



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

May 2, 2013

Ms. Jean Fraser, Planner  
Planning and Urban Development Department  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101-3509

**Subject: Convenience Store and Fuel Station Development  
2282 Congress Street  
Final Site Plan Application  
Response to Review Comments Associated with April 23, 2013 Submission**

Dear Jean:

Based on our meeting of April 30, 2013 and May 2, 2013 review from Jeff Tarling we offer the following responses to staff and peer review comments. For ease of reference, we have included your paraphrased comments (*italics*) and our response follows.

### **FINAL REVIEW COMMENTS**

*Comment 1:*

*Parking volume and Scale of impervious surface area for the development.*

Response:

Per our discussion, the development team has accessed the circulation patterns and layout for opportunities to remove impervious area while maintaining adequate circulation, parking, etc. The accompanying revised site plan reflects a modification to the layout whereby the easterly side of the development is realigned to reduce the extent of pavement area, at least in the initial phase of development. The applicant is seeking to retain the ability to expand the easterly development edge in the future, to the original design limits, if in the event that CNG operations become a reality or overall development activity for tractor trailer parking, etc. warrants this additional area. We propose to maintain the drainage and stormwater systems as originally designed, therefore minimizing additional work if the pavement areas are expanded in the future. The realignment of the pavement layout reduces the impervious area by approximately 5,178 SF or 7.6% of the original 1.57 acres of impervious area. The overall parking supply is reduced from 32 spaces to 26 spaces. We note that two vehicle spaces for future electric vehicle charging stations are now proposed on the easterly side of the site. We have completed the attached AutoTurn figures depicting a WB-50 & WB-67 semi-trailer vehicles maneuvering around the site as requested by Tom Errico.

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Comment 2:

*The sidewalk alignment from Congress Street should be realigned to nearly a 90 deg. crosswalk to the storefront.*

Response:

We have realigned the crosswalk from Congress Street to meet this recommendation. It eliminates a parking space on the north side of the site.

Comment 3:

*The northwest corner of the pavement surface should be rounded rather than square.*

Response:

We have chosen to sign and provide pavement markings in this corner area to allow for a loading zone for the Farm Stand operators. This will provide a small area for the operator(s) to load and unload when they are using the farm stand.

Comment 4:

*The dumpster location should be realigned to plan for a future driveway connection to Skyway Drive.*

Response:

We have reviewed the current location and possible realignment locations along the southerly pavement edge. We have determined that shifting the dumpster easterly results in significant filling and grading impacts, thus we are requesting that the dumpster location remain as designed. If the Skyway Drive connection becomes a reality then the dumpster can be shifted at that time.

Comment 5:

*The pavement markings on the westerly entrance drive edge should be modified to be a 1" raised concrete surface.*

Response:

We have modified the site plan to include the 1" raised concrete surface in this area.

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Comment 6:

*The lighting layout should be modified to address City lighting standards and styling.*

Response:

The revised lighting plan eliminates the fixtures along the westerly edge of the site. In addition, the computation of lighting coverage in the area of the front of the store has been corrected to be compliant with the City standards. The revised lighting plan will be submitted under separate cover.

We trust that the revised site plan and lighting plans adequately address the latest Staff comments on the project and we look forward to presenting the project to the Planning Board at their May 14<sup>th</sup> Public Hearing.

Comment 7:

*Issues related to Right, Title and Interest.*

Response:

We have completed the accompanying application form containing Portland Property Holdings, LLC as a co-applicant along with CJ Developers, Inc. We understand this will adequately address the Team's interest in the development as well as the Conditional Zoning Agreement.

**JEFF TARLING REVIEW COMMENTS OF MAY 2, 2013**

Comment 1:

*The recent landscape plan increases the tree planting and campus feel as requested, however would like to offer the following recommendations / conditions:*

- a) ***Congress Street Edge*** – *In the location of the proposed 'picnic area' would like to see a greater amount of tree save / thinning then clearing. The existing birch trees and native vegetation can be thinned to allow for the garden, the value of the screening and tree save is a higher value in regards to the overall landscape function. I can meet with the applicant project team if helpful.*

Response:

Our office has revised the landscape plan between the picnic area and Congress Street to require selective trimming in lieu of clearing. The plan also requires a pre-clearing meeting is held with the contractor.

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*b) **Tree Saves** – I would like to see a greater attempt to save the mature existing trees along the project edges. These White Pine in particular offer important structure to the current landscape feel. Reducing the pavement edge along the west & Skyway Drive edge by either narrowing the driveways / parking lot or shifting the built development away from the edges. The tree save areas should be shown or mentioned on the plan and protected in the field following our standard 'tree-save' recommendations. This would include the area along Congress Street and the important Shagbark Hickory.*

Response:

The plan has been modified to address the concerns adjacent to Congress Street (including the Shagbark hickory).

Although the site plan has been modified to reduce impervious area by about 7.6%, it is not recommended by our office that the development area is shifted easterly because of the additional natural resource and clearing impacts that would occur as a consequence. The landscape plan does propose replacement of trees along the westerly boundary.

The area in the southwest (Skyway Drive) corner is noted to be an area of select trimming and clearing only.

*c) **Additional Trees Along the Parking Lot** – In the area near the stormwater feature the recent plan did not show the additional trees requested. Having trees and/or shrubs is important so this area does not appear void of vegetation. We should be able to resolve this with an additional grouping of three to five trees. I can meet to review this condition as well if needed.*

Response:

The revised plan provides an additional 5 trees along the easterly pavement edge between the pavement and the stormwater management facility.

*Overall the revised landscape plan is improved, following up on the possible planting on the Maine Turnpike / City street right of way (outside the UNITEL right of way) is hopeful.*

Response:

Our office is happy to meet with Mr. Tarling in the field to mitigate any remaining concerns prior to construction.

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If you have any questions regarding these materials please contact this office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, P.E.  
Senior Engineer

SRB/smk

Attachments: AutoTurn Figures  
Application form  
Revised Plan Sheets

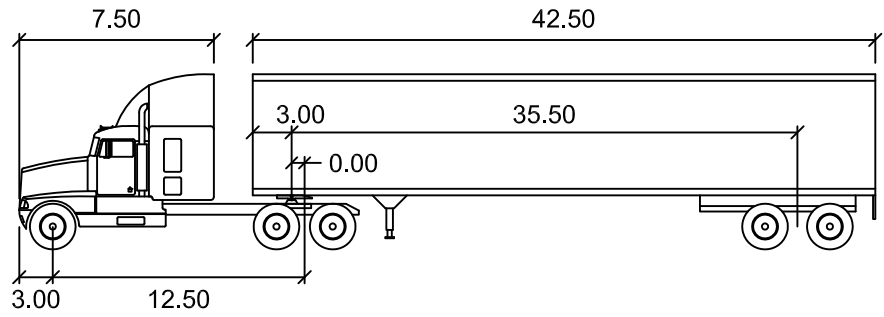
c: David Latulippe, CJ Developers, Inc.  
Wes Thames, Priority Group

*R:\3118-Convenience Store, Portland, ME\Admin\Permitting\Local\Level III Site Plan Application\3118 2013.05.02-Fraser-ComRes#2.doc*

