



*Berry, Huff, McDonald, Milligan Inc.*  
*Engineers, Surveyors*

LESTER S. BERRY  
WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY

May 23, 2013

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 information in support of this submission as requested. Our responses to the comments received from the City have been sorted by the source of the comment and we are utilizing the same numbering system for clarity:

- Revised Storm Water Management Report
- Revised Site Plans
- Submission to DEP for Revised NRPA Wetland Alteration Permit (Tier I)

**Comments from Nell Donaldson, City Planner, dated May 15, 2013 for street extension:**

**Transportation Standards**

1. The plans have been revised (see sheet 1 of plans) to include a turnaround with a depth of 30 feet as required by the City Technical Manual, Section I-3 and Schematic I-5.

## Environmental Quality Standards

1. The plans were revised to assure there were no conflicts on the western side of Pomeroy Street as requested between utilities and proposed landscaping (see sheet 1 of plans).
2. Please find attached a copy of the revised wetland alteration permit submitted to the Maine DEP for this project. A copy of the permit will be forwarded to your office once it has been approved by the Maine DEP.
3. Please find the following revised calculation regarding the urban impaired stream standards that exclude the impervious and landscaped areas associated with the single family residential house:

### **Roadway Development Areas**

Non-roof Impervious Area=6,826 s.f. (0.16 Ac.)  
Landscaped Area=4,017 s.f. (0.09 Ac.)  
**Total Roadway Disturbance= 10,843 s.f. (0.25 Ac.)**

### **Compensation Fees**

Non-roof Impervious Area=\$5,000 per acre  
Landscaped Area=\$1,000 per acre

### **Calculation of Fee**

Non-roof Impervious Area=\$5,000 \* 0.16=\$800  
Landscaped Area=\$1,000 \*0.09=\$90  
**Total Compensation Fee=\$890**

4. Please find attached a revised stormwater management report for your review based on the City Comments.
5. The curtain drain detail included on sheet 5 has been revised as requested to include a sand filter layer.
6. The Operations and Maintenance plan included in Appendix D of the revised stormwater management report (attached) has been updated as requested to include information on the proposed curtain drains.
7. As noted in the review letter from the City, David Margolis-Pineo of the City's Department of Public Services has agreed that the City will be

responsible for the treatment system maintenance upon acceptance of Pomeroy Street.

8. A 1-foot wide grassed shoulder has been added along the Eastern side of the proposed Pomeroy Street (see sheet 1 of plans).
9. A temporary erosion control mat has been added along the inslope of the Eastern side of Pomeroy Street above the curtain drain per Maine DOT Specifications (see sheet 1 of plans).
10. Curtain drain clean outs have been added to the storm drain system as requested (see sheet 1 of plans). A detail of this cleanout was also added to sheet 5 of the plans.
11. The pipe crossing Pomeroy Street from the end of the curtain drain to the existing catch basin in Bancroft Street has been specified on the plans to be a 10-inch diameter stormdrain (see sheet 1 of plans).

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

1. No additional Comments

#### **Site Design Standards**

1. A street light detail has been added to sheet 5 of the plans as requested.

#### **Additional Submittals Required**

1. The site benchmark is described in note # 22 on sheet 1 of the plans. The description and history of the site benchmark was addressed in our previous response letter to the City dated November 12, 2012 (additional comments #2).

#### **Comments from Nell Donaldson, City Planner, dated May 15, 2013 for single family house:**

#### **Transportation Standards**

1. No additional comments

#### **Environmental Quality Standards**

1. The driveway to the proposed residence has been reduced in size to 10-feet in width as requested (see sheet 1 of plans).

2. The driveway has also been relocated slightly to the southeast away from the abutting residence of Briggs as requested (see sheet 1 of plans). The plans have also been revised to add a ditch along the northerly portions of the site improvements as well as along the Western side of the Pomeroy Street improvements to assure that no runoff from the site is directed to the abutting property owned by Briggs.

**Public Infrastructure and Community Safety Standards**

1. No additional Comments.

**Site Design Standards**

1. No additional Comments.

**Zoning**

1. No additional Comments.

**Additional Submittals Required**

1. The site plan has been revised to include the existing and proposed treelines.
2. The footprint of the proposed building totals 2,688 s.f. in size. Please contact Gleason Architects to determine the total building square footage.

We believe these revisions address all of the outstanding issues remaining for this project. Please contact our office if you have any questions or if you need additional information.

Sincerely,



Andrew S. Morrell, E.I.

Level I&II Revisions-5-24-2013