

Comments submitted 6/15/13
 Comments submitted 7/22/13

City of Portland
 Development Review Application
 Planning Division Transmittal Form

*James J. [unclear]
 met RP*

Application Number: 2013-136 **Application Date:** 06/04/2013
CBL: 190 D009001 **Application Type:** Level II Site Plan
Project Name: Building Expansion
Address: 53 SEWALL ST
Project Description: 4,978 sq. ft. bld. expansion at the existing facility with revisions to the westerly parking area drives to accommodate expansion and sidewalks.
Zoning: RP

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Shukria Wiar	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 6/11/2013

MEMORANDUM

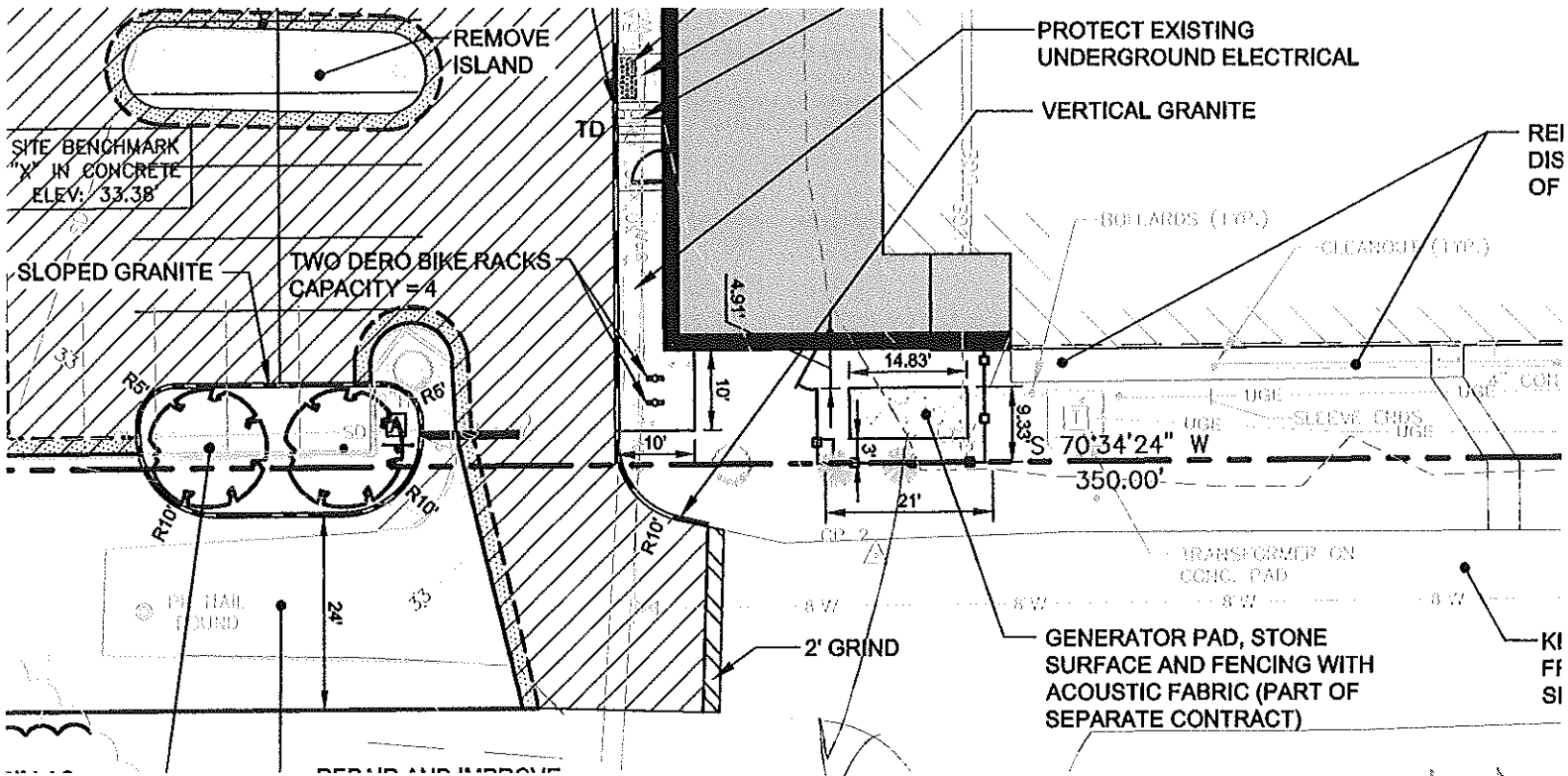
To: FILE
From: Shukria Wiar
Subject: Application ID: 2013-136
Date: 7/22/2013