## **ATTACHMENT A**

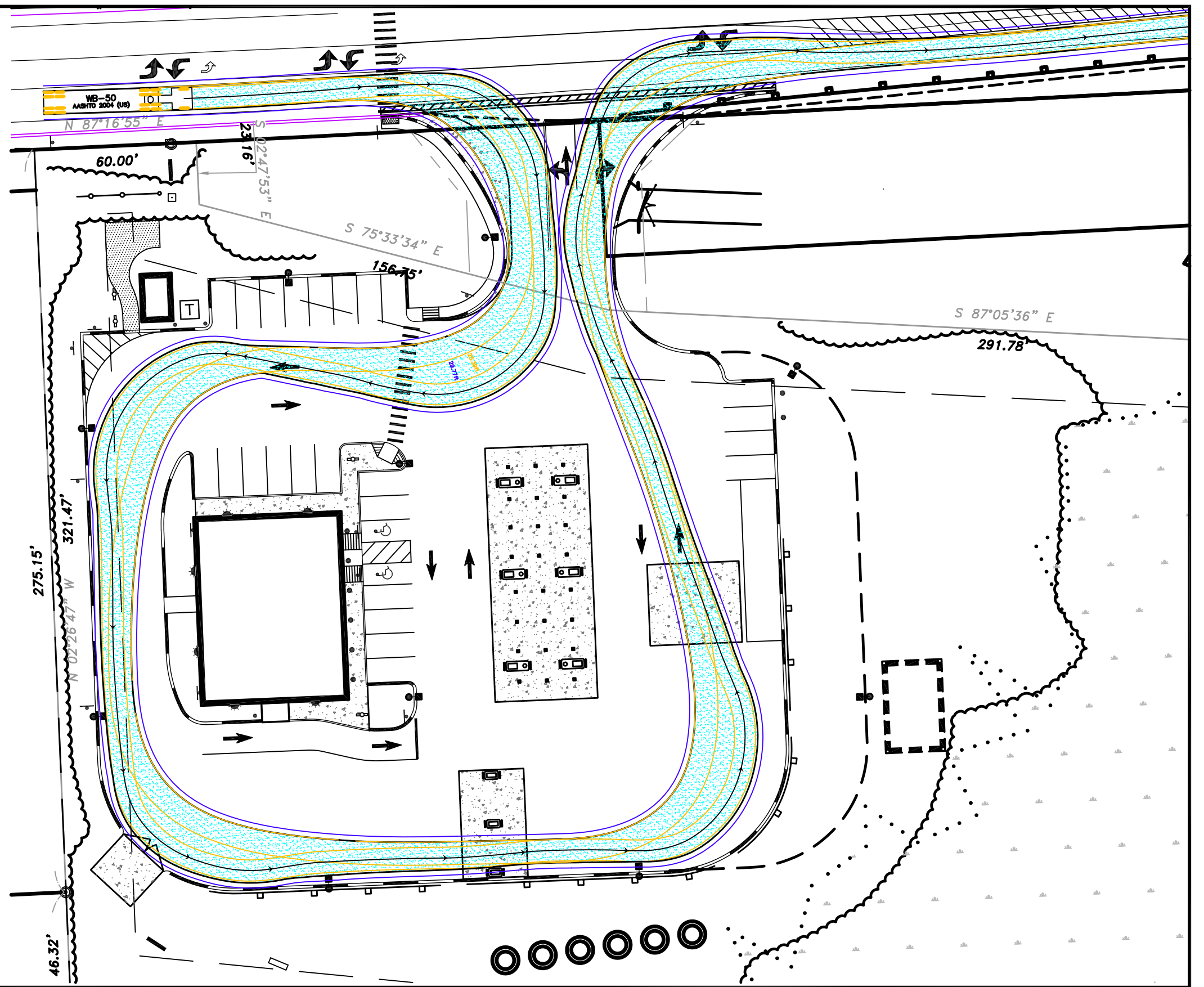
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**WB-50 AutoTurn Figure**  
**WB-67 AutoTurn Figure**



**WB-50**                      feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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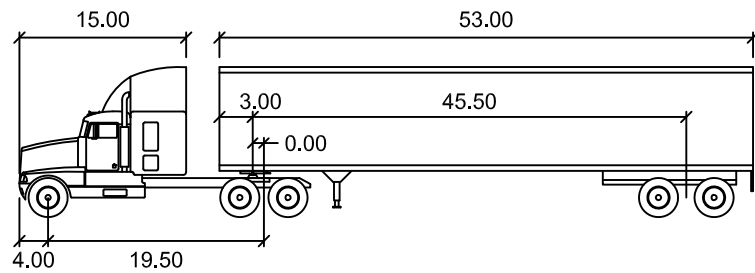
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DESIGNED:	BEK	SCALE:	1" = 40'
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**MULTI-USE DEVELOPMENT  
 PORTLAND, ME**

