of providing additional compact size parking spaces to allow for the target 25 parking spaces."

Access to the off-site parking at 16 Pleasant Ave (which will serve the church redevelopment) would be provided via an existing driveway shared with the property at 14 Pleasant Avenue. Easements will be necessary in this location as well. Mr. Errico notes,

"I find the parking lot layout on the south side of Pleasant Avenue to be acceptable. With that, the applicant should provide dimensions for the driveway servicing the abutting residential property and provide information on winter maintenance agreements/responsibilities. I would note that encroachment into the driveway by project vehicles is possible, and accordingly delineation of parking spaces is important."

Pedestrian access to the converted church building would remain largely as is, with the exception of a new secondary entrance at the northeast corner of the site on Forest Avenue, which would be reachable via a new sidewalk from the street. The main entrance from Pleasant Avenue would continue to exist as it currently does, via a sidewalk with steps to the building. ADA access would continue to be provided to the west on Pleasant Avenue via a ramp; the sidewalk to the ADA ramp would be reconstructed. Staff has requested that the applicant document ADA access from the street in the revised submittal. There are no proposed changes to

Ms. Helen Donaldson October 30, 2015 Page 5

pedestrian access to the single-family lot or the parking. Mr. Errico has noted that DPS has not yet evaluated the condition of the sidewalk and ramp at the Pleasant Avenue/Forest Avenue corner (Attachment 1). This review will be completed prior to the final plan submittal.

# Response:

The parking to the rear of the proposed single-family residence is accessible via the driveway. This is evidenced by the previous use of the structure labeled "Wood-framed Shed" on the site plan. It is our understanding that this was used as a garage, with access via the driveway, before the breezeway connecting the two buildings was constructed. We have run turning templates using the AASHTO Large Car Model (19'long) to demonstrate sufficient space to maneuver in and out of this area (see figure provided in Attachment B). This area is fairly tight, but we feel it provides sufficient space to accommodate the parking proposed.

As discussed at the Planning Board workshop meeting, we do not feel that moving one of the handicapped parking spaces to the other side of the street offers a reasonable alternative. This does not appear to meet the letter or spirit of the ADA regulations, which require parking to be provided as proximate as practical to building entrances.

We have reviewed the layout and topography on the approach from Pleasant Avenue and made some minor adjustments to ensure that an accessible route is provided from street onto the property. The new concrete sidewalk and striped access route to the entrance ramp is designed to meet the minimum ADA requirements for accessible routes. The maximum longitudinal slope does not exceed 1:20, the maximum cross slope does not exceed 1:48, and a minimum width of greater than 36" is provided at all locations.

c. Public Transit Access. Given that this project is over 20 residential units and located along a transit route, a transit facility, consisting of a transit shelter and a pullout bay, is technically required. The applicant has identified a transit shelter pad on the preliminary plans. A shelter should be designated as well. It appears that a pullout is not possible given right-of-way constraints. Additional coordination with METRO will be required to identify the exact location of these facilities. The applicant has depicted a public access easement surrounding the shelter site on the draft subdivision plan.

#### Response:

The Applicant has called Metro to confirm the optimum location for the transit shelter. We are awaiting a response from them. We will continue to coordinate with Metro and City staff to ensure that the final location of the shelter is agreed by all parties.

d. Parking. Division 20 of the land use ordinance requires one parking space per unit for residential development in the B-2 zone (Section 14-332(a)). At this ratio, the church redevelopment would be required to provide 25 parking spaces for the 25 residential units. The preliminary plans show 23 parking spaces off-site at 16 Pleasant Avenue and two ADA spaces next door at 15 Pleasant Avenue, or exactly 25 spaces. Both of these parking areas lie within 100 feet of the church lot at 3 Pleasant Avenue, thus meeting the requirements of Section 14-334 of the ordinance, which permits off-site parking for uses in non-residential zones.

Ms. Helen Donaldson October 30, 2015 Page 6

Mike Farmer of the City's Department of Public Services, has requested additional information on the design of the ADA parking spaces,

"The layout shown on the site plan for two handicapped spaces does not, in my view, meet the design standard for a van accessible space. Does the proposed parking layout meet the design standard for a van accessible space?"

Division 20 generally requires two parking spaces per unit for residential buildings in zones without exceptions. Two spaces are proposed at the rear of the single-family building at 15 Pleasant Avenue, meeting this requirement.

