

Comments Submitted 3/15/13

City of Portland



Development Review Application
Planning Division Transmittal Form

2/27 Date: 08/05/13

Application Number: 2012-653 Application Date: 12/21/2012
CBL: 238 A008001 Application Type: Level I Site Alteration

Project Name: Ecomaine Parking Expansion
Address: 64 BLUEBERRY RD

Project Description: Construction of 626 sq ft of paved area for 8' x 40' container(s), parking spaces for total of 1,360 sq ft associated ditching and an underdrained soil to treat surface runoff from disturbed areas.

Zoning:

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Nell Donaldson	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 3/4/2013



MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2012-653
Date: 3/15/2013

Comments Submitted by: Marge Schmuckal/Zoning on 3/15/2013

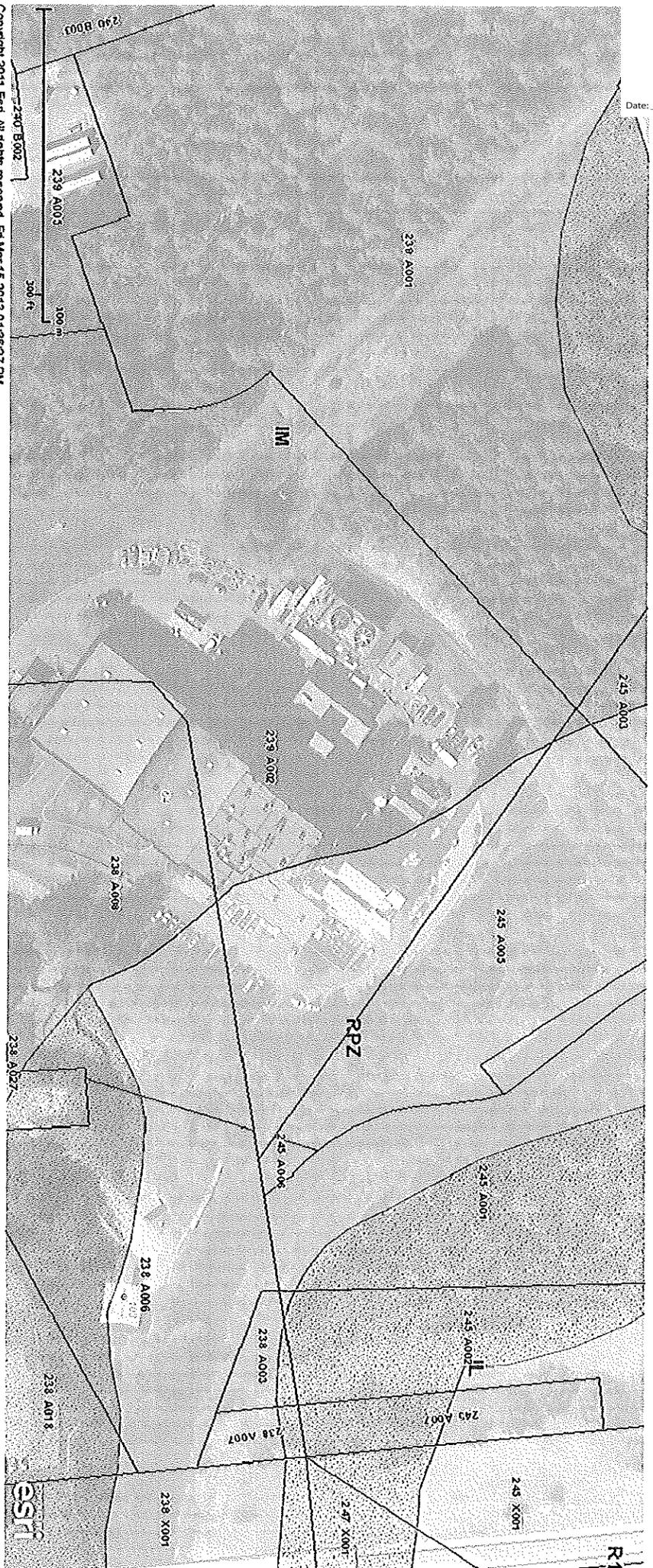
This project is located in the I-M zone and RPZ zone. The parking and the new pad area out back are all within the I-M zone. The front parking is in an "A" flood zone, but there are no requirements for parking in the floodplain regulations.

