



SURVEYING ENGINEERING LAND PLANNING

# *Northeast Civil Solutions*

INCORPORATED

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41041

April 30, 2018

City of Portland, Planning and Development  
389 Congress Street  
Portland, Maine 04101

**RE: Level III Subdivision Review – Preliminary Submission (130-144 Bancroft Street)  
WB Group, Inc. – Capisic Meadows – 8 Lot Subdivision**

To whom it may concern;

On behalf of WB Group Inc., Northeast Civil Solutions, Inc.(NCS) is pleased to submit the attached application and associated materials for Preliminary Review review by staff and the Planning Board for a proposed 7 lot residential subdivision located off of Bancroft Street. The proposed development will feature 7 new single family residential lots. The developer will construct the proposed road, stormwater facilities and associated grading for the entirety of the residential subdivision. The developer does not intend on building the individual houses.

The proposed subdivision will be located at properties identified as 130 & 144 Bancroft Street. The property is comprised of approximately 2.9 acres of land, mostly forested land (with the exception of lawn, patio and pool area of an existing single family dwelling which will be removed). The land has been fully surveyed, has been delineated for wetlands. Currently zoned Residential 3 (R-3), the proposed residential subdivision is an allowed use in the area pursuant to municipal review for subdivision and site plan.

The development will be accessed by a single paved road and feature a road, Benjamin Way, intended to be accepted as a city street. The proposed access road will feature vertical curbing on both sides with a sidewalk extending down northerly side (please see waiver request for duel sidewalks). All utilities will be extended from Bancroft Street down the proposed right-of-way (ROW) to service the proposed subdivision (please see attached ability to serve letters). A fire hydrant will be placed at the end of the proposed ROW servicing the entirety of the subdivision; meanwhile the street will be built to city standards allowing for compatible for emergency vehicle access. Stormwater from the proposed roadway will be collected and treated with the use of two stormwater Filterra units. Additional site runoff will be directed to a detention pond for peak control. The detention pond will be located near the front portion of the lot. The proposed project will also require a Tier I wetland dill permit from the DEP for 11,318 SF of wetland fill or wetland impacts.

Each of the proposed subdivision lots will provide off-street parking to service the single family residential dwellings via a paved driveway. Runoff will be directed to the proposed ponds via an open stormwater system which will be implemented throughout the development. Please see the attached Stormwater Report for further details.

WB Group, Inc. and NCS will conduct a neighborhood meeting as required for all applicable abutters to the property, at which we fully explained the proposed project to those in attendance. The impact to the surrounding residents will be minimal (there is no intention at this time for any vehicular connection to Redlon Park road), and most of the other properties in the vicinity are either previously existing residentially develop or undeveloped. Traffic counts have already been completed, and a traffic report will be included with all other submission materials for Planning Board review in the near future. The proposed development is constant with the city's master plan.

Having already met with City staff, NCS would like to meet with the Planning Board to discuss this project in somewhat greater detail and solicit comments from Board members. Ideally, we propose to meet with the Planning Board during the course of this spring/summer for preliminary and final project approval, with the intent to begin construction in the upon approval. We look forward to presenting this project to the Board.

Please contact us if you have any questions or comments. Thank you.

Sincerely,  
Northeast Civil Solutions, Inc.

A handwritten signature in black ink, appearing to read "Michael Skolnick", with a stylized flourish at the end.

Michael Skolnick  
Land Use Regulatory Specialist

CC: Tony Panciocco, P.E., NCS  
Joshua Wagner, Owner, WB Group, Inc.