The preliminary plans include 10 bike parking spaces in two bike racks, meeting the requirement for residential structures. All of these spaces are proposed inside a fenced area on the Forest Avenue side of the church building. Staff has requested that the applicant move one of the racks to the outside of the fenced area to improve visitor access to bike parking.

#### Response:

We have adjusted the striping adjacent to the inboard\_handicapped parking space so that it extends the full length of the space at a width of eight feet. This space now meets the requirements for a van accessible parking space. It is our opinion that a van accessible space is not strictly required on this site (private residential development). However, we do need to provide two accessible spaces (one each for the accessible units) and would like to accommodate a van accessible space if practical.

e. Transportation Demand Management. A transportation demand management plan is not required.

#### Response:

No response required.

#### 2. Environmental Quality Standards

a. Preservation of Significant Natural Features. There are no known significant natural features on the site.

#### Response:

No response required.

b. Landscaping and Landscape Preservation. The preliminary plans show four crab apples and 12 hostas on the off-street parking site at 16 Pleasant Avenue. Staff has requested that the applicant provide a landscaping plan for both buildings and the parking area that meets the standards of the site plan ordinance. Jeff Tarling, the city's arborist, has noted that the landscaping plan should include two additional street trees on the north side of Pleasant Avenue, where two have recently been eliminated. As noted above, staff has also requested that the applicant consider moving trash and recycling to the rear of the building, off both Pleasant and Forest Avenues. In

Ms. Helen Donaldson October 30, 2015 Page 7

addition, a transformer pad is currently depicted on the Forest Avenue frontage. In the revised plans, this pad should be either moved to a more discreet location or screened from public view.

#### Response:

A Landscape Plan is provided with this submission for review. The trash enclosure has been moved to the rear of the building, as requested. The transformer pad shown on the Forest Avenue frontage has been re-located to minimize the visual impact and still conform to CMP access requirements. The project will require three-phase electrical service that is only available in Forest Avenue. Initial feedback from CMP indicated that a pad mounted transformer will be required to service the project. However, the Applicant is continuing to investigate alternatives for the new electrical service to the building.

c. Water Quality/Storm Water Management/Erosion Control. The applicant has indicated that the impervious surface on site would increase by over 1,000 SF, which would result in a requirement for stormwater mitigation. However, most of the proposed impervious appears to lie over existing impervious; the change in impervious should be verified prior to final plan review. As currently proposed, all stormwater would runoff as in the existing condition and discharge to the city's combined system, with no treatment planned.

David Margolis-Pineo, of the city's Department of Public Services, has requested that the applicant redirect all roof drains currently discharging to the sewer system to grade (Attachment 2). In addition, David Senus, the city's consulting civil engineer, has noted that the plans "should include notes related to requirements for street sweeping during construction and catch basin inlet protection" (Attachment 3).

# Response:

The plans have been revised\_for this submission and the new total impervious area has been recalculated as 21,857sf. This compares to the existing impervious area of 20,875sf. Therefore, the increase in impervious area is now 982sf.

The Applicant will re-direct all roof drains to grade as part of this project, removing inflow to the sewer system.

Notes have been added to the plan requiring street sweeping and catch basin inlet protection during construction.

#### 3. Public Infrastructure and Community Safety Standards

a. Consistency with Related Master Plans. As noted above, the project is generally deemed consistent with related master plans.

#### Response:

No response required.

b. Public Safety and Fire Prevention. The applicant has provided a life safety summary for review by the city's Fire Prevention Bureau (Attachment B). Per this summary, the converted church

Ms. Helen Donaldson October 30, 2015 Page 8

building would have sprinklers. A hydrant is provided at the corner of Forest and Pleasant Avenues. Assistant Fire Chief Keith Gautreau, of the Fire Prevention Bureau, has indicated his general approval (Attachment 4).

# Response:

No response required.

c. Availability and Capacity of Public Utilities. The Portland Water District has provided documentation of capacity to serve the project (Attachment C). At the time of final site plan review, the applicant will need to present evidence that there is sufficient sewer capacity to service the commercial and residential units on the site.

