



Tuck O'Brien
City Planning Director, Planning Division

June 5, 2017

Chris Thompson
Forefront Partners I, LP
501 Danforth Street
Portland, Maine 04102

Bo Kennedy, PE
Placemaker Partners, LLC
501 Danforth Street
Portland, Maine 04102

Project Name: The Forefront at Thompson's Point Roadway Extension

Project ID: 2017-065

Address: 10 Thompson's Point CBL: 201/A/5,8,10 202/A/1, 4

Applicant: Forefront Partners I, LP

Planner: Christine Grimando

Dear Mr. Thompson:

On June 5, 2017 the Planning Authority approved a Level II Site Plan application to extend a private roadway and associated infrastructure for the Forefront at Thompson's Point. The decision is based upon the application, documents and plans as submitted and prepared by Bo Kennedy, PE, of Placemaker Partners, LLC on behalf of Forefront Partners I, LP. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance. The scope of work includes approximately 450 lf, and 7,500 sf, of paving area in support of the previously approved (January 12, 2016) Sectional 2 Subdivision Plan, extending the roadway from the end of the previously approved (January 12, 2016) Level III Site Plan associated with the Brick South Event Center to a point in front of the Depot/Pavilion structure. The roadway extension includes provisions for water, sewer, drainage and communications infrastructure, as well as lighting, landscaping and pedestrian safety improvements. This application serves as partial fulfillment of the approved Master Development Plan for The Forefront at Thompson's Point.

SITE PLAN REVIEW

The Planning Authority the plan is in conformance with the site plan standards of the Land Use Code and the Site Location of Development Act, subject to the following condition(s) of approval:

1. Crosswalk placement as shown on sheet C-3.0 may be required to be relocated or supplemented by additional crosswalks, or other site design elements in support safe pedestrian and vehicular circulation, in the course of future Site Plan and/or Subdivision reviews.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Storm Water Management** The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines.

The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.

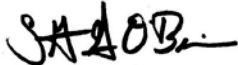
3. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
4. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
5. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
6. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

7. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
9. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Christine Grimando at (207) 874-8608

Sincerely,



Stuart G. O'Brien
City Planning Director

Attachments:

2. City Engineer Review Comments 5/9/2017
3. Planner Review Comments 5/25/2017
4. Traffic Engineer Review Comments 5/31/2017
5. Sample Stormwater Maintenance Agreement

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Christine Grimando, Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Inspections Division
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Chris Branch, Director of Public Works

Katherine Earley, Engineering Services Manager, Public Works
Bill Clark, Project Engineer, Public Works
Doug Roncarati, Stormwater Coordinator, Public Works
Greg Vining, Associate Engineer, Public Works
Michelle Sweeney, Associate Engineer, Public Works
John Low, Associate Engineer, Public Works
Jane Ward, Administration, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Works
Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Victoria Morales, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Christopher Huff, Assessor
Approval Letter File

MEMORANDUM



TO: Christine Grimando, Planner
FROM: Lauren Swett, PE & Craig Sweet, EIT
DATE: May 9, 2017
RE: Thompsons Point Road, Level II Site Plan Application.

Woodard & Curran has reviewed the Site Plan Application for the proposed private road construction located at 10 Thompson's Point Road in Portland, Maine. The project involves the construction of approximately 450 linear feet of interior site roadway and associated utilities.

Documents Reviewed by Woodard & Curran

- Level II Site Plan Application and attachments, dated March 17, 2017, prepared by Placemaker Partners, LLC, on behalf of Forefront Partners I, LP.
- Engineering Plans, Sheets C-1.0, C-1.2, C-2.0, C-2.1, C-3.0, C-4.0, C-5.0, C-5.1, C-6.0, C-7.2, C-8.8, C-11.0 C-12.0, and C-14.0 dated February 2017, prepared by Placemaker Partners, LLC, on behalf of Forefront Partners I, LLC.
- Engineering Plans, Sheets C-8.0, C-8.1, C-8.2, C-8.3, C-8.4, C-8.5, C-8.6, and C-8.7, dated April 2015, prepared by Stantec Consulting Services, INC., on behalf of Forefront Partners I, LLC.
- Landscape Plan Sheet L-1.0, dated March 2017, prepared by Carroll Associates, on behalf of Forefront Partners I, LLC
- Photometric Plan Sheet E-1.1 dated October 2, 2014, prepared by Visual, on behalf of Forefront Partners I, LLC.

