

238-A-8

64 Blueberry Rd.

Site Alterations

pk. Expansion

~~Evolution~~



PORTLAND MAINE

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Planning & Urban Development Department
Jeff Levine, Director

Planning Division
Alexander Jaegerman, Director

March 22, 2014

Kevin Trytek
EcoMaine
64 Blueberry Road
Portland, ME 04102

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

RE: Staff Review Comments for Preliminary Level I Site Alteration Plan

Project Name:	EcoMaine Parking Expansion	Project ID:	2012-653
Address:	64 Blueberry Road	CBLs:	238-A-008001, 239-A-002
Applicant:	EcoMaine		
Planner:	Nell Donaldson		

Dear Mr. Burgess:

Thank you for submitting an application for the parking expansion proposed at the EcoMaine facility at 64 Blueberry Road. This proposal is being reviewed as a preliminary plan subject to the Site Plan Ordinance, Article V of the Land Use Code. This letter outlines preliminary staff comments and requests further information.

Staff Review Comments for Preliminary Level I Site Alteration Plan

Boundary Survey Requirement

The boundary survey requirement of the city's site plan ordinance is being waived per the Department of Public Services. David Margolis-Pineo, of the city's DPS, provided the following comments,

The applicant has not submitted a site survey plan as required. However, since the proposed disturbed area is small and internal to a very large lot, this department is agreeable to waive the survey requirement. This waiver is not to be misconstrued that survey waivers are automatic. Each project is evaluated on its own merit and judgment call is made.

In the absence of a full site survey, it is requested that, in the revised submittal, the applicant provide a plan which shows the site in its entirety, including the frontage on Blueberry Road.

Zoning

The Zoning Administrator has confirmed that the proposal meets all the requirements of the underlying zones,

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.

1. Transportation Standards

a. Impact on Surrounding Street Systems

The city's consulting traffic engineer, Tom Errico, has provided comments requesting information on the site's trip generation,

○ The applicant shall provide a summary of traffic volume changes that have occurred on the project site to determine whether increased traffic levels from prior approvals warrant an evaluation of traffic conditions.

b. Access and Circulation

Mr. Errico has also reviewed the circulation on the site. He notes,

○ The installation of a sidewalk along the property frontage on Blueberry Road is required by city ordinance. The applicant shall conduct a sidewalk waiver analysis, per the city ordinance, if they are not proposing to construct a sidewalk. I would note that if the sidewalk waiver is not met there may be a preference to have the applicant make a monetary contribution towards construction of sidewalk on the opposite side of Blueberry Road.

c. Parking

✓ The application states that there are 23 existing parking spaces on site, but aerial photographs seem to indicate more (app. 36). The revised submittal should confirm the number of existing parking spaces. In addition, the revised submittal should include a discussion of the outdoor storage area in the southwest corner of the site, which might provide additional parking capacity. SP

It is understood that eight additional parking spaces are proposed. Of this, Mr. Errico writes,

○ The applicant shall provide a parking demand and supply analysis justifying the need for expanded parking supply from prior site plan approvals.

2. Environmental Quality Standards

a. Preservation of Significant Natural Features

No comments at this time.

b. Landscaping and Landscape Preservation

No comments at this time.

c. Water Quality, Storm Water Management and Erosion Control

✓ David Senus, consulting civil engineer, provided the following comments,

A Level I Site Plan Submission is required to include proposed stormwater management controls and a soil erosion control plan in conformance with the Basic, General, and Flooding standards outlined in Section 5 of the City of Portland Technical Manual.

Basic Standards: The Applicant has provided plans, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500. In addition to the items currently included on the plans, the Applicant should add notes and details for catch basin inlet protection for the two existing catch basins located in close proximity to the construction area on the "West Side Site Plan", Sheet 2.

General Standards: The project will result in an increase in impervious area of approximately 1,990 square feet. The Applicant has proposed an underdrained Soil Filter (USF) to provide water quality treatment for runoff generated from the eight new parking space on the east side

for
D.S.
memo
↓
include
and/or

of the facility. The USF presented by the Applicant provides an acceptable means of complying with the General Standards for this project.

Flooding Standards: The project will result in an increase in impervious area of approximately 1,990 square feet. As such, the project is required to include stormwater management features to control the rate or quantity of stormwater runoff from the site. The Applicant has proposed an USF to provide storage of surface runoff. Given the small net increase of impervious area on the site, and given the Applicant's proposal to detain runoff within the USF system, the project is considered in general conformance with the Flooding Standard.

The Applicant's submittal should include a post-development stormwater inspection and maintenance plan for the proposed USF developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

1. Public Infrastructure and Community Safety Standards

a. Consistency with Master Plans

No comments at this time.

2. Site Design Standards

a. Historic Resources

N/A

b. Exterior Lighting

There are no comments at this time.

c. Signage and Wayfinding

It is noted that there is an existing EcoMaine sign located at the entrance to Blueberry Road. In the revised submittal, please provide background information regarding the existing sign location.

d. Zoning Related Design Standards

N/A

*D of pcc AJ/BAB
not germane for SJK*

Additional Submittals Required

Please provide existing building square footage calculations in the revised submittal. Note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Planning Staff Recommendation

Based upon the staff review of the preliminary Level I Site Alteration plan, I recommend that the applicant proceed with submission of a final plan for staff review. Please submit one (1) complete paper set and one (1) digital set of plans and documents to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made.

If you have any questions, feel free to contact me at 874-8723 or by email at hcd@portlandmaine.gov.

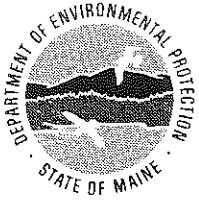
Sincerely,



Neil Donaldson
Planner

Electronic Distribution

Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckai, Zoning Administrator
Katherine Earley, City Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer
Captain Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard & Curran



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

City Council

*Blueberry Rd
238-A-8*

DEPARTMENT ORDER
IN THE MATTER OF

ECOMAINE)	SOLID WASTE ORDER
PORTLAND, CUMBERLAND COUNTY, MAINE)	
INCINERATION FACILITY -)	
ADD PARKING SPACES)	
S-010993-WG-S-M)	MINOR REVISION
(APPROVAL WITH CONDITIONS))	

Pursuant to the provisions of the *Maine Hazardous Waste, Septage and Solid Waste Management Act*, 38 M.R.S.A. §§1301 to 1319-Y, the *Rules Concerning the Processing of Applications and Other Administrative Matters*, 06-096 CMR 2 (last amended April 1, 2003), the *Solid Waste Management Rules: General Provisions*, 06-096 CMR 400 (last amended July 20, 2010), and the *Solid Waste Management Rules: Incineration Facilities*, 06-096 CMR 403 (last amended November 2, 1998), the Department of Environmental Protection (Department) has considered the application of ECOMAINE, (ecomaine or applicant), with all its supportive data, agency review comments, and other related materials on file, and FINDS THE FOLLOWING FACTS:

1. APPLICATION SUMMARY

- A. Application: The applicant has applied for a minor revision of Department Order #L-010993-05-B-N, dated January 22, 1986, which approved the operation of a solid waste incineration facility located at 64 Blueberry Road in Portland, Maine. This application is to add 12 new parking spaces at the facility.
- B. History: The applicant received Department approval on January 22, 1986, for the construction and operation of a 550 ton per day mass burn waste-to-energy (WTE) municipal solid waste (MSW) incineration facility. The applicant's WTE facility is located on a 7-acre portion of a 20.6-acre parcel of land at 64 Blueberry Road in Portland, Maine. The facility received a solid waste renewal Department Order #S-010993-WG-O-R on May 12, 2012.
- C. Summary of Proposal: The applicant has proposed to add 12 additional paved parking spaces adjacent to the facility's main building. In support of this application ecomaine has submitted the following materials:
 - A site plan indicating the location of the proposed additional parking areas,
 - Design specifications of the parking areas,
 - Stormwater management calculations for the facility including the additional parking locations,

ECOMAINE	2	SOLID WASTE ORDER
PORTLAND, CUMBERLAND COUNTY, MAINE)	
INCINERATION FACILITY -)	
ADD PARKING SPACES)	
S-010993-WG-S-M)	MINOR REVISION
(APPROVAL WITH CONDITIONS))	

- Design specifications and testing of materials for the designed stormwater underdrain soil filter to treat stormwater prior to discharge , and
- Changes to the facility operations manual related to maintenance of the stormwater structures.

2. DEPARTMENT REVIEW

The Department's review of the submitted stormwater calculations indicates that the underdrain soil filter is adequately sized to treat stormwater from the additional parking areas. Proposed changes to the facility operations manual to address required maintenance of the underdrain filter are acceptable as proposed. The Department finds that the new parking areas have been designed and will be maintained in accordance with the applicable regulations, provided the applicant maintains the stormwater treatment structure as described in the facility operations manual.

BASED on the above Finding of Facts, and subject to the Conditions listed below, the Department makes the following CONCLUSION:

The minor revision to Department Order #S-010993-WG-B-N and as renewed in #S-010993-WG-O-R, as proposed by ECOMAINE, will not pollute any water of the State, contaminate the ambient air, constitute a hazard to health or welfare, or create a nuisance, provided the stormwater treatment structure is properly maintained.

THEREFORE, the Department APPROVES WITH THE ATTACHED CONDITIONS the application of ECOMAINE subject to the following conditions:

1. The Standard Conditions of Approval, a copy attached as Appendix A.
2. The maintenance of the stormwater treatment structure for the additional parking areas shall be performed as described in the facility operations manual.

ECOMAINE 3 SOLID WASTE ORDER
PORTLAND, CUMBERLAND COUNTY, MAINE)
INCINERATION FACILITY -)
ADD PARKING SPACES)
S-010993-WG-S-M) MINOR REVISION
(APPROVAL WITH CONDITIONS))

3. All other Findings of Fact, Conclusions, and Conditions remain as approved in Department Orders #S-010993-WG-B-N and #S-010993-WG-O-R, and subsequent revisions to these licenses, are incorporated herein.

DONE AND DATED AT AUGUSTA, MAINE, THIS 19th DAY
OF July, 2013.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

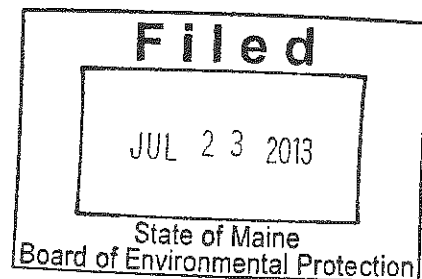
BY: Melanie Lizz for
Patricia W. Aho, Commissioner

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURE

Date of initial receipt of application: December 3, 2012

Date of application acceptance: December 24, 2012

Date filed with the Board of Environmental Protection:



XRM75567/dlp

Appendix A

STANDARD CONDITIONS TO ALL SOLID WASTE FACILITY LICENSES

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL. VIOLATIONS OF THE CONDITIONS UNDER WHICH A LICENSE IS ISSUED SHALL CONSTITUTE A VIOLATION OF THAT LICENSE AGAINST WHICH ENFORCEMENT ACTION MAY BE TAKEN, INCLUDING REVOCATION.

1. **Approval of Variations from Plans.** The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed by the licensee. Any consequential variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
2. **Compliance with All Applicable Laws.** The licensee shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
3. **Compliance with All Terms and Conditions of Approval.** The licensee shall submit all reports and information requested by the Department demonstrating that the licensee has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
4. **Transfer of License.** The licensee may not transfer the solid waste facility license or any portion thereof without approval of the Department.
5. **Initiation of Construction or Development Within Two Years.** If the construction or operation of the solid waste facility is not begun within two years of issuance of within 2 years after any administrative and judicial appeals have been resolved, the license lapses and the licensee must reapply to the Department for a new license unless otherwise approved by the Department.
6. **Approval Included in Contract Bids.** A copy of the approval must be included in or attached to all contract bid specifications for the solid waste facility.
7. **Approval Shown to Contractors.** Contractors must be shown the license by the licensee before commencing work on the solid waste facility.
8. **Background of key individuals.** A licensee may not knowingly hire as an officer, director or key solid waste facility employee, or knowingly acquire an equity interest or debt interest in, any person convicted of a felony or found to have violated a State or federal environmental law or rule without first obtaining the approval of the Department.
9. **Fees.** The licensee must comply with annual license and annual reporting fee requirements of the Department's rules.
10. **Recycling and Source Reduction Determination for Solid Waste Disposal Facilities.** This condition does not apply to the expansion of a commercial solid waste disposal facility that accepts only special waste for landfilling.



DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: March 2012

Contact: (207) 287-2811

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's ("DEP") Commissioner: (1) in an administrative process before the Board of Environmental Protection ("Board"); or (2) in a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S.A. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S.A. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S.A. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This INFORMATION SHEET, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S.A. §§ 341-D(4) & 346, the *Maine Administrative Procedure Act*, 5 M.R.S.A. § 11001, and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 CMR 2 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days of the date on which the Commissioner's decision was filed with the Board will be rejected.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by the Board's receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner a copy of the appeal documents and if the person appealing is not the applicant in the license proceeding at issue the applicant must also be sent a copy of the appeal documents. All of the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

Appeal materials must contain the following information at the time submitted:

1. *Aggrieved Status.* The appeal must explain how the person filing the appeal has standing to maintain an appeal. This requires an explanation of how the person filing the appeal may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error.* Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge.* If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.
6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing on the appeal is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.
7. *New or additional evidence to be offered.* The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered by the Board in an appeal only when the evidence is relevant and material and that the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed the license normally remains in effect pending the processing of the appeal. A license holder may proceed with a project pending the outcome of an appeal but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge receipt of an appeal, including the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, and any materials submitted in response to the appeal will be sent to Board members with a recommendation from DEP staff. Persons filing appeals and interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, a license holder, and interested persons of its decision.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2; 5 M.R.S.A. § 11001; & M.R. Civ. P 80C. A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. Failure to file a timely appeal will result in the Board's or the Commissioner's decision becoming final.