All setbacks are being met. This project is meeting the I-M zoning requirements. A separate permit is required thru Inspection Services for the work that is being done.

Marge Schmuckal
Zoning Administrator



ueberry Rd

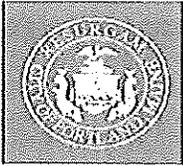


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6/14/13



Strengthening a Remarkable City. Building a Community for Life.

Planning & Urban Development Department
Jeff Levine, Director

Planning Division
Alexander Jaegerman, Director

June 13, 2013

Kevin Trytek
EcoMaine
64 Blueberry Road
Portland, ME 04102

Craig Burgess
Sebago Technics
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Project Name: EcoMaine Parking Expansion
Address: 64 Blueberry Road
Applicant: EcoMaine
Planner: Nell Donaldson

Project ID: 2012-653
CBLs: 238-A-008001, 239-A-002

Dear Mr. Trytek,

On June 13, 2013, the Planning Authority approved with conditions a Level I: Site Alteration site plan for the addition of 12 parking spaces at the EcoMaine waste-to-energy facility at 64 Blueberry Road. The decision is based upon the plan as submitted by Sebago Technics (revisions dated May 28, 2013). The proposal was reviewed for conformance with the standards of the City of Portland's site plan ordinance (Section 14-526). The Level I site plan is approved with the following waivers, permits, and conditions:

A. WAIVERS

Survey

Given that the proposed disturbed area associated with this project is small and internal to a very large lot, the city's Department of Public Services has waived the boundary survey requirement as stated in Section 13 of the *City of Portland Technical Manual*.

Curbing

A curb waiver is granted for the Blueberry Road frontage based on the following criteria:

- 4. Strict adherence to the curb requirement would result in the loss of significant site features, including mature trees, and
- 5. Runoff from Blueberry Road does not require curbing for stormwater management. In fact, most of Blueberry Road is not currently curbed.



B. SITE PLAN REVIEW

The Planning Authority found that the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following condition(s) of approval, which must be met prior to the issuance of a building permit:

1. The applicant shall make an escrow contribution to the City of Portland, deliverable to the city's Planning Division, in the amount of \$3,500, based on the cost of installing a sidewalk on the applicant's Blueberry Road frontage. This contribution may be used for pedestrian improvements in the vicinity of the project on Blueberry Road, Congress Street, or the Stroudwater Trail;
2. The applicant shall add a note to the overall site plan indicating that, along the property frontage, 1½" crushed stone will be added to the depressed area adjacent to the western edge of Blueberry Road to equal a height level with the pavement for review and approval by the city's Department of Public Services; and
3. The applicant shall revise the overall site plan to:
 - a. Specify maple tree type, selected from the City of Portland's recommended tree list;
 - b. Include such a maple tree in the bump-out island in the proposed parking area; and
 - c. Include a note indicating other landscaping treatment for these bump-out areas for review and approval by the city's arborist.

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.

C. STANDARD CONDITIONS OF APPROVAL.

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

1. **Stormwater 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 included in Attachment 1, 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 Certificate of Occupancy with a copy to the Department of Public Services.
2. **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.
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 Services 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 Nell Donaldson at (207) 874-8723.

Sincerely,


Alexander Jaegerman, FAICP
Planning Division Director

Attachments:

1. Sample Stormwater Maintenance Agreement
2. Performance Guarantee Packet

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPietro, Development Review Coordinator, Planning
Margo Schumuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer