

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** David Senus, P.E.  
**DATE:** May 3, 2013  
**RE:** Pomeroy Street Construction, Level II Site Plan Application

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Woodard & Curran has reviewed the Response to Comments letter and attachments for the Level II Final Site Plan Application for the 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 (Level I) and construction of approximately 200 linear feet of Pomeroy Street (Level II).

### **Documents Provided By Applicant**

- Site Plan Revisions letter prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc. to Nell Donaldson, City Planning Office, dated April 15, 2013
- Revised Stormwater Management Report prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., dated April 2013
- Engineering Plans, Sheets 1-8, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., revised April 15, 2013

### **Comments**

- 1) The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; we understand the Applicant intends to work with MaineDEP to update this permit. We request that the approved, amended MaineDEP permit be forwarded to the Planning Office upon receipt.
- 2) As noted in previous review memos, the Applicant requests to pay an In-Lieu Compensation Fee to meet the Urban Impaired Stream Standard. The Applicant has provided calculations for this fee in a letter to the City dated November 12, 2012; calculations based on the table in MaineDEP Chapter 500 Section 6.A.(1). The fee calculation provided by the Applicant appears to include areas associated with the single family residential house. The calculation should be revised to only consider the new landscaped and non-roof impervious areas associated with the roadway.
- 3) 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 general accordance with the Basic Standards.
  - b) General Standards: The Applicant proposes to collect and manage stormwater runoff generated from the impervious roadway through a "curtain drain" along the eastern edge of the roadway. The curtain drain will provide minimal water quality treatment, as it is currently designed with a stone surface and underdrain stone (no fine filter layer). The construction detail should include a minimum of 18" of underdrain gravel or a sand filter layer to provide additional means of filtration; preferably located between the larger surface stone and the base underdrain stone.
  - 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. As such, the project is in general conformance with the Flooding Standard.

- 4) The Stormwater Management Plan includes a stormwater inspection and maintenance plan. The plan includes excerpts from the MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances, and includes an inspection & maintenance log. Both the plan and the log should be amended to include specific instruction for the inspection and maintenance of the “curtain drain” system proposed alongside the roadway edge. The plan states that the Applicant will be responsible for all maintenance activities within the roadway until such time that the roadway is turned over to the City of Portland. The Department of Public Services should confirm that they accept the inspection and maintenance responsibilities for the roadway drainage system as designed.
- 5) The design of the entrance driveway and associated driveway inslope will direct runoff from the single family residential lot and other upland areas (conveyed through a culvert below the driveway) across the Briggs property. The site plan should be modified to prevent an alteration of flow onto the neighboring property, and provide a means of conveyance on the Applicant’s property and within the proposed Pomeroy Street Right-of-Way.
- 6) As designed, the roadway cross slope transitions to the curtain drain inslope (3:1) along the eastern edge of the road with no shoulder to back the pavement. The design should include at minimum a 12” shoulder to back the pavement edge. The loam & seed inslope to the curtain drain should either be sodded or should include a temporary erosion control matting to prevent erosion of the loam into the curtain drain.
- 7) The design should include an inlet (catch basin or area drain) at the end of the curtain drain, approximately STA 0+15, where the drain has an angle (elbow). The inlet will allow for a clean out at this transition and will provide a high-flow inlet into the system. The design should include a cleanout riser at the top of the curtain drain, approximately STA 2+00. The pipe crossing Pomeroy Street from the end of the curtain drain to the existing catch basin in Bancroft Street should be 10” solid pipe (pipe material meeting City Technical Standard 2.5.2).