An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S.A. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452 or for judicial appeals contact the court clerk's office in which your appeal will be filed.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life's new possibilities.

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: Neil 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
Marge Schunuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Laurie 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

John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Helen Donaldson - RE: underdrained soil filter

From: Helen Donaldson
To: Craig Burgess
Date: 6/26/2013 11:35 AM
Subject: RE: underdrained soil filter

Craig,

I spoke with the civil engineer who conducts our stormwater reviews and she indicated that, so long as the grass in the basin of the underdrained soil filter remains healthy, the performance of the system should not be affected.

Technically, EcoMaine should probably update their maintenance plan, but I will include this email in our file as documentation.

Let me know if you need anything else from me in this regard.
Nell

Nell Donaldson
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

>>> Craig Burgess <cburgess@sebagotechnics.com> 6/24/2013 1:52 PM >>>

Thanks Helen,

Just so you know, I asked DEP the same question and they had no problem with mowing the UDSF more than twice during the growing season. Have a good day.

Craig A. Burgess, P.E.
Project Engineer



www.sebagotechnics.com

An Employee Owned Company

75 John Roberts Road – Suite 1A
South Portland, ME 04106-6963

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From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Monday, June 24, 2013 12:04 PM
To: Craig Burgess
Subject: underdrained soil filter

Craig,

I got your message from Friday and I promise I haven't forgotten about it. I have a call in to the engineer who does our stormwater consulting, and am waiting for a response. I'll be in touch.

Nell

Nell Donaldson
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

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Helen Donaldson - Eco Maine

From: Jeff Tarling
To: Helen Donaldson
Date: 6/7/2013 2:57 PM
Subject: Eco Maine

Hi Nel -

The proposed plan for Eco Maine is acceptable with the following conditions:

a) that the proposed tree planting is moved to the 'bump-out' islands on either side of the parking area. The islands or bump-out areas should be landscaped or treated with groundcover or turf.

Overall the plan is acceptable as shown.

Thanks

Jeff Tarling
City Arborist

Helen Donaldson - Curb Waiver Request - Pomeroy and EcoMaine

From: David Margolis-Pineo
To: Helen Donaldson
Date: 6/6/2013 2:38 PM
Subject: Curb Waiver Request - Pomeroy and EcoMaine
CC: David Senus; Dianne Gagnon; Marc Spiller; Tom Errico

Nell,

Pomeroy Street

Public Services is agreeable to waiving the curb requirement for the Pomeroy St project. With the elevated street directing all street drainage to a soil filter for treatment, curb would impeded the drainage for this treatment.

There is currently an intermittent stream running down what will be the center of the new proposed Pomeroy St. In the past this water flowage has caused icing problems in Bancroft St. This problem has been corrected. If for some reason as a result of this project the icing problem returns, and we do not expected it to, the applicant shall be responsible for making the necessary changes to correct.

EcoMaine - Blueberry Lane

Public Services is agreeable to waiving curb requirement on Blueberry Lane but not for the sidewalk since Blueberry Lane provides access to Portland trail's Stroudwater River walkway. The estimated cost for installing a bituminous sidewalk along the applicant's frontage is \$5,220. Since it is desirable to construct the walkway on the Eastern side of Blueberry Ln, the applicant is requested to make an escrow contribution for the construction of that sidewalk.

In lieu of the curbing, and since erosion is occurring on the edge of pavement to the point where the pavement might start undermining in front of the applicant's property, the applicant is requested to place 1 1/2" crushed stone to fill the depressed area adjacent to the pavement between the pavement and grass to a height level with the pavement.

Blueberry Road (Sidewalk & Curb)				Cost	
Item No.	Description	Qty.	UOM	Unit Cost	Ext.
202.200	Removing Bituminous Concrete Pavement		s.y.	\$9.50	\$0.00
	Full Depth Milling & Fine Grade		Lump Sum		\$0.00
202.203	Pavement Butt Joint		sy	\$13.75	\$0.00
304.090	Aggregate Base Course- Crushed		cy	\$35.00	\$0.00
403.207	Hot Mix Asphalt, 19 mm Nominal Maximum Size		ton	\$110.00	\$0.00
403.209	Hot Mix Asphalt, 9.5 mm Nominal, Hand Placed		ton	\$135.00	\$0.00
403.210	Hot Mix Asphalt, 9.5 mm Nominal, Wearing Course		ton	\$100.00	\$0.00
403.211	Hot Mix Asphalt (shimming)		ton	\$100.00	\$0.00
408.01	Hammer and Pave		sy	\$50.00	\$0.00
408.02	Localized Street Repair		sy	\$45.00	\$0.00
408.02A	Localized Street Repair with Surface		s.y.	\$90.00	\$0.00
408.03	Street Repair, Additional 6" Depth		sy	\$62.80	\$0.00
409.15	Bituminous Tack Coat Applied		gal	\$7.00	\$0.00
604.18	Adjust Manhole to Grade		ea	\$740.00	\$0.00
604.181	Adjust Catch Basin to Grade		ea	\$740.00	\$0.00
604.27	Repair Existing Manhole or Catch Basin		courses	\$150.00	\$0.00
604.33	New Catch Basin Frame and Grate		ea	\$1,130.00	\$0.00
604.35	New Manhole Frame and Cover		ea	\$1,000.00	\$0.00
604.40	New Inlet Stone		ea	\$550.00	\$0.00
604.50	New Manhole Adjustment Riser		ea	\$180.00	\$0.00
605.09	6" Diameter Underdrain, Type "B"		lf	\$38.00	\$0.00
608.08	Reinforced Concrete Sidewalk		sy	\$100.00	\$0.00
608.15	Brick Sidewalk		sy	\$122.50	\$0.00
608.16	Brick Driveway		sy	\$155.00	\$0.00
608.25	Hot Bituminous Sidewalk	145	sy	\$36.00	\$5,220.00
608.26	Hot Bituminous Driveway		sy	\$50.00	\$0.00
608.461	Reconstruct Pedestrian Ramp		ea	\$2,350.00	\$0.00
608.55	Driveway Apron Adjustment		sy	\$45.00	\$0.00
608.60	Detectable Warning Panel		sf	\$64.00	\$0.00
609.11	New 5" Straight Vertical Curb Type #1	92	lf	\$36.00	\$3,312.00
609.12	New 5" Circular Vertical Curb Type #1		lf	\$46.00	\$0.00
609.24	New Terminal Curb Type 1- 7ft- Circular		ea	\$360.00	\$0.00
609.24	New 5" - 4' Tipdown Curb Type #1		ea	\$260.00	\$0.00
609.25	New 5" - 7' Tipdown Curb Type #1	8	ea	\$300.00	\$2,400.00
609.31	Curb Type 3		lf	\$10.00	\$0.00
609.34	Curb Type 5		lf	\$35.00	\$0.00
609.36	Curb Type 5 - Circular		lf	\$40.00	\$0.00
609.38	Reset Existing Curb		lf	\$25.00	\$0.00
615.08	Loam and Seed	120	s.y.	\$5.50	\$660.00
618.1301	Seeding Method Number 1		units	\$400.00	\$0.00
627.713	White or Yellow Pavement Marking Line - Field Meas		lf	\$0.40	\$0.00
627.75	White or Yellow Pavement & Curb Marking		sf	\$1.50	\$0.00
629.05	Hand Labor, Straight Time		hr	\$45.00	\$0.00
629.06	Mason		hr	\$40.00	\$0.00
629.07	Foreman		hr	\$45.00	\$0.00
631.105	Air Tool and Compressor including Operator		hr	\$45.00	\$0.00
631.106	Concrete Saw, Including Operator		hr	\$45.00	\$0.00
631.171	Truck Small Including Operator		hr	\$65.00	\$0.00
631.225	Excavator or Backhoe, Including Operator		hr	\$95.00	\$0.00
TOTAL					\$11,592.00
Estimate plus 20%					\$13,910.40

Blueberry Road (Sidewalk & Curb)

Install curb and sidewalk from property line, tipdowns at driveways

Granite curb, bituminous sidewalk (5' wide)

Sidewalk area:

	251 lf			
L	w	s.y		Straight lf
	260	5	144.4444	46
				36

Curb				Total	82
	Straight	7' tips		7' pieces	84
	92 lf	8 each		plus (2) 4' pieces	8
				total	92
				straight	

need 6 tips for drives, need to add in a 4' piece and a tip for each end

Figured 7' tips, if 4' tips were used it would be a little less, rearrange curb figures, keep enough money in to adjust

chinking curb in the street is included with curb installation. If street is in good condition this should be all it needs if not than there may be more damage to street that would be extra cost- add in money for repairs to street.

? If we need to install tip down at end of sidewalk & each piece of curb is 7' tip and at property line- need to install more curb- can we go beyond property line in install 4' and tipdown- will extend sidewalk area also??

Answer= Yes

? Google shows nothing there now-

Just doing curb and sidewalk at the gutterline and taper loam back into grass area? No esplande? YES

Figured sidewalk at curb line then 4' of loam tapered back

Loam & Seed

L	W	sy
260	4	115.5556

Helen Donaldson - Ecomaine - Blueberry Road

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 6/6/2013 11:27 AM
Subject: Ecomaine - Blueberry Road
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

Nell – The following is a status update on my March 18, 2013 email comments and represent my final review.

- The installation of a sidewalk along the property frontage on Blueberry Road is required by City Ordinance. The applicant shall conduct a sidewalk waiver analysis, per the City Ordinance, if they are not proposing to construct a sidewalk. I would note that if the sidewalk waiver is not met there may be a preference to have the applicant make a monetary contribution towards construction of sidewalk on the opposite side of Blueberry Road.
Status: Based upon my review of the sidewalk waiver analysis, the project does not meet the sidewalk waiver criteria. DPS will be providing information on a sidewalk financial contribution amount and whether the project meets curb waiver criteria.
- The applicant shall provide a parking demand and supply analysis justifying the need for expanded parking supply from prior site plan approvals.
Status: I have reviewed the information provided by the applicant and I find the project to be acceptable.
- The applicant shall provide a summary of traffic volume changes that have occurred on the project site to determine whether increased traffic levels from prior approvals warrant an evaluation of traffic conditions.
Status: I have reviewed information provided by the applicant and concur that traffic levels do not warrant further action.

New Comments

- I have reviewed the most current site plan and find the proposed parking layout to be acceptable.

If you have any questions or comments, please contact me.

Best regards,

Thomas A. Errico, PE
 Senior Associate
 Traffic Engineering Director

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From: David Senus <dsenus@woodardcurran.com>
To: Helen Donaldson <HCD@portlandmaine.gov>, David Margolis-Pineo <DMP@portlandmaine.gov>
Date: 5/29/2013 1:39 PM
Subject: RE: Ecomaine Parking Expansion
Attachments: 2013.05.15 Ecomaine Peer Review Memo.pdf

Hi Nell.

The revised plans included revisions to/increasing the size of the underdrained soil filter to accommodate the proposed increase in impervious area. The Applicant adequately addresses water quality under the General Standards. We have no additional comments on the revised plans. I still recommend including the condition of approved noted in our previous review memo (attached). 

Would you like me to formalize in a memo?

Thanks!
Dave

David Senus, PE (Maine), Project Manager
Woodard & Curran, Inc.
41 Hutchins Drive
Portland, ME 04102
Phone: (800) 426-4262 x3241
Fax: (207) 774-6635

Woodard & Curran
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-----Original Message-----

From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Wednesday, May 29, 2013 11:40 AM
To: David Margolis-Pineo; Jeff Tarling; Marge Schmuckal; Thomas Errico; David Senus
Subject: Fwd: Ecomaine Parking Expansion

All,

FYI - Here are the revised plans for the EcoMaine parking expansion with the four new spots. I've also uploaded to ePlan.

Tom/David, I'm attaching the letter which includes the sidewalk waiver request here. I've also asked for a formal curb waiver request.

Thanks,
Nell

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Helen Donaldson - RE: Ecomaine Parking Expansion

From: Craig Burgess <cburgess@sebagotechnics.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 5/29/2013 1:26 PM
Subject: RE: Ecomaine Parking Expansion

Helen,

On behalf of Ecomaine, we respectfully request a waiver for curbing as allowed under **Section 14-506 (b)**. Two conditions exist including:

Section 14-506(b) 4.

Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping and topography. Ditching along both sides of the roadway drains runoff from the roadway surface and developed site areas. Construction of a curbing along either side of the roadway would require that the ditch be pushed back further from the road and that mature trees be removed. Also, a raised sidewalk with curbing along the westerly side of the road would require that utility poles be relocated. Relocation of utility poles may require that trees be removed.

Section 14-506(b) 5.

Runoff from Blueberry Road does not require curbing for stormwater management. Along the easterly and westerly sides of the roadway, a 2-foot deep ditch is generally provided for stormwater conveyance. Curbing along either side would require a closed storm drainage system with an outlet pipe at the end of the roadway because topography doesn't allow for multiple outlet points. A closed storm drainage system could be costly.

Section 14-506(b) 4. would also apply to Section 14-506(b) 6. of the sidewalk waiver standard.

Please let me know what your thoughts are. Thank-you.

Craig A. Burgess, P.E.

Project Engineer



www.sebagotechnics.com

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From: Helen Donaldson [mailto:HCD@portlandmaine.gov]

Sent: Wednesday, May 29, 2013 11:29 AM

To: Craig Burgess

Subject: Re: Ecomaine Parking Expansion

Craig,

Thanks for these. I'll pass them along to reviewers and send you comments as they come in.