**AUTOTURN TURNING MOVEMENT ANALYSIS  
 AASHTO 2011(US) WB-50 AT 5MPH**

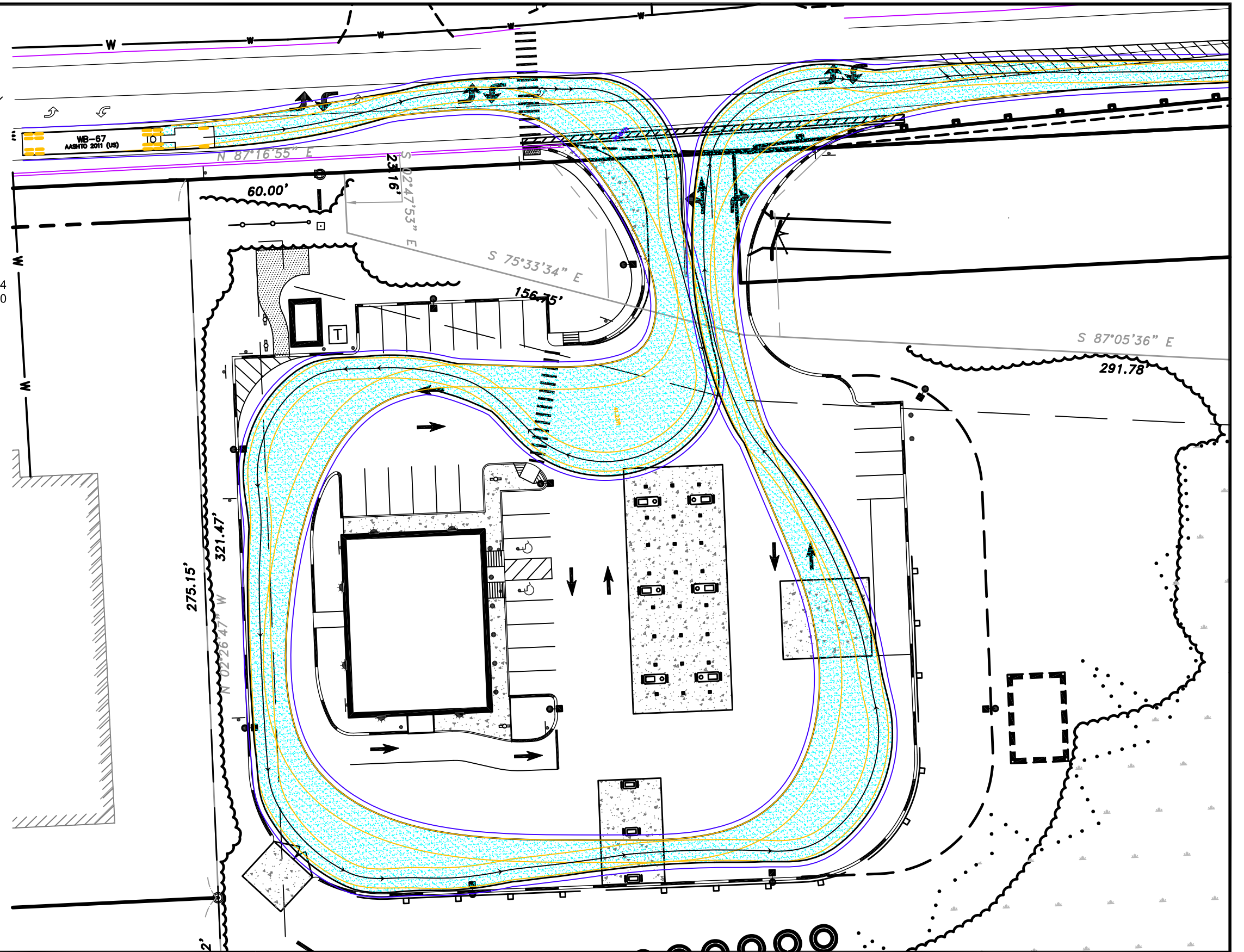
FIGURE  
**AT-5**





WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



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MULTI-USE DEVELOPMENT  
 PORTLAND, ME

AUTOTURN TURNING MOVEMENT  
 ANALYSIS  
 AASHTO 2011(US) WB-67 AT 5MPH

FIGURE  
 AT-2



## **ATTACHMENT B**

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### **Revised Application Form**

**PROJECT NAME:** Convenience Store with Fuel Station

**PROPOSED DEVELOPMENT ADDRESS:**

2282 Congress Street, Portland, Maine

**PROJECT DESCRIPTION:**

New commercial development on 3.24 acre property located on the south side of Congress Street, west of the MTA. The project includes a 3,850 SF C-Store/Fuel Station with 14 filling dispenser positions. An ATM Drive-thru will be provided. Site access will be off Congress Street.

**CHART/BLOCK/LOT:** 237/A/012

**PRELIMINARY PLAN** \_\_\_\_\_ (date)  
**FINAL PLAN** X (date)

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: CJ Developers, Inc. Co-Applicant: Portland Property Holdings, LLC Business Name, if applicable: 2 Main Street Topsham, ME 04086 Address: 35 Primrose Lane City/State : Freeport, ME Zip Code: 04032	<b>Applicant Contact Information</b> Work # 207-865-4323 Home# 207-865-4305 Cell # 207-240-1074 Fax# e-mail: ddlatulip@aol.com
<b>Owner – (if different from Applicant)</b> Name: Hutchcount LLC Address: 1000 Market Street, Building 1 City/State : Portsmouth, NH Zip Code: 03801	<b>Owner Contact Information</b> Work # Home# Cell # Fax# e-mail: rich.ade@oceanprop.com
<b>Agent/ Representative</b> Name: David Latulippe Address: 35 Primrose Lane City/State : Freeport, ME Zip Code: 04032	<b>Agent/Representative Contact information</b> Work # 207-865-4323 Cell # 207-865-4305 e-mail: ddlatulip@aol.com
<b>Billing Information</b> Name: CJ Developers, Inc. Address: 35 Primrose Lane City/State : Freeport, ME Zip Code: 04032	<b>Billing Information</b> Work # 207-865-4323 Cell # 207-865-4305 Fax# e-mail: ddlatulip@aol.com