There are currently three overhead electrical feeds to the site, including two from Pleasant Avenue and one from Forest Avenue. Mr. Margolis-Pineo has requested that the applicant place all electrical service underground. The preliminary plans show electrical service underground from Pleasant Avenue. A riser pole and transformer pad are depicted on the site's Forest Avenue frontage, with electrical service underground from this location to the building. The location of this transformer pad and electrical service connection should be confirmed with the Department of Public Services prior to the submission of final plans. As noted above, this transformer, assuming it remains, should be screened from public view.

#### Response:

Confirmation of sewer capacity from DPS is included with this submission as Attachment A.

The cable and telephone lines serving the properties originate in Pleasant Avenue, as does the electrical service to the Rectory building. These will be placed underground to the site. Three-phase electrical service is only available in Forest Avenue and this is required to serve the former church building. Initial feedback from CMP indicated that a pad mounted transformer will be required to service the project. However, the Applicant is continuing to investigate alternatives for the new electrical service to the building. Pending further information on this, the transformer pad shown on the Forest Avenue frontage has been re-located to minimize the visual impact and still conform to CMP access requirements.

#### 4. Site Design Standards

#### Comment a:

- a. Massing, Ventilation, and Wind Impact. No comments.
- b. Shadows. Not applicable.
- c. Snow and Ice Loading. Snow storage areas should be delineated on the revised plans.

#### Response:

No response required.

d. View Corridors. Not applicable.

Ms. Helen Donaldson October 30, 2015 Page 9

- e. Historic Resources. The existing church building is not designated as a historic structure, nor are there historic structures within 100 feet.
- f. Exterior Lighting. A lighting plan, complete with photometrics, should be submitted at the time of final review.

#### Response:

No new external lighting is proposed at this time.

- g. Noise and Vibration. No comments.
- h. Signage and Wayfinding. No signage or wayfinding is proposed at this time.
- i. Zoning-Related Design Standards. The applicant has not proposed any changes to the existing rectory building. However, they have proposed modest exterior changes to the existing church building, including the addition of doors, windows, and several dormers. These additions have generally been designed to integrate with the building's existing historic character. Based on the multi-family design standards, the city's urban designer has requested that the applicant:
  - Review the elevations, particularly with respect to the north side, to ensure that the drawings accurately depict the existing roof design and window pattern;
  - Align proposed windows on the second and third floors on the north side with existing first floor windows; and
  - Confirm that proposed dormers match the existing roof pitch.

# Response:

Response to this comment will be provided by the Architect under separate cover.

#### SUBDIVISION PLAT COMMENTS FROM WILLIAM CLARK DATED 10-22-15

#### Comment 1:

This is a Subdivision Plan and needs a Professional Land Surveyor's Seal. This is State Law.

#### Response:

We understand that a Surveyor's stamp is required on a Subdivision Plat Plan. The previous drawing was preliminary. A stamp is provided on the revised plan.

# Comment 2:

They need to show property corners to set. This was requested at the last review.

#### Response:

These are shown on the Subdivision Plat Plan included with this submission.

Ms. Helen Donaldson October 30, 2015 Page 10

#### Comment 3:

Proposed Easement for Transit Shelter.

Needs to state "to be conveyed to the City of Portland".

Needs bearings and distances to define the area.

Needs to meet dimensional requirements of METRO bus shelters, the concrete pad, and area around it to allow for maintenance.

# Response:

The note, bearings, and distances have been added to the plan. We will continue to coordinate with Metro on provisions for the shelter.

#### Comment 4:

Easements on the south side of Pleasant Avenue need to be clearer and state who is benefitted by them.

#### Response:

The notes on the plan have been clarified to indicate who is benefitted by the easements.

#### Comment 5:

Since all the information on the ALTA/ACSM Land Title Survey is not included there needs to be a reference to the Title Survey and the Title Survey should be recorded.

#### Response:

A reference has been added on the Subdivision Plan.

#### TRAFFIC COMMENTS FROM TOM ERRICO DATED 10-22-15

#### Comment 1:

I find the parking lot layout on the south side of Pleasant Avenue to be acceptable. With that, the applicant should provide dimensions for the driveway servicing the abutting residential property and provide information on winter maintenance agreements/responsibilities. I would note that encroachment into the driveway by project vehicles is possible, and accordingly delineation of parking spaces is important.

#### Response:

A dimension has been added on the plan denoting the clear width of the driveway on the neighboring property. The Applicant will work with the abutting property owner to define winter maintenance responsibilities on the shared driveway. It is our understanding that this shared access arrangement has worked well in the past.