Comments Submitted by: Marge Schmuckal/Zoning on 7/22/2013

Subsequent information received by the Planning Division did not include any further information concerning the generator. The R-P zone external effects addresses noise and states that noise generated shall not exceed fifty-five (55) decibels on the A scale, on impulse (less than one(1) second, at lot boundaries, excepting air raid sirens and similar warning devices. I would need information from the applicant to show compliance with this portion of the R-P zone. Currently, it appears that all other R-P zone requirements are being met at this time.

Marge Schmuckal
Zoning Administrator

6/8/13
Plan



Nothing New Submitted

MEMORANDUM

To: FILE
From: Shukria Wiar
Subject: Application ID: 2013-136
Date: 6/5/2013

Comments Submitted by: Marge Schmuckal/Zoning on 6/5/2013

the initial review of this project indicates that it is meeting all the R-P zone use, setbacks, maximum height, impervious surface and parking requirements. Separate building permits are required for such work and any new HVAC units will need to meet the maximum noise requirements of the R-P zone. I will review the emergency generator separately.

Marge Schmuckal
Zoning Administrator

Applicant: Eye Care Medical Group Date: 6/4/13

Address: 53 Sewell St C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 190-D-009

Zone/Location - R-P

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 60' min

Front Yard - 20' min - Addition on Rear

Rear Yard - 20' min req - 20' + 8' house (Parking lot) = 117' scaled

Side Yard - 1 stay = 10' min
2 stay = 12' min
= 14' scaled toward Hooper - 5' 8" scaled on other side

Projections -

Width of Lot - 60' min

Height - 45' MAX - 26' to top of mezzanine Roof

Lot Area - 6,000 sq ft

Lot Coverage/Impervious Surface - ^{Abt 2-5 zone} ^{in house} 80% max allowed - given 77%

Area per Family - NA

Off-street Parking - ^{currently} 94 ^{will have} 85 - 26030 sq ft / 400 = 65

Loading Bays -

Site Plan - 2013 - 134 level II

Shoreland Zoning/Stream Protection - N/A OK

Flood Plains - N/A
Floor Area Ratio

New Addition on Rear will be total #
Addition 26,000 # 4,978 S.S. addition
26,000 # / 400 =

holding



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207.775.1121
FAX 207.879.0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

June 3, 2013

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

**Subject: Eyecare Medical Group – Building Addition and Related Site Improvements
53 Sewall St, Portland Maine
Final Level II Site Plan Application
Applicant: Eye Venture Associates**

Dear Barbara:

On behalf of Eye Venture Associates, we are pleased to provide the accompanying package of submission materials related to a proposed building addition and related site improvements at the existing Eyecare Medical Group facility at 53 Sewall Street. This submission package is intended to meet the City's Final Submission Requirements as outlined in the Level II Application procedures.

The site is an approximately 1.84-acre parcel consisting of the existing building, parking, drives, walks and small landscapes areas. It is the applicant's intent to construct a 4,978 SF single story building addition at the westerly end (rear) of the existing 21,052 SF building to cater for the growing services of the business and to accommodate additional medical staff. The proposed addition brings the total building area to 26,030 SF. The building addition results in the need to reconfigure the parking, drives and walks along the westerly (rear) end of the building and regarding of the existing parking area to provide access to the proposed building entrances. We note this building addition is part of a multi phase project. Currently, the applicant is completing interior improvements for which they have already obtained building permits.

