



# PORTLAND MAINE

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## **Planning & Urban Development Department**

Jeff Levine, Director

## **Planning Division**

Alexander Jaegerman, Director

July 11, 2012

Chabad Lubavitch of Maine, Inc.  
101 Craigie Street  
Portland, ME 04102

**RE:** Review Comments for Final Single Family Plan, 11 Pomeroy Street

Dear Mr. Wilansky:

Thank you for submitting a Level I: Minor Residential site plan application for your proposed single family residence at 11 Pomeroy Street. This proposal is being reviewed as a final plan and subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following staff review comments have been received for your proposal.

## **Transportation**

No comments.

## **Environmental**

- As noted in the city's comments regarding your proposal for the construction of Pomeroy Street (dated 6/13/12), there are considerable wetlands and drainage issues on the site. As designed, there is a significant possibility that the site's wetlands will be drained into the city's combined sewer system, ultimately changing the hydrology of the surrounding area. The city's Department of Public Services has indicated that non-contaminated water will not be allowed to discharge into the sewer system unless no other practical alternatives exist (see comments from David Margolis-Pineo, dated May 31, 2012 and David Senus, dated May 30, 2012, attached here). Other outlets or mitigation measures should be explored.
- In accordance with Section 14.526(b)2.a., 30% of trees over 10" DBH within the setback should be preserved.

- Two street trees are required per single family lot. Please clarify whether additional trees will be planted or existing trees will be preserved in order to meet this requirement.

### **Public Infrastructure and Community Safety**

No comments at this time.

### **Site Design**

No comments.

### **Zoning**

In addition, Ann Machado, the city's zoning administrator, has requested:

- A written description of the outsale of the land that will be recorded at the registry of deeds.
- That the site plan show the footprints of the three porches that are shown on the building plans.

### **Additional Submittals Required:**

1. Updated site plans to include:
  1. Distances to property lines
  2. Limit of disturbance
  3. Foundation/perimeter drain outlet
  4. Existing vegetation to be preserved
  5. Proposed site landscaping
  6. Accurate portrayal of building footprint (including porches)
2. Updated NRPA Tier 1 permit
3. Written description of existing easement on north side of property
4. Information regarding site lighting. As a reminder, exterior lighting should be full cut off.
5. Final site plans for the construction of Pomeroy Street under Section 14-403 of the city's ordinance
6. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit four (4) complete sets of revised plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 847-8723 or by email at [HCD@portlandmaine.gov](mailto:HCD@portlandmaine.gov). We would be more than happy to meet with you to discuss potential changes.

Sincerely,

Nell Donaldson  
Planner

**Attachments**

- Site Plan comments from David Margolis-Pineo, dated May 31, 2012
- Site Plan comments from David Senus, consulting civil engineer, dated May 30, 2012
- Site Plan comments from Ann Machado, zoning administrator, dated July 2, 2012

**Electronic Distribution:**

Barbara Barhydt, Development Review Services Manager

Danielle West-Chuhta, Associate Corporation Counsel

Marge Schmuckal, Zoning Administrator

David Margolis-Pineo, Deputy City Engineer

Chris Pirone, Fire Prevention Bureau

May 31, 2012

TO: Nelle Donaldson  
Barbara Barhydt  
FROM: David Margolis-Pineo Dept. of Public Services  
RE: Review Comments: 11 Pomeroy Street – Single Family Home

The Department of Public Services has the following comments on the above project.

1. The City of Portland Technical Manual, adopted 7/19/10 and Revised 6/17/11 states in 2.1.1. “The introduction of non-contaminated water such as rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. When no other practical alternatives exist, this condition may be waived by the City Engineer.” If the City Engineer should allow what is being proposed, a hydraulic analysis should be conducted to assure there will not be backups to the City’s sewer due to the additional surface water drainage.  
The applicant is encouraged to seek an alternative to managing stormwater.
2. Proposed pipe into existing sanitary manhole does not meet Technical Manual standards.
3. Please add note to plans that all work within the proposed Pomeroy Street right of way shall meet City of Portland Technical Manual standards.
4. A turnaround is required at the end of the proposed street. Please define with easements.
5. Drain manholes shall channels installed.
6. All precast structure castings shall meet be per Technical Manual requirements or approved equal.
7. Sidewalk crossing details with ADA warning strip shall be reviewed and approved by Bruce Hyman (400-9243) of this office.
8. Street light spacing and type to meet Technical Manual requirements. I am checking on the statement made in Note 21 stating that CMP will supply. This assumption may change.
9. On Sheet 1 please indicate the status of the streets shown, i.e. accepted, vacated, paper, etc. A separate survey plan for acceptance is suggested.
10. Sheet 1 needs to be on the Maine State Plane for acceptance.
11. Sanitary manhole rim are not acceptable as an official city benchmark.
12. As shown, are drainage easement required? (Danielle)
13. Need to define the area of Pomeroy St. to be accepted with linework, bearings and distances and granite survey monuments.

We have no further comments at this time.

