

69 Fall Brook Street, Portland
Level I Site Plan Ordinance Compliance

14-526(a) Transportation Standards

- 2.a. Site Access: This project is accessed from Fall Brook Street by a driveway. The addition of two residential units will not change the level of service of Fall Brook Street.
- 2.c. Sidewalks: No sidewalks are planned for this site. Fall Brook Street is a dead end street with no existing sidewalks. We request a waiver of this standard.

14.506b Sidewalk Waiver.

The street was recently repaved within the last 24 months with no sidewalks. The nearest sidewalk is located 883 feet from the site.

The road dead ends at this site and there are not expectations that it will be accessed by pedestrians.

- 4.a. Location and Required Number of Parking Spaces: The parking spaces are located one in the driveway and one in the garage for each unit.

14-526(b) Environmental Quality Standards

- 1. There are 6 trees on site. Two new trees will be planted.
- 2.a. All 6 trees will be removed due to grading requirements.
- 2.b. Trees are being added to the front of the site.
- 3.a. Stormwater Management. The increase in stormwater is minor. It will flow across the adjacent property, owned by the same person to Fall Brook with no ponding.
- 3.c. This project is exempt from this section.
- 3.d. The plans include an Erosion Control Plan.
- 3.e. The site will not impact the groundwater as a residential use.

14-526(c) Public Infrastructure and Community Safety Standards

- 1. Consistency with the Master Plan: This is a residential project meeting the goal of additional housing in Portland.
- 2. Public Safety and Fire Protection: This structure will be sprinkled in accordance with the NFPA Standards. Nearest Fire Hydrant is 900 feet on Washington Avenue.
- 3. Availability and Adequate Capacity of Public Utilities: The water and sewer services were stubbed off prior to the overlay of pavement on Fall Brook Street. Those extensions are in accordance with utility standards.

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14-526(d) Site Design Standards

5. Historic Resources: This project is not in a Historic District. It is an open lot with no historic structures. There are no view corridors designated in this area.

9. Zoning Related Design Standards: The zoning standards of setbacks, lot coverage, height, and use are shown on the drawings. There are no signs as part of this project.