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Planning & Urban Development Department
Jeff Levine, Director

Planning Division
Alexander Jaegerman, Director

May 15, 2013

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

Andrew Morrell
BH2M
28 State Street
Gorham, ME 04038

RE: Staff Review Comments for Single Family and Level II Site Plans

Project Name:	Pomeroy Street Single Family Home & Street Construction	Project ID:	2012-471
Applicant:	Chabad Lubavitch of Maine, Inc.	CBL:	193-E-1
Planner:	Nell Donaldson		

Dear Mr. Morrell:

Thank you for submitting another set of revised plans for the construction of approximately 200' of Pomeroy Street and the associated single family home. These plans reflect many of the changes suggested by the Planning Authority and the Department of Public Services at our early December 2012 meeting. The city's comments on the revised plans are as follows.

14-403 Street Extension, Additional Comments

1. Transportation Standards

The revised plans relocate the turnaround at the end of the proposed Pomeroy Street as requested, and include a 30' x 30' easement for the turnaround. Of this turnaround, Mr. Tom Errico, the city's consulting traffic engineer, writes:

The turnaround should be revised to have a depth of 30 feet.

As necessary, please adjust the easement area as well.

2. Environmental Quality Standards

Please review the revised plans for potential conflicts between the trees, swale, and underground electric proposed on the west side of Pomeroy Street.

As in prior review letters, it has been noted that an updated MaineDEP Tier 1 NRPA permit will be forwarded upon your receipt. David Senus, the city's consulting civil engineer, writes:

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.

Regarding the Urban Impaired Stream Standard, Mr. Senus writes,

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.

Regarding the Chapter 500 General and Flooding Standards, Mr. Senus comments:

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.):

- *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.*
- *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.*
- *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 flow rates at the project study point, a combined sewer inlet on Bancroft Street. As such, the project is in general conformance with the Flooding Standard.*

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.

On this point, David Margolis-Pineo, of the city’s Department of Public Services, writes:

Stormwater treatment per [the] memo from David Senus is still required. The City will be responsible for the treatment system maintenance upon acceptance of Pomeroy St.

Regarding the design of the curtain drain system, Mr. Senus adds:

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.

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).

3. Public Infrastructure and Community Safety Standards

No additional comments.

4. Site Design Standards

In prior review letters, David Margolis –Pineo noted that street lights should meet spacing standards in the city's *Technical Manual*. Note that, when and if the proposed outparcel is developed, additional lights will be required on Pomeroy Street. On the site plan, a street light detail is referenced. Please provide this detail.

Additional Submittals Required:

- As noted in prior review letters, please provide information on what City of Portland benchmark was used to set elevations.

Note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Single Family House, Additional Comments

1. Transportation Standards

No comments at this time.

2. Environmental Quality Standards

The city has reviewed the revised driveway design in light of drainage and wetland concerns, and suggests that the driveway be reduced in width so as to mitigate drainage impacts to the northwest. Mr. Errico writes:

I have reviewed the most recent plan for the above noted project and would recommend that that driveway width be 10 feet wide (the minimum width allowed under City standards).

In conjunction with this change, it is suggested that the driveway be relocated slightly southeastward, so as to minimize disruptions to the existing drainage pattern across the adjacent parcel. Of this, Mr. Senus writes:

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.

3. Public Infrastructure and Community Safety Standards

No comments at this time.

4. Site Design Standards

No comments at this time.

Zoning

As noted in prior review letters, Ann Machado, Zoning Administrator, has noted that a copy of the recorded deed for the sale of this lot will be required before issuance of a certificate of occupancy for the single family home.

Ann Machado writes of the site plan,

The relocated building footprint meets all the requirements of the R-3 zone. Zoning is all set.

Additional Submittals Required:

- Please add the treeline to the site plan
- As requested in prior correspondence, please provide the total square footage and building footprint square footage for the single family home. This information was requested from Gleason Architects in mid-April, but a figure has not been provided.

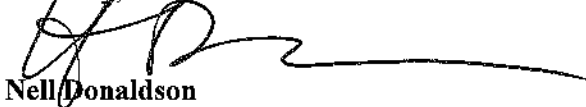
Again, note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Planning Staff Recommendation

Based upon the staff review above, I recommend that the applicant proceed by submitting one (1) complete paper set of revised plans, along with documentation, 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. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made.

As before, if you have any questions or feel that a meeting would be helpful in formulating your revised plans, feel free to contact me at 874-8723 or by email at hcd@portlandmaine.gov.

Sincerely,



Nell Donaldson
Planner

Attachments:

1. Memo from Thomas Errico, PE, TY Lin, dated 5/1/13
2. Memo from David Senus, PE, Woodard and Curran, dated 5/3/13
3. David Margolis-Pineo, Department of Public Services, dated 5/9/13

Electronic Distribution:

Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
Katherine Earley, City Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer
Captain Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard & Curran

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Jeff Tarling <JST@portlandmaine.gov>
Date: 5/1/2013 8:39 AM
Subject: 11 Pomeroy Street

Nell - I have reviewed the most recent plan for the above noted project and would recommend that that driveway width be 10 feet wide (the minimum width allowed under City standards). Additionally, the turnaround should be revised to have a depth of 30 feet.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
[T.Y. Lin International][T.Y. Lin International]
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Falmouth, ME 04105
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MEMORANDUM

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



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).

May 31, 2012
September 19, 2012
May 9, 2013]

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.
This issue has been resolved.
The applicant has not changed the design. The design as shown is not allowable.
2. The proposed pipe into existing sanitary manhole does not meet Technical Manual standards.
The design has been change to resolve this issue.
Design still 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.
Note 26 Sheet 1 now states this.
4. A turnaround is required at the end of the proposed street. Please define with easements.
No turnaround added.
Turnaround now added
5. Drain manholes shall have channels installed.
All manholes are now shown requiring channels.
Design has changed to eliminate drain manholes
6. All precast structure castings shall meet be per Technical Manual requirements or approved equal.
No response required.
7. Sidewalk crossing details with ADA warning strip shall be reviewed and approved by Bruce Hyman (400-9243) of this office.
No crossing detail shown.
No further detail required.

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.
Applicant will be required to supply and install all street lighting which will become the property of the City upon street acceptance. Lighting shall meet City standards which includes installing a meter. Please add a note to consult with Kevin Thomas 9233-4912) prior to installation.
Note added.
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.
Street status has not been indicated.
Issued addressed.
10. Sheet 1 needs to be on the Maine State Plane for acceptance.
The Plan is now on a Maine State Plane.
11. Sanitary manhole rim are not acceptable as an official city benchmark.
The site bench mark is now on a PK in Bancroft St. What City of Portland benchmark was used to set this benchmark?
Provide information on what City of Portland benchmark was use to set elevations.
12. As shown, are drainage easement required? (Danielle)
No drainage easements are required.
13. Need to define the area of Pomeroy St. to be accepted with line work, bearings and distances and granite survey monuments.
Bearings and distances are now shown but the information is not clear with all the over writes. A clear separate roadway survey plan for acceptance will be required.
Issue resolved
14. Applicant must meet waiver conditions to eliminate a sidewalk on one side of Pomeroy St.
Issue resolved
15. **Stormwater treatment per memo from David Senus is still required. The City will be responsible for the treatment system maintenance upon acceptance of Pomeroy St.**

We have no further comments at this time.