Accompanying this cover letter are the following application materials:

- Site Plan Application
- Section 1: Written Description of Project
- Section 2: Evidence of Right, Title & Interest, Technical Capacity & Financial Capacity
- Section 3: Utilities
- Section 4: Fire Safety

Ms. Barbara Barhydt
June 3, 2013
Page 2

- Section 5: Construction Management Plan
- Section 6: Solid Waste
- Section 7: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements
- Figures and Reduced Sized Plans
- Application fee in the amount of \$400.00

On behalf of the Eyecare team, we look forward to your assistance on the project and we look forward to receiving your comments and feedback regarding this project. Please find one (1) hard copy of the application materials including one set each of 11 x 17 and full size plans, along with a diskette containing PDF files for all submitted materials.

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

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, P.E.
Senior Engineer

SRB/cmd

Attachments – As listed above

c: Clement Berry and Terry Wogan – Eyecare Medical Group
Aaron Klein – PDT Architects
Anthony Davis – Allied Engineering

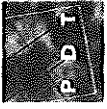
PROJECT DATA

60507 ÷ 80,000 =

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

76%
They
cl. Rich
27%
ok

Total Area of Site	80,000+/- sq. ft.
Proposed Total Disturbed Area of the Site	80,000+/- sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
Impervious Surface Area	
Total Existing Impervious Area	58,707 sq. ft.
Total Proposed Impervious/Paved Area	60,507 sq. ft.
Building Ground Floor Area and Total Floor Area	
Existing Building Footprint	21,052 sq. ft.
Proposed Building Footprint	26,030 sq. ft.
Net Change in Building Footprint	4,918 sq. ft.
Existing Total Building Floor Area	21,052 sq. ft.
Proposed Total Building Floor Area	26,030 sq. ft.
Zoning	
Existing	R-P
Proposed, if applicable	—
Land Use	
Existing	Eyecare Medical Facility
Proposed	Eyecare Medical Facility
Residential, if applicable	
Existing Number of Residential Units	N/A
Proposed Number of Residential Units	
Proposed Number of Lots	
Proposed Number of Affordable Housing Units	
Proposed Bedroom Mix:	
Number of Efficiency Units	
Number of One-Bedroom Units	
Number of Two-Bedroom Units	
Number of Three-Bedroom Units	
Parking Spaces	
Total Existing Number of Parking Spaces	94
Total Proposed Number of Parking Spaces	85
Number of Handicapped Spaces	8
Bicycle Parking Spaces	
Total Existing Number of Bicycle Spaces	0
Total Proposed Number of Bicycle Spaces	8 (waiver from 13 requested)
Estimated Cost of Project	\$2.4 Million