Comments

- 1) 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 conformance with 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.). We offer the following comments:
 - a) Basic Standard: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standard: The project will result in an increase in impervious area of approximately 23,898 square feet. As such, the project is required to include any specific stormwater management features for stormwater quality control. The project is being completed as part of an overall Master Development Plan and Subdivision Plan. Some minor modifications have been made to the proposed stormwater treatment system in the area, but adequate treatment will be provided by the proposed system.
 - c) Flooding Standard: The project area discharges to the Fore River, and as noted in previous reviews of the Master Development Plan and Subdivision Plan, the project has received a waiver form complying with the Flooding Standard.
- 2) The Level II application is for a road project that is part of an overall Master Development Plan and Subdivision. There have been some minor changes to the roadway, that will need to be considered as part of the future projects. The transition from this roadway to the roadway constructed for the proposed Children's Museum and Theater will need to be coordinated, but we understand that the Applicant's Engineer will be the same for the road design on both projects. We also recommend that the Stormwater Management Table for the overall site be updated as part of the next project to include the minor changes that were made as part of the road project.

(no subject)

2 messages

Christine Grimando <cdg@portlandmaine.gov>
To: Bo Kennedy <bo@placemakerpartners.com>

Thu, May 25, 2017 at 10:11 AM

Hi Bo,

Following up on our discussion yesterday, below are the remaining items for the Level II road extension application for Thompson's Point:

1. The area of painted 4ft chevrons should be replaced by mountable concrete or stamped pavement.
2. The northern-most parking space, on the western side of road (adjacent to station 19+00) should be removed from the final plan.
3. More information is required for construction management – please provide a construction schedule, primary contact person information, and a plan showing temporary routes, areas for equipment staging, and areas for emergency response access in addition to a description of how construction will be managed on event days.
4. Additional Site Plan and/or Subdivision approvals for The Forefront at Thompson's Point may require crosswalk placement as shown on sheet C-3.0 to be relocated, supplemented by additional crosswalks, or other site design elements in support safe pedestrian and vehicular circulation.

Please let me know if any of the above needs clarification or discussion.

Christine

Christine Grimando, AICP
Senior Planner
Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101
cdg@portlandmaine.gov
Ph: (207) 874-8608

Christine Grimando <cdg@portlandmaine.gov>
To: Christine Grimando <grimando@gmail.com>

Fri, Jun 2, 2017 at 5:06 PM

Christine Grimando, AICP
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[Quoted text hidden]

Thompson's Point -- Level II Site Plan/Roadway Extension

Tom Errico <thomas.errico@tylin.com>

Wed, May 31, 2017 at 1:59 PM

To: Christine Grimando <CDG@portlandmaine.gov>

Cc: Jeremiah Bartlett <JBartlett@portlandmaine.gov>, "kas@portlandmaine.gov" <kas@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "lswett@woodardcurran.com" <lswett@woodardcurran.com>

Hi Christine – The following summarizes my comments following a review of revised materials transmitted on May 30, 2017.

- I find the proposed stamped bituminous treatment as a replacement to the painted chevron markings to be acceptable. I have no further comment.
- The end parking space on the western side of the extended roadway has been eliminated and I find conditions to be acceptable.
- A construction management plan has been provided and the following should be addressed.
 - The plan notes that pedestrians will be detoured around Brick South to destinations on the Point. The applicant should implement improvements, as necessary, to the detour route that meet ADA requirements. This shall include the surface, which shall be “firm and stable” (stone dust is an example of a firm and stable surface).
 - The work zone shall be fenced or use of other strategies that will physically prevent pedestrians for accessing the construction area.
 - Prior to any event, City staff shall approve the treatment implemented within the Work Zone.
- A sidewalk connection should be constructed from the end of the extended roadway to the proposed crosswalk at Station 21+70. This is based on our assumption that pedestrians will originate from easterly destinations like Brick North and beyond.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE

Senior Associate

Traffic Engineering Director

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"One Vision, One Company"