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#### Comment 2:

The parking area abutting the building is very tight and I'm not sure is workable. The applicant should explore the possibility of relocating one handicapped parking space to the main parking lot, thus creating more space for vehicle circulation from the two abutting parking spaces (This would need to meet ADA regulations and must be confirmed). I would be supportive of providing additional compact size parking spaces to allow for the target 25 parking spaces.

#### Response:

Please see previous response in the section above.

#### Comment 3:

I find the parking supply to be acceptable. One parking space per residential unit is proposed.

#### Response:

No response required.

#### Comment 4:

The proposed project will not generate a significant level of traffic volume and therefore the project would not be expected to negatively impact traffic or safety issues in the project area.

#### Response:

No response required.

#### Comment 5:

DPS should evaluate the condition of the sidewalk and provision of an ADA compliant sidewalk ramp at the corner of Forest Avenue.

#### Response:

No response required.

#### DPS COMMENTS FROM DAVID MARGOLIS-PINEO DATED 8-21-15

#### Comment 1:

All utility cables to service this complex are required to be placed underground from the road right. There are currently two overhead feeds to the site from Pleasant Ave and one from Forest Ave. It would be desirable to have on underground feed from Pleasant Ave.

#### Response:

The cable and telephone lines serving the properties originate in Pleasant Avenue, as does the electrical service to the Rectory building. These will be placed underground to the site. Three-phase electrical service is only available in Forest Avenue and this is required to serve the former church building. Initial feedback from CMP indicated that a pad mounted transformer will be required to

Ms. Helen Donaldson October 30, 2015 Page 12

service the project. However, the Applicant is continuing to investigate alternatives for the new electrical service to the building. Pending further information on this, the transformer pad shown on the Forest Avenue frontage has been re-located to minimize the visual impact and still conform to CMP access requirements.

#### Comment 2:

Neither Pleasant or Forest Ave are under street moratoriums.

#### Response:

No response required.

#### Comment 3:

The applicant is requested to redirect all roof drains currently discharging to the sewer system to grade.

#### Response:

The Applicant agrees to do this. A note has been added to the plans indicating that this will be done.

#### Comment 4:

Survey comments will be forthcoming.

#### Response:

No response required.

#### Comment 5:

All plans are required to be professionally stamped.

#### Response:

All plans are stamped.

# **Additional Comment from Michael Farmer, DPS**

#### Comment 6:

I have one additional comment, which relates to the designated handicapped parking spaces. The layout shown on the site plan for two handicapped spaces does not, in my view, meet the design standard for a van accessible space. Does the proposed parking layout meet the design standard for a van accessible space?

# Response:

Please see previous response to this comment in the section above.

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#### CIVIL ENGINEERING COMMENTS FROM DAVID SENUS

#### **Comments 7/10/15**

#### Comment 1:

The application is preliminary. As such, we would anticipate that additional documents will be submitted for the final application, including letters from utilities confirming capacity to serve the proposed development and approving the design. Additionally, final plans should include construction details.

#### Response:

Utility letters from electric, gas and water utilities were provided with the preliminary submission. Confirmation of sewer capacity is provided with this submission as Attachment A.

# Comment 2:

In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to 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. Given the size of the proposed development and the de minimis increase in impervious area, no formal stormwater management plan submittal will be required. We offer the following comments:

a. Basic Standard: Proposed project impacts will be small and relatively well contained on the site; however, the plans should include notes related to requirements for street sweeping during construction and catch basin inlet protection.

#### Response:

Notes have been added to the revised plans to address this comment.

b. General Standard: The project will result in a de minimis increase in impervious area of approximately 675 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control.

#### Response:

No response required.

c. Flooding Standard: The project will result in a de minimis increase in impervious area of approximately 675 square feet. 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.

#### Response:

No response required.

Ms. Helen Donaldson October 30, 2015 Page 14

#### **Comment 10/14/15**

#### Comment 1:

The applicant addressed our comment regarding utility capacity and providing construction details with the final site plan; however, our comment related to street sweeping and catch basin inlet protection does not appear to be addressed in the latest submittal (see highlighted text from July memorandum).

#### Response:

Notes have been added to the revised plans to address this comment.

# FIRE DEPARTMENTS COMMENTS FROM KEITH GAUTREAU

#### **Comments 8/12/15**

#### Comment 1:

Hydrant location on the corner of Forest and Pleasant is good and adequate flow being tapped into Forest Ave main.