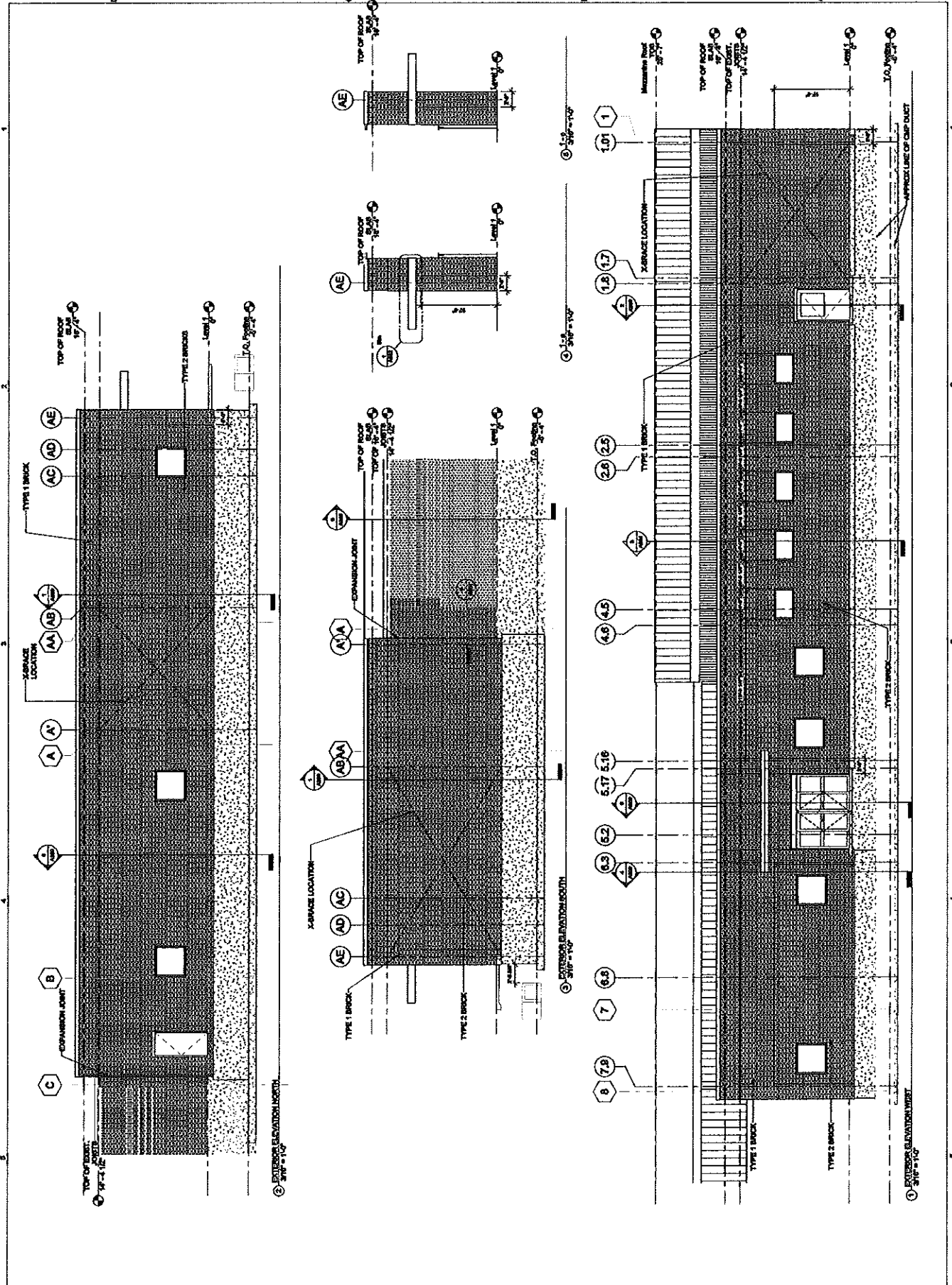


ARCHITECTS
 450 COMMERCIAL STREET
 PORTLAND, ME 04102
 TEL: 603.833.1234
 FAX: 603.833.1235

COMPONENT:
 P.D.T. ARCHITECTS
 450 COMMERCIAL STREET
 PORTLAND, ME 04102
 TEL: 603.833.1234
 FAX: 603.833.1235

E. M. G. PHASE 2-ADDITION & RENOVATION
 63 Sewall Street, Portland, ME 04102

FILE NO. 2204
DRAWN, CHK. C. SHERMAN
SCALE: 3/8" = 1'-0"
DATE: June 4, 2010
TITLE: EXTERIOR ELEVATIONS
SHEET: A200



EXTERIOR ELEVATION NORTH
 SWP = 10"

EXTERIOR ELEVATION SOUTH
 SWP = 10"

EXTERIOR ELEVATION WEST
 SWP = 10"