Now that we have these, we'll also process the sidewalk waiver request. While doing so, we need to take a look a curbing as well (I apologize - I was under the impression that there was curbing along the Blueberry frontage but there's not). The curb waiver criteria are under Section 14-506(b). Could you shoot me an email with a formal waiver request (see criteria #1,#4, #5 - I'm assuming these fit).

Let me know if you have questions. Hopefully this will be pretty quick to tie up.

Nell

Nell Donaldson
City of Portland
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

>>> Craig Burgess <cburgess@sebagotechnics.com> 5/29/2013 9:42 AM >>>

Good Morning Nell,

As promised, attached is a cover letter that summarizes changes to drawings for the proposed parking expansion at Ecomaine. Also attached are the revised drawings, HydroCAD summaries and stormwater calculations for your review. Please don't hesitate to call me with any questions. Thank-you.

Craig A. Burgess, P.E.
Project Engineer



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May 29, 2013
11187

Ms. Helen Donaldson
City of Portland, Planner
389 Congress Street, Room 308
Portland, Maine 04101

Level I Site Plan Application – Ecomaine Parking Expansion

Dear Helen:

On behalf of Ecomaine, we have revised plans for parking alterations to show a total of twelve parking spaces adjacent to the waste-to-energy facility's main entrance. Design plans submitted on April 30th showed eight parking spaces. Overall, a net change 660 square feet is proposed to construct the additional parking spaces.

Four existing maple trees will be removed to make room for the additional spaces and four new trees will be planted to meet the City's landscaping requirement. A shallow ditch will be graded along the easterly side of the parking spaces so that stormwater runoff is conveyed to the underdrained soil filter. 2:1 (H: V) sideslopes and retaining wall will be constructed to the south so that disturbance is minimized. A DEP PBR will be submitted for the additional impact to the 75-foot stream setback.

The underdrained soil filter was resized in accordance with DEP standards to accommodate runoff from the increased area. The revised stormwater model for the twelve (12) parking spaces indicates that the change in peak rates is insignificant compared to the levels previously predicted with the eight (8) parking spaces.

Upon your review of the enclosed drawings, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Craig Burgess".

Craig A. Burgess, P.E.
Project Engineer

CAB:cab/jsf
Enc.

cc: Kevin Trytek, Ecomaine

MEMORANDUM



TO: Neil Donaldson, Planner
FROM: David Senus, P.E.
DATE: May 15, 2013
RE: Ecomaine Parking Expansion, Level I Site Alteration Application

Woodard & Curran has reviewed the Response to Comments on the Level I Site Alteration Application for parking lot improvements at the Ecomaine Waste-to-Energy Plant in Portland, Maine. The improvements will consist of constructing eight new parking spaces, ditching, and an underdrained soil filter to provide storage and treatment of surface runoff from the new spaces. Improvements also include a small paved pad that will provide a level area for 8' x 40' containers on the westerly side of the facility.

Documents Reviewed by Woodard & Curran

- Response to Comments Letter, dated May 7, 2013, prepared by Sebago Technics, on behalf of Ecomaine.
- Engineering Drawings, Sheets 1-5, revised May 7, 2013, prepared by Sebago Technics, on behalf of Ecomaine.

Comments

1. We recommend including a condition that states: "The applicant and all assigns, must comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on City of Portland standards and state guidelines."



TOM - sidewalk - waiver
DAVE - parking demand

May 7, 2013
11187

Ms. Helen Donaldson
City of Portland, Planner
389 Congress Street, Room 308
Portland, Maine 04101

Level I Site Plan Application - Ecomaine Parking Expansion

Dear Helen:

On behalf of Ecomaine, we reviewed comments from the City of Portland's staff review and Woodard & Curran's peer review in a letter from you dated March 22, 2013 regarding a Level 1 Site Plan Application. We offer the following responses (in bold and *italic*) to comments:

Boundary Survey Requirement

In the absence of a full site survey, it is requested that, in the revised submittal, the applicant provide a plan which shows the site in its entirety, including frontage on Blueberry Road.

A cover sheet (Sheet 1) was created that shows the entire project parcel.

1) Transportation Standards

- a. The Applicant shall provide a summary of traffic volume changes that have occurred on the project site to determine whether increased traffic levels from prior approvals warrant an evaluation of traffic conditions.

The traffic volume change is insignificant. Parking improvements will mainly accommodate irregular traffic from quarterly board meetings, monthly committee meetings and public outreach programs that occur on an as-needed basis.

Please see our response to comment (c.) below for more information.

- b. The installation of a sidewalk along the property frontage on Blueberry Road is required by City Ordinance. The applicant shall conduct a sidewalk waiver analysis, per the City Ordinance, if they are not proposing to construct a sidewalk. I would note that if the sidewalk waiver is not met there may be a preference to have the applicant make a monetary contribution towards construction of sidewalk on the opposite side of Blueberry Road.

As allowed under Section 14-506(b), we respectfully request a waiver from the sidewalk standard (Section 14-526). We offer the following statements for a sidewalk waiver analysis:

The approximate building square footage associated with the waste-to-energy plant is 64,200 square feet and was based on Maine GIS aerial photography.

Upon your review of our responses and the enclosed drawings, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Craig Burgess".

Craig A. Burgess, P.E.
Project Engineer

CAB:cab/jsf
Enc.

cc: Kevin Trytek, Ecomaine

Section 14-506(b) 1. No expectation

Pedestrian traffic is not expected to and from the site given the industrial nature of the business and its distant location from residential areas. Ecomaine's waste-to energy and recycling facilities are located in the I-M Industrial Zone and the nearest residential area is roughly one mile away. Pedestrian traffic between the main entrance and site access could potentially present a traffic hazard to garbage trucks that are incoming and outgoing throughout the entire work day.

Section 14-506(b) 2. NO sidewalk w/in 1000 ft

The site access is located near the end of Blueberry Road, approximately 950 feet from the existing sidewalk on Congress Street. The Waste-to-Energy facility's main entrance and associated parking spaces are an additional 530 feet northwest of the site access. A total distance of 1,480 feet between the facility's main entrance and the existing sidewalk along Congress Street exceeds the threshold requirement for a sidewalk. Also, we are not aware of plans to reconstruct Blueberry Road with a sidewalk.

- c. The application states that there are 23 parking spaces on site, but aerial photographs seem to indicate more (app. 36). The revised submittal should confirm the number of existing parking spaces. In addition, the revised submittal should include a discussion of the outdoor storage area in the southwest corner of the site, which might provide additional parking spaces.*

There are 23 parking spaces adjacent to the main entrance on the east side of the facility and approximately 33-36 spaces on the west side of the facility. Roughly 21 of the westerly spaces are in an area commonly used for storage.

Ecomaine was temporarily using the westerly paved areas for scrap metal storage when the photos available on Bing and Google were taken. Ecomaine has since moved the various pieces of metal to storage shelves. Periodic maintenance of the building requires that contractors continue to use the area for general equipment storage.

The applicant shall provide a parking demand and supply analysis justifying the need for expanded parking supply from prior site plan approvals.