#### Response:

No response required.

# Comment 2:

*Hydrants* – 2009 NFPA 1 18.3 Water Supplies and Fire Hydrants

Fire Department Connections shall not be located where large diameter hose may block egress.

#### Response:

Understood. The applicant will comply with this.

# **Construction Management Plan**

#### Comment 3:

Streets must maintain a 20' width for Fire Department access at all times.

#### Response:

Understood. The applicant will comply with this.

#### Comment 4:

Fire Hydrants shall not be blocked or enclosed by fencing. A 3' foot clearance must be kept at all times around the fire hydrant.

Ms. Helen Donaldson October 30, 2015 Page 15

#### Response:

Understood. The applicant will comply with this.

#### Comment 5:

If gates are locked, a Portland Fire Department Knox padlock must be purchased by the applicant to allow access for the Fire Department.

# Response:

Understood. The applicant will comply with this.

#### Comment 6:

The Construction Company's emergency contact information shall be posted on the property in case of an after-hours emergency.

# Response:

Understood. The applicant will comply with this.

#### Comment 7:

All construction shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.

#### Response:

Understood. The applicant will comply with this.

#### Comment 8:

All construction shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.

#### Response:

Understood. The applicant will comply with this.

# Comment 9:

Any cutting and welding done will require a Hot Work Permit from Fire Department.

# Response:

Understood. The applicant will comply with this.

#### Comment 10:

Access to the site looks good off of Forest Ave and Pleasant Ave. 30' Wide access into the proposed parking lot exceeds the minimum requirements. Parking across the street is acceptable and enables better emergency access.

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### Response:

No response required.

# **Comment 10/14/15**

#### Comment 1:

After further looking at the curb cut and driveway for emergency access off Pleasant Ave it appears very narrow. Emergency access lanes must be minimum 20'.

# Response:

Access to the building is provided along the existing driveway between the two existing buildings on either side and only extends sixty feet from the street. There is little opportunity to widen the driveway without significant impacts to pedestrian access, parking or buildings.

If you have any additional questions or require any additional information, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston, P.E.

Principal Engineer

ADJ/smk

Attachments: Attachment A – Sewer Capacity Letter from DPS

Attachment B – Turning Radius Figure – Large Car

Revised Plan Set

c: Robert Gaudreau, Hardypond Development Company, LLC

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# ATTACHMENT A Sewer Capacity Letter from DPS

# October 22, 2015

Robert Gaudreau (<u>bob@hardypond.com</u>) Hardypond Development Company, LLC 7 Tee Drive Portland, ME 04103

RE: Capacity to Handle Wastewater Flows from 3 Pleasant Ave -Residential Apartments

Dear Mr. Gaudreau:

The Department of Public Services, which includes the Water Resource Division, has reviewed and determined that the downstream sewers from 3 Pleasant Avenue has the capacity to convey the estimated 3,360 gallons per day of wastewater which will be generated from the proposed residential apartments. It is understood that no sources of stormwater runoff, roof drainage, or any other non-contaminated water shall be introduced to the wastewater collection system from this development.

If the City can be of further assistance, please call me at 874-8850 or 400-6695.

