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April 15, 2013

Nell Donaldson
City of Portland
Inspection Office & Planning Division
389 Congress Street
Portland, ME 04103

RE: Level I-Minor Residential Development Review Site Plan Revisions
Level II-Preliminary & Final Site Plan Development Revisions
Chabad Lubavitch of Maine LLC
Pomeroy Street

Dear Nell Donaldson:

On behalf of the applicant, Chabad Lubavitch of Maine Inc., our office is submitting revisions for the above referenced project for both the Level I Site Plan application with the Inspection Division and the Level II Site Plan application with the Planning Division for the above referenced project. These revisions come in response to comments from the City. Please find attached electronic copies of the following revised information in support of this submission:

- Revised Plans
- Revised Storm Water Management Report

As you know our office had a meeting with the City of Portland regarding this project back on December 6, 2012. The purpose of this meeting was to go over the project and the remaining issues that were outstanding for the project. This meeting was quite productive. The City provided the applicant with specific direction on what kind of storm water design changes they would like to see implemented. After this meeting the project was put on hold for several months by the applicant until recently.

The following is a summary of the revisions that have been made to the design as requested by the City:

1. The turnaround along Pomeroy Street has been redesigned as requested to meet the City Technical Manual, Section 1.3 (See sheet 1 of plans).
2. The sidewalk on both sides of Pomeroy Street has been eliminated as also requested by the City. The applicant is seeking a waiver from the requirements for a sidewalk (see note #16 on sheet 1 of the plans). The applicant requests this waiver to reduce the roadway cross section in order to protect the wetlands located along the western boundary of the Pomeroy Street Right of way. The following is justification for this waiver citing the specific waiver criteria listed in the City of Portland Land Use Ordinance-Section 14-506:

- A. Pedestrian Usage: Pomeroy Street is not expected to experience heavy pedestrian traffic. No sidewalk is required to handle the expected pedestrian traffic along Pomeroy Street. Pomeroy Street is not anticipated to collect pedestrian traffic from Bancroft Street as the southerly sides of all of Kenilworth Street, Pomeroy Street and Motley Street remain undeveloped.
- B. Existing Sidewalk: Bancroft Street currently does not have any existing sidewalk or any planned in the future that our office is aware of in the area of Pomeroy Street and this project.
- C. Safe Alternative: A safe alternative to a sidewalk along the proposed Pomeroy Street exists for the limited pedestrian traffic anticipated along Pomeroy Street can use the proposed 3-foot wide shoulder on the Western side of Pomeroy Street.
- D. Capital Improvement Program: This project is not part of the City Capital Improvement Program.
- E. Recent Construction: Pomeroy Street is currently undeveloped.
- F. Site Features: The elimination of sidewalk along Pomeroy Street reduces the impacts to the wetlands. A Tier One NRPA Permit for wetland alteration is required for the construction of this project. The elimination of the sidewalk will also help with localized drainage concerns as discussed in the attached Stormwater Management Report.

3. The proposed Roadway has been shifted within the Right of way to the East by approximately 6-feet as requested by the City. This offset in the right of way allows for a reduction of impacts to the wetlands and improves the overall drainage for the project.
4. A 5-foot wide strip of land has been kept on the Eastern side of Pomeroy Street as requested by the City for snow storage during the winter seasons.
5. The proposed roadway has been super elevated, meaning there is no crown in the roadway. The entire roadway slopes down (at a 2% cross slope) to the Eastern side of the roadway. This was requested by the City to alleviate concerns of the abutters on drainage issues. The overall design has been completed to try to reduce the impacts to the abutting wetlands and the abutting home now or formerly owned by Kriston Briggs. The existing grades along this property have been maintained for the most part (see profile of proposed Pomeroy Street on sheet 3 of the plans).
6. All of the curbing along Pomeroy Street has been eliminated as requested by the City.
7. A curtain drain has been proposed along the Eastern side of Pomeroy Street to collect runoff from the roadway and to discharge this flow into the ground through infiltration. During periods of significant runoff an outlet pipe has been proposed that connects to the existing catch basin in Bancroft Street. This design was requested by the City to adequately handle the runoff to be generated by Pomeroy Street. The attached revised stormwater management report has been updated accordingly. The applicant considered the use of a filterra filtration system for this design but ultimately decided that a curtain drain would be more appropriate for this application.
8. A swale has been designed along the Western side of Pomeroy Street to direct runoff within the wetlands to the existing catch basin along Bancroft Street (see sheet 1 of plans).
9. The location of the proposed driveway and turnaround along Pomeroy Street has been have been switched as requested by the City (see sheet 1 of plans). As mentioned above the turnaround has been redesigned to meet the City Technical Manual.
10. The applicant also requested that the proposed house location be shifted closer to the proposed Pomeroy Street (see sheet 1 of plans).

We believe these revisions address all of the outstanding issues remaining for this project. As discussed above during our meeting with the City back in December of last year, these revisions were requested by the City. Please contact our office if you have any questions or if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Andrew S. Morrell, E.I.

Encl.

cc: Rabbi Wilansky
K. Weinstein