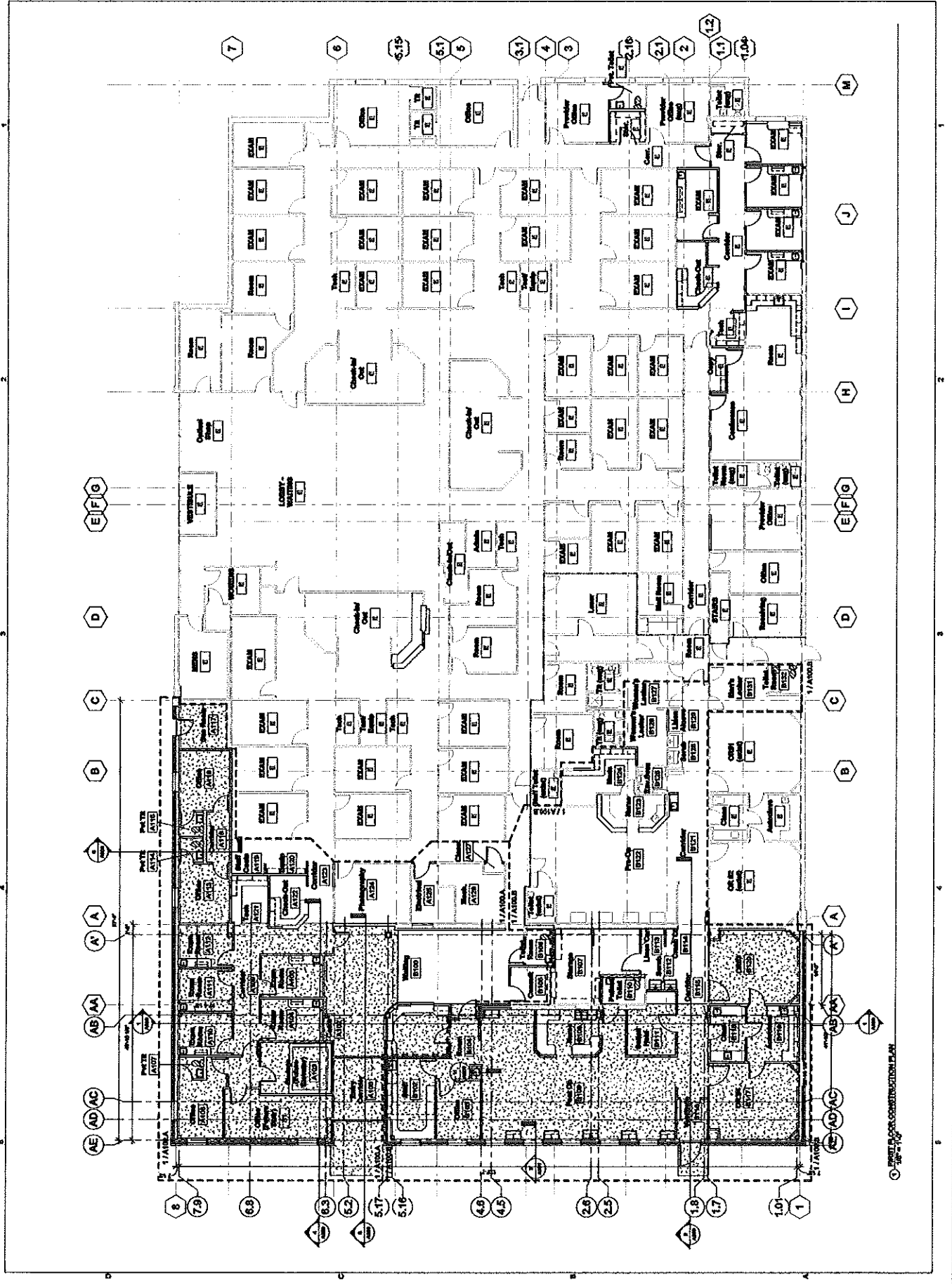


ARCHITECTS
100 COMMERCIAL STREET
PORTLAND, ME 04102
PHONE: 603-771-1100
FAX: 603-771-1101
WWW.PDTARCHITECTS.COM

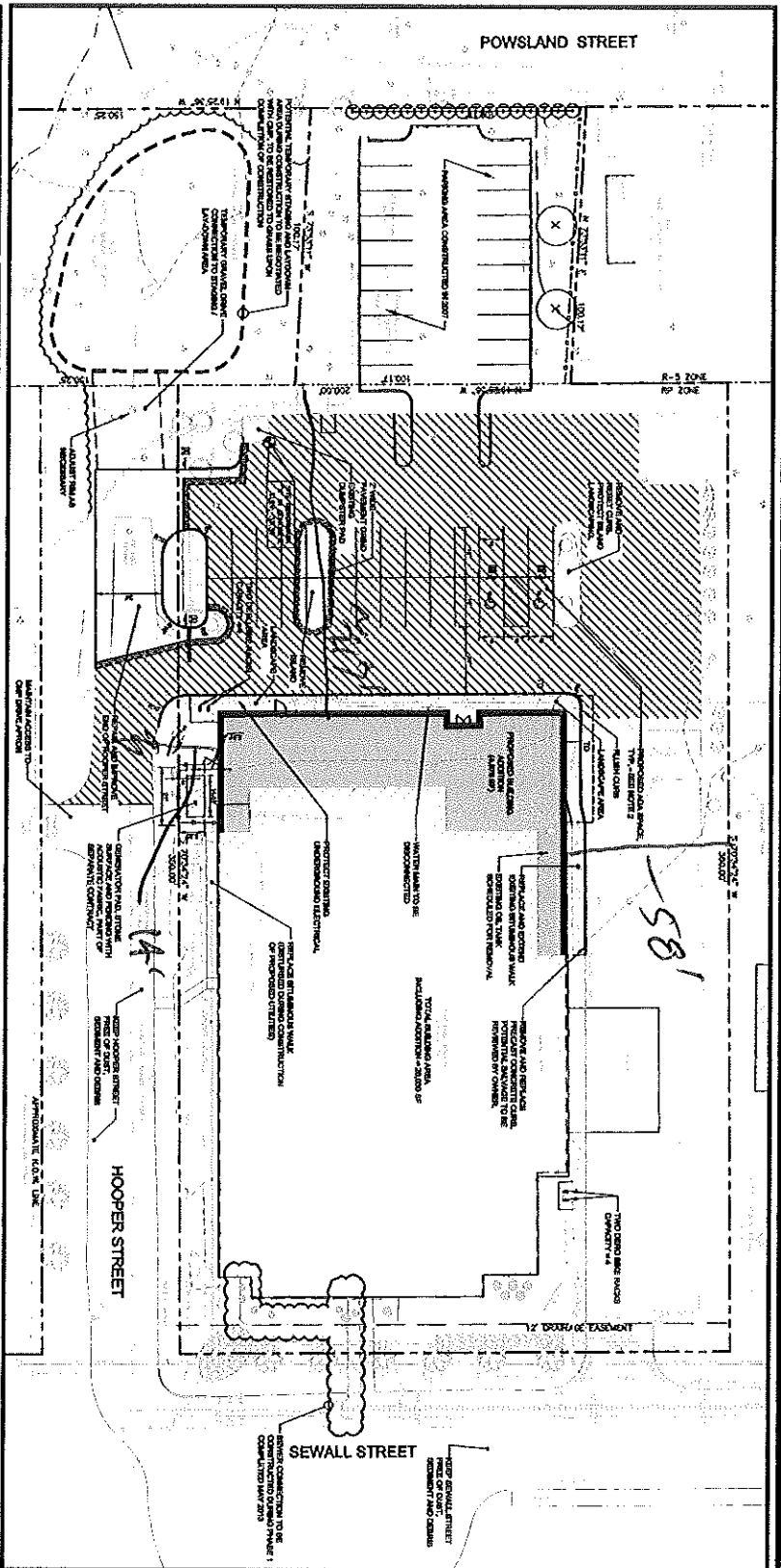
E. M. G. PHASE 2 ADDITION & RENOVATION
53 Sewall Street, Portland, ME 04102

DATE	12/15/10
DRAWN BY	J.A.K.
SCALE	1/8"=1'-0"
REVISION	None
DATE	June 4, 2013

TITLE	FLOOR PLAN
SHEET	A100



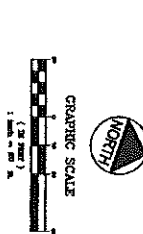
1 - FIRST FLOOR CONSTRUCTION PLAN



PROPOSED TOTAL BUILTUP AREA	2,500 SF
PROPOSED PARKING	68 SPACES
EXISTING PARKING	94 SPACES
TOTAL	162 SPACES

PROPOSED SIGNAGE	PROPOSED SIGNAGE
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PROPOSED ZONE	ALLOWED	PROHIBITED
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PROPOSED ZONE	ALLOWED	PROHIBITED



NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY
2	10/15/10	REVISED
3	10/15/10	REVISED
4	10/15/10	REVISED
5	10/15/10	REVISED

ETICORE MEDICAL GROUP PHASE 2 - ADDITION & RENOVATION

PTD ARCHITECTS

UPDATES BOUNDARY SURVEY TO BE COMPLETED BY OWEN HASSELL, INC. PENDING

C-2.0

PRELIMINARY - NOT FOR CONSTRUCTION

1.6 LAND ORDINANCE REVIEW

The majority of the property currently lies within the City of Portland R-P Residential Professional District with the twenty space parking area (constructed in 2007) in the R-5 Residential District. The proposed building additions and site work are all within the R-P portion of the site.

The following dimensional requirements are required in the R-P zone, all of which will be met by the project:

ZONING: RP ZONE		
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED
PROFESSIONAL OFFICE USE	PERMITTED	PERMITTED
MIN LOT SIZE	6,000 SF	70,000 SF
MIN FRONTAGE	60 FT	200 FT
LOT WIDTH	60 FT	200 FT
SETBACKS		
- FRONT	20 FT	20 FT
- SIDE (1 STORY CORNER)	15 FT	15 FT
- REAR	20 FT	112 FT
MAX IMPERVIOUS SURFACE RATIO	80%	77%
FLOOR AREA RATIO	65%	37%
PARKING SPACE SIZE	9' X 18'	9' X 18' AND 9' X 19'
PARKING RATIO (1 SPACE/400 SF FOR PROFESSIONAL OFFICE)	63 (BASED ON 25,000 SF BUILDING)	85*
HANDICAPPED PARKING SPACES	3	6

The proposed generator scheduled for installation this summer will be located within the side yard setback along Hooper Street which we understand may be allowed by City Code A fence with an acoustic fabric will be provided to mitigate the sound level at the property line. Note: the fence and sound fabric will not be installed until the building project is complete as indicated on the plans.

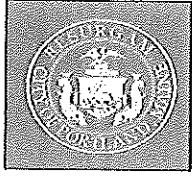
1.7 STATE AND FEDERAL PERMITS

The project does not require any State or Federal permits other than State Fire Marshall approval. The development is subject to a Level II Site Plan approval by the City of Portland and Building Permit(s) are also required.

1.8 EASEMENTS OR OTHER BURDENS

The site currently has the following easements:

- Assumed easement to Central Maine Power for access and maintenance of a 30" x 30" concrete encased CMP duct bank in the former Davis Street right of way.
- A 12 foot wide drainage easement along the front of the property (along Sewall St) with the City of Portland.



Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

July 29, 2013

Eyeventure
Attention: Terry Wogan
53 Sewall Street
Portland, ME 04102

Fay, Spofford & Thorndike
Robert Woodman, PE
778 Main Street, Suite 8
South Portland, ME 04106

RECEIVED

JUL 31 2013

Project Name:	Eyecare Medical Group Building Expansion	Project ID: 2013-136
Address:	53 Sewall Street	CBL: 190 D009 001
Applicant:	Eyeventure	
Planner:	Shukria Wiar	

Dear Mr. Wogan:

On July 29, 2013, the Planning Authority approved with conditions a Level II site plan for Eyecare Medical Group for a 4,978 square feet building expansion at the existing facility at 53 Sewall Street. The decision is based upon the application, documents and plans as submitted by Eyeventure and prepared by Robert Woodman of FST with a revision date of 07.25.13. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

- i. The Planning Authority waives the requirement of Technical Standard Section 14-526 (a) (2) (c) of the Site Plan Ordinance that all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing along the frontage side of the Hooper Street based on the finding that there is an alternative route on their property.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. A detail for the StormSok shall be included in the final site plans.
2. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.
3. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.

4. The noise measurements of the generator, after it is installed, shall be submitted prior to the issuance of certificate of occupancy.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to

issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind. If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,


Alexander Jaegerman, FAICP
Planning Division Director

Attachments:

1. Sample Stormwater Maintenance Agreement
2. Performance Guarantee Packet

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File