Sincerely, CITY OF PORTLAND

David Margolis-Pineo

David Margolis-Pineo Deputy City Engineer

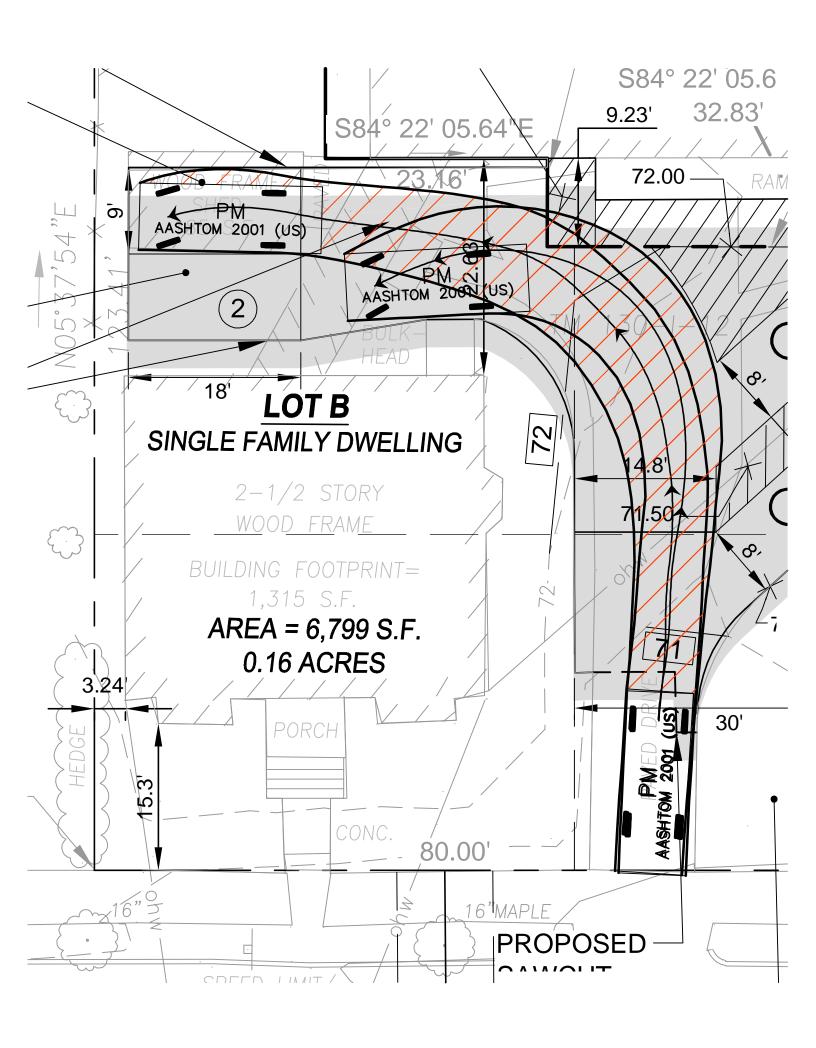
# **Anticipated Wastewater Flows from the proposed Residential Apartments:**

25 – One Bedroom Units @ 120 gpd/Unit = 3,000 gpd One – Four Bedroom Unit @ 90 gpd/Bedroom = 360 gpd

Total = 3,360 gpd

CC: Jeffrey Levine, Director, Department of Planning and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Mgr., Dep't. of Planning and Urban Development, City of Portland
Nell Donaldson, Department of Planning and Urban Development, City of Portland
Shukria Wiar, Planner, Department of Planning and Urban Development, City of Portland
Jean Fraser, Planner, Department of Planning and Urban Development, City of Portland
Nancy Gallinaro, Water Resources Manager
Benjamin N. Pearson, E.I., Industrial Pretreatment Coordinator, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Andrew Johnston – FST Engineers

# ATTACHMENT B Turning Radius Figure – Large Car





November 5, 2015

Ms. Helen Donaldson
Planning and Development Department
City of Portland
389 Congress Street
Portland, Maine 04101-3509

Subject: Proposed Redevelopment of Pleasant Avenue Church 3 Pleasant Avenue – Portland, Maine Letter of Response #2

#### Dear Nell:

On behalf of Hardypond Development Company, LLC, we have received and reviewed additional staff review comments for the referenced project, based on our submission dated October 30, 2015.

In response to these we have made three minor amendments to the site plans, as described below:

- 1. The parking spaces to the rear of the residential property have been re-configured at the request of the Traffic Review Engineer. These are now shown as "stacked" spaces to the rear of the building.
- 2. One of the pad-mounted bicycle racks has been re-located outside the fenced garden area.
- 3. One of the proposed new street trees on Pleasant Avenue has been re-located at the request of the Fire Department.

In addition, we can confirm the areas of each of the parcels, based on the latest layout. These are as follows:

• Lot A (Re-Developed Church Lot) 15,741sf

• Lot B (Single Family Residence) 6,797sf

• TM 130-H-013 (Existing) 10,132sf

We trust that these revisions address the comments received to date and we look forward to reviewing the project with the Planning Board next Tuesday.

Ms. Helen Donaldson November 5, 2015 Page 2

If you have any additional questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Andrew D. Johnston, P.E. Principal Engineer

ADJ/smk

Attachments: Revised Sheet C-3.0 – Site Layout Plan

Revised Sheet L1 – Landscape Plan

c: Robert Gaudreau, Hardypond Development Company, LLC

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