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** May 30, 2012  
**RE:** Pomeroy Street Construction, Level I & II Site Plan Application

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Woodard & Curran has reviewed the Level I Minor Residential Development Site Plan & Level II Final Site Plan Application for the single family residence and Pomeroy Street extension located off of Bancroft Street in Portland, Maine. The parcel was previously approved for a Site Plan and Conditional Use Permit in August of 2005 by the City for a single family residence with attached synagogue; however, these permits have since expired. The current amended project consists of developing a single family home, an outsale lot to be sold to Square One Construction Inc. for possible development, and construction of approximately 200 linear feet of Pomeroy Street.

### Documents Provided By Applicant

- Site Plan Application and attachments dated March 16, 2012, prepared by BH2M, on behalf of Chabad Lubavitch of Maine, Inc.
- Stormwater Management Report, revised March, 2012, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc.
- Engineering Plans, Sheets 1-8, revised March 12, 2012, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc.

### Comments

- 1) Proposed storm drain piping within the City ROW shall meet the material requirements noted in Section 2.5.2. of the City of Portland Technical Manual. The plans should note an acceptable storm drain pipe material or note acceptable pipe material options for storm drain pipe within the City ROW.
- 2) The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; the current amended project will disturb only 10,462 square-feet, and the Applicant intends to work with MaineDEP to coordinate the update of this permit. Woodard & Curran recommends that the approved amended MaineDEP permit be forwarded to the Planning Office upon receipt.
- 3) The Site Plan proposes two drainage pipe inlets located on either side of the residential driveway. These inlets have proposed invert elevations that are below the existing ground surface elevation, and are located in close proximity to existing wetlands. Surface and shallow groundwater associated with these wetland areas will likely enter the roadway drainage system through these inlets, affecting the hydrology of the adjacent wetland areas. Although review of wetland impacts will be performed by MaineDEP, the addition of this "non-contaminated" water source into a drainage system that discharges into the City's combined sewer is not allowed unless approved by the City Engineer (Section 2.1.1 of City of Portland Technical Manual).
- 4) In accordance with Section 1 of the City of Portland Technical Manual:
  - a) The aggregate base course for a bituminous sidewalk should be 10" of Type B gravel per Figure I-12.
  - b) Vertical Granite Curbing and Terminal Curb details should be per Figure I-16.
- 5) In accordance with Section 2 of the City of Portland Technical Manual:
  - a) The Applicant proposes to discharge stormwater runoff from the developed site into the municipal combined sewer system. Per Section 2.1.1, rain water shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer.
  - b) Precast Manholes should be per Figure II-1.



- c) Precast Catch Basins should be per Figure II-2.
- d) Typical Pipe Trenches should be per Figure II-12.
- 6) The project falls within the Capisic Brook Watershed, which is classified as an Urban Impaired Stream by the MaineDEP. The City of Portland requires that all development, except single and two-family homes, subject to City of Portland review shall be required to comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Stormwater Management Rules if they are located within an Urban Impaired Stream watershed (*Technical Manual, Section 5. II. Applicability in Portland. A.*). A project in the direct watershed of an urban impaired stream must pay a compensation fee (as allowable by the City) or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater source following the guidance outlined in MaineDEP Chapter 500 standards. The Level II Site Plan application associated with the Pomeroy Street construction shall be subject to meeting the Urban Impaired Stream Standard. The application must address a means of meeting the Urban Impaired Stream Standard.
- 7) The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including the Basic, General, and Flooding Standards (*Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.*):
  - a) Basic Standards: The plans and application for both the Pomeroy Street construction and the single family residential lot have been prepared in accordance with the Basic Standards.
  - b) General Standards: Based on the Project Data Sheet submitted by the applicant, the new roadway (Level II Site Plan Application) will create 7,731 sq ft of new impervious area and approximately 11,500 sq ft of "disturbed area". The applicant must provide a stormwater management plan addressing the general standards for the new impervious and developed area, and the site plan must include stormwater best management practices in conformance with the general standards.
  - c) Flooding Standard: The applicant has provided a Stormwater Management Report with a HydroCAD analysis of the 2, 10 and 25 year, 24 hour storm events modeled for the predevelopment and post-development conditions. The runoff analysis indicates that the project will reduce peak flowrates at the project study point, a combined sewer inlet on Bancroft Street. The applicant should address the following
    - i) The input parameters for Sheet Flow for SA-1 (Pre) and SA-11 (Post) should be the same, as this area will not change as a result of the project.
- 8) The Stormwater Management Plan will need to include a stormwater inspection and maintenance plan for all stormwater BMP's designed to meet the General Standards, developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

**From:** Ann Machado  
**To:** Helen Donaldson  
**Date:** 7/2/2012 1:49 PM  
**Subject:** Fwd: Re: follow up on Pomeroy Street

Nell -

Before I can sign off on the Level I Minor Residential Site Plan for zoning, I need two things:

1. I need a written description of the outsale of the land that will be recorded at the registry of deeds.
2. The site plan needs to show the footprints of the three porches that are shown on the building plans.

Thanks.

Ann