With the original site approval, Ecomaine did not anticipate the number of board meetings, committee meetings, public outreach programs and other events that would occur on a regular basis. As noted in the Level 1 Site Alteration Application, 23 existing parking spaces are provided immediately adjacent to the facility's main entrance. These parking spaces accommodate 23 full-time "office" workers at the Waste-to-Energy facility. In addition to office workers, board members meet quarterly and recycling, executive and finance committees meet monthly.

Ecomaine participates in several public outreach programs that include open houses and tours. During the 2011-2012 fiscal year, more than 1,000 people toured the facility. People that attend these events and professionals that conduct regular business with Ecomaine, also park in spaces near the facility's main entrance.

During periods when the 23 parking spaces are full, visitors are left no choice but to park along the north side of the access road extending to the west side of the facility. The access road was designed to accommodate one-way traffic. Parked vehicles in the roadway are a traffic hazard, especially to the wider garbage trucks.

Approximately 33 spaces are provided on the west side of facility for 42 "plant" workers. There is only access to plant operations from this side of the building. Roughly 21 westerly parking spaces are typically overburdened once a month with construction equipment for routine maintenance. When these parking spaces are not available, plant workers park in non-designated spaces adjacent to the facility. The existing parking layout on the west side of the facility does not have the capacity to handle overflow parking from the main entrance area.

The proposed eight parking spaces will alleviate parking demand for office workers and others using the main entrance on the east side of the facility.

2. Environmental Quality Standards

- a. Second Paragraph: "In addition to the items currently included on the plans, the Applicant should add notes and details for catch basin inlet protection for the two existing catch basins located in close proximity to the construction area on the "West Side Site Plan". Sheet 2.

Sheet 3 was revised to show inlet protection symbols at the two locations suggested as well as at 2 additional catch basins at the east side of the facility. Also, inlet protection notes and details were added to Sheet 4.

Last Paragraph: "The applicant's submittal should include a post-development stormwater inspection and maintenance plan for the proposed USF developed in accordance with and in reference to Maine DEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

Specific maintenance requirements are provided on Sheet 5. Ecomaine is in the process of updating their Operations and Maintenance Manual. It will be submitted upon completion.

Site Design Standards

- c. *It is noted that there is an existing Ecomaine sign located at the entrance to Blueberry Road. IN the revised submittal, please provide background information regarding the existing sign location.*

Please refer to the enclosed memo from Kevin Trytek of Ecomaine about the status of the sign.

Additional Submittals Required

Please provide existing building square footage calculations in the revised submittal. Note that the Planning Authority may request additional information during the continued review of the proposed according to applicable laws, ordinances and regulations.

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T
DATE: March 19, 2013
RE: Ecomaine Parking Expansion, Level I Site Alteration Application

Woodard & Curran has reviewed the Level I Site Alteration Application for parking lot improvements at the Ecomaine Waste-to-Energy Plant in Portland, Maine. The improvements will consist of constructing eight new parking spaces, ditching, and an underdrained soil filter to provide storage and treatment of surface runoff from the new spaces. Improvements also include a small paved pad that will provide a level area for 8' x 40' containers on the westerly side of the facility.

Documents Reviewed by Woodard & Curran

- Cover Letter, dated December 13, 2012, prepared by Sebago Technics, on behalf of Ecomaine.
- Site Plan Application and attachments dated December 12, 2012, prepared by Sebago Technics, on behalf of Ecomaine.
- Engineering Drawings, Sheets 1-4, dated December 13, 2012, prepared by Sebago Technics, on behalf of Ecomaine.

Comments

- 1) A Level I Site Plan Submission is required to include proposed stormwater management controls and a soil erosion control plan in conformance with the Basic, General, and Flooding standards outlined in Section 5 of the City of Portland Technical Manual.
 - a) Basic Standards: The Applicant has provided plans, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500. In addition to the items currently included on the plans, the Applicant should add notes and details for catch basin inlet protection for the two existing catch basins located in close proximity to the construction area on the "West Side Site Plan", Sheet 2.
 - b) General Standards: The project will result in an increase in impervious area of approximately 1,990 square feet. The Applicant has proposed an Underdrained Soil Filter (USF) to provide water quality treatment for runoff generated from the eight new parking space on the east side of the facility. The USF presented by the Applicant provides an acceptable means of complying with the General Standards for this project.
 - c) Flooding Standards: The project will result in an increase in impervious area of approximately 1,990 square feet. As such, the project is required to include stormwater management features to control the rate or quantity of stormwater runoff from the site. The Applicant has proposed an USF to provide storage of surface runoff. Given the small net increase of impervious area on the site, and given the Applicant's proposal to detain runoff within the USF system, the project is considered in general conformance with the Flooding Standard.
- 2) The Applicant's submittal should include a post-development stormwater inspection and maintenance plan for the proposed USF developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

Helen Donaldson - comments on 64 Blueberry Road

From: Helen Donaldson
To: cburgess@sebagotechnics.com
Date: 3/19/2013 1:24 PM
Subject: comments on 64 Blueberry Road
Attachments: 64 Blueberry Road -- EcoMaine_traffic.rtf; BLUEBERRY ROAD #64 - ECOMAINE ADDITIONAL PARKING_DPS.docx; Zoning_64 Blueberry Rd.pdf

Craig,

I've started to receive comments from reviewers on the EcoMaine project. I will forward them to you by email (see comments from traffic, DPS, and zoning attached), as well as issue you a formal review letter. This way you can start to work on your response now. Note that I am still missing comments from several reviewers. I will forward those upon receipt.

A couple of thoughts on the attached:

- The survey requirement is being waived per DPS. However, in the revised submittal, it would be helpful to have one plan which shows the entire site (i.e. including the frontage on Blueberry, etc.) I assume this wouldn't be difficult to provide? ✓
- Tom Errico, who does our traffic reviews, has noted that, per the ordinance, a sidewalk should technically be provided on Blueberry Road. If you are not proposing a sidewalk here, a formal waiver request should be submitted. Please let me know if you have questions on this. He is also asking for a parking supply/demand analysis. Again, let me know if you have questions.

And some general comments from the planning office:

- The application states that there are 23 existing parking spaces, but aerial photographs seem to indicate more. Could you please clarify the number of existing parking spaces on site? ✓
- You indicated in a voicemail last week that the outdoor storage area on the southwest corner of the site was temporary and being removed (or already has been). It looks like this area has served or could serve as additional parking. Has this been considered? ✓
- Could you provide some background on the EcoMaine sign at Blueberry Road and Congress? Is there an existing license agreement which allows this sign to sit in its current location? ✓
- Could you provide building footprint figures?

Again, I will be in touch with additional comments as they come in. Let me know if you have any questions on those enclosed here.

Thanks, Craig.

Nell

Nell Donaldson
 City of Portland
 389 Congress Street
 Portland, Maine 04101
 874-8723
hcd@portlandmaine.gov

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2012-653
Date: 3/19/2013

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

Helen Donaldson - 64 Blueberry Road -- EcoMaine

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 3/18/2013 8:08 AM
Subject: 64 Blueberry Road -- EcoMaine
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

Nell – I have conducted a preliminary review of the project and offer the following comments.

- The installation of a sidewalk along the property frontage on Blueberry Road is required by City Ordinance. The applicant shall conduct a sidewalk waiver analysis, per the City Ordinance, if they are not proposing to construct a sidewalk. I would note that if the sidewalk waiver is not met there may be a preference to have the applicant make a monetary contribution towards construction of sidewalk on the opposite side of Blueberry Road.
- The applicant shall provide a parking demand and supply analysis justifying the need for expanded parking supply from prior site plan approvals.
- The applicant shall provide a summary of traffic volume changes that have occurred on the project site to determine whether increased traffic levels from prior approvals warrant an evaluation of traffic conditions.

If you have any questions or comments, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director

TYLININTERNATIONAL

12 Northbrook Drive
Falmouth, ME 04105
207.347.4354 direct
207.400.0719 mobile
207.781.4753 fax

thomas.errico@tylin.com

Visit us online at www.tylin.com

"One Vision, One Company"
Please consider the environment before printing.

March 15, 2013

Memo To: Nell Donaldson
Barbara Barhydt
From: David Margolis-Pineo
Re: Development Review Comments - Ecomaine – 64 Blueberry Road – Additional
Parking

The Department of Public Services have the following comment on the proposed additional parking at Ecomaine.

1. The applicant has not submitted a site survey plan as require. However, since the proposed disturbed area is small and internal to a very large lot, this department is agreeable to waive the survey requirement. This waiver is not to be misconstrued that survey waivers are automatic. Each project is evaluated on its own merit and judgement call is made.

Helen Donaldson - blueberry road

From: Helen Donaldson
To: Thomas Errico
Date: 3/6/2013 2:19 PM
Subject: blueberry road

Tom,

I found a site plan from 1987 which shows both of those EcoMaine buildings as one enterprise. The smaller building to the south is labeled 'existing baler facility' and the current waste-to-energy plant is shown as proposed to the north. I believe the waste-to-energy facility was actually built in 1988, but can't seem to locate the files from that approval. On the '87 plan, there are three curb cuts altogether (like there are today) and 36 parking spaces at the northern building (which is what the current aeriels seem to show). There appear to have been some modifications in terms of impervious area in the intervening time, but I can't seem to find any good records of these changes in our files either. There's no data on trip generation.

Incidentally, the EcoMaine website says that they added recycling in 1990. I'm wondering whether they underwent any site plan review for the 'baler facility' at that time, but again, can't find any files.

Let me know if you want me to dig further? At the very least, we seem to have found that in the late 80s, the two parcels were under the same ownership and being used in somewhat the same fashion as they are today...

Nell

Nell Donaldson
City of Portland
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

says 23 on app?

LEVEL I: SITE ALTERATION

64 Blueberry Road

8 parking spaces and pad for storage units

WHERE SITE?
 how many original spaces?
 traffic generation - T.M.J.?

Standards		Preliminary Plan	1 st Revision
Transportation	1. Impact on street system	None assumed	
	2. Access & Circulation	Aisle widths fine Access to containers?	• traffic generation on Blueberry?
	4. Parking	Adding 8 spaces 1/8 less - for room 54 - 97 (44) KFF over - 200 SF. Part of the way - 200 SF ↓ sidewalk	(• sidewalks on Blueberry? ↓ sidewalk • somewhat better proposed 400 new proposed
	1. Preservation of Natural Features	Preserving trees	
Environmental	2. Landscaping & Landscape Pres.	Outdoor spray? - 14.251 (1) trail contribution impact?	
	3. Water Quality, Storm Water Mgt, Erosion Control	Underdrain soil filter for treating parking runoff (1,360 SF) 626 SF of additional paved area in pad to existing storm drain system (existing wet pond) ADDITIONAL PAVING IN THIS AREA?	Ⓜ HISTORY Des moite - recycling!
	Public Infrastructure & Comm. Safety	1. Consistency with Master Plans	
Site Design	5. Historic Resources	N/A	
	6. Exterior Lighting	N/A	
	8. Signage and Wayfinding	N/A	→ sign @ corner
	9. Zoning Related Design Standards	N/A	

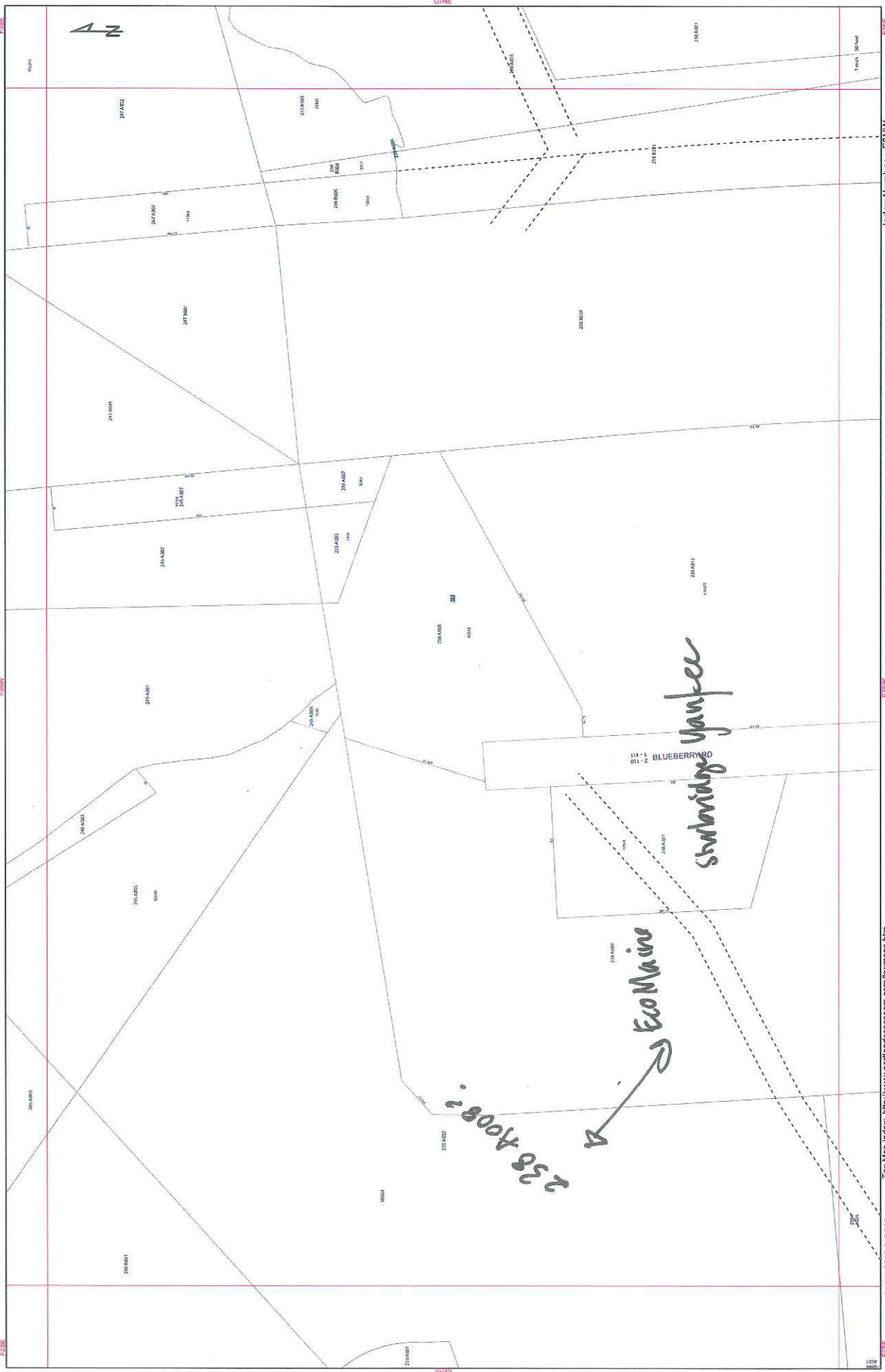
ZONING PERMITS: IM in floodplain w/ stream protection adjacent
 DMF supportive

WAIVER REQUESTS: Survey requirement (TM 13.4). Proposed on already improved lot of record and to disturb less than 1 acre. (PARTIAL SURVEY REQ'D?)(OR GET ORIGINAL SURVEY?)



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What's here?
grade?



April 1, 2012 by 2013 Tax Map Index: <http://www.portlandassessors.com/taxmaps.htm>

Index Number - E3NW

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: <i>Kevin Tipton</i>	Date: <i>12/12/12</i>
------------------------------------------------	--------------------------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	20.6 Acres +/-	sq. ft.
Proposed Total Disturbed Area of the Site	4,000	sq. ft.
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	1,990	sq. ft.
• Existing Total Impervious Area	43,560+	sq. ft.
• Proposed Total Impervious Area	1,990	sq. ft.
• Proposed Impervious Net Change	1,990	sq. ft.
PARKING SPACES		
• Existing Number of Parking Spaces	23	
• Proposed Number of Parking Spaces	8	
TOTAL Number of Parking Spaces	31	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Copies of required state and/or federal permits. → APPLICATIONS
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements.
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards. → SURETY
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	1	Evidence of financial and technical capacity.

Site Plans and Boundary Survey Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Site Plan Including the following:
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Existing structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, utility connections, roadway improvements).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Identification of and proposed protection measures for any significant natural features on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code.
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Details of proposed pier rehabilitation (Shoreland areas only).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Existing utilities.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Existing vegetation to be preserved and proposed site landscaping.
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> ▪ Existing and proposed easements or public or private rights of way.



T E C H N I C S

75 John Roberts Road-Suite 1A
South Portland, ME 04106-6963

Phone (207) 200-2100 FAX (207) 856-2206

LETTER OF TRANSMITTAL

DATE: May 7, 2013	STI Project 11187
ATTENTION: Ms. Helen Donaldson	
RE: City of Portland Level 1 Site	
Alteration Application	
Project ID#2012-653	

TO Ms. Helen Donaldson
City of Portland Planning Division
389 Congress Street, Room 308
Portland, Maine 04101

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Shop drawings

COPIES	DATE	NO.	DESCRIPTION
1	5-7-13	11187	Revised Drawings - Full Set
1	5-7-13	11187	Response Letter & Attachment

THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hi Helen, Enclosed are revised drawings and a response letter for the Ecomaine Parking Expansion. Please let me know if you have any questions or will require additional information. Thank-you. Craig Burgess

COPY TO: Ecomaine

Signed: Craig Burgess



May 7, 2013
11187

Ms. Helen Donaldson
City of Portland, Planner
389 Congress Street, Room 308
Portland, Maine 04101

Level I Site Plan Application – Ecomaine Parking Expansion

Dear Helen:

On behalf of Ecomaine, we reviewed comments from the City of Portland's staff review and Woodard & Curran's peer review in a letter from you dated March 22, 2013 regarding a Level 1 Site Plan Application. We offer the following responses (in **bold** and *italic*) to comments:

Boundary Survey Requirement

In the absence of a full site survey, it is requested that, in the revised submittal, the applicant provide a plan which shows the site in its entirety, including frontage on Blueberry Road.

A cover sheet (Sheet 1) was created that shows the entire project parcel.

1) Transportation Standards

- a. The Applicant shall provide a summary of traffic volume changes that have occurred on the project site to determine whether increased traffic levels from prior approvals warrant an evaluation of traffic conditions.

The traffic volume change is insignificant. Parking improvements will mainly accommodate irregular traffic from quarterly board meetings, monthly committee meetings and public outreach programs that occur on an as-needed basis.

Please see our response to comment (c.) below for more information.

- b. The installation of a sidewalk along the property frontage on Blueberry Road is required by City Ordinance. The applicant shall conduct a sidewalk waiver analysis, per the City Ordinance, if they are not proposing to construct a sidewalk. I would note that if the sidewalk waiver is not met there may be a preference to have the applicant make a monetary contribution towards construction of sidewalk on the opposite side of Blueberry Road.

As allowed under Section 14-506(b), we respectfully request a waiver from the sidewalk standard (Section 14-526). We offer the following statements for a sidewalk waiver analysis:

Section 14-506(b) 1.

Pedestrian traffic is not expected to and from the site given the industrial nature of the business and its distant location from residential areas. Ecomaine's waste-to energy and recycling facilities are located in the I-M Industrial Zone and the nearest residential area is roughly one mile away. Pedestrian traffic between the main entrance and site access could potentially present a traffic hazard to garbage trucks that are incoming and outgoing throughout the entire work day.

Section 14-506(b) 2.

The site access is located near the end of Blueberry Road, approximately 950 feet from the existing sidewalk on Congress Street. The Waste-to-Energy facility's main entrance and associated parking spaces are an additional 530 feet northwest of the site access. A total distance of 1,480 feet between the facility's main entrance and the existing sidewalk along Congress Street exceeds the threshold requirement for a sidewalk. Also, we are not aware of plans to reconstruct Blueberry Road with a sidewalk.

- c. *The application states that there are 23 parking spaces on site, but aerial photographs seem to indicate more (app. 36). The revised submittal should confirm the number of existing parking spaces. In addition, the revised submittal should include a discussion of the outdoor storage area in the southwest corner of the site, which might provide additional parking spaces.*

There are 23 parking spaces adjacent to the main entrance on the east side of the facility and approximately 33-36 spaces on the west side of the facility. Roughly 21 of the westerly spaces are in an area commonly used for storage.

Ecomaine was temporarily using the westerly paved areas for scrap metal storage when the photos available on Bing and Google were taken. Ecomaine has since moved the various pieces of metal to storage shelves. Periodic maintenance of the building requires that contractors continue to use the area for general equipment storage.

The applicant shall provide a parking demand and supply analysis justifying the need for expanded parking supply from prior site plan approvals.

With the original site approval, Ecomaine did not anticipate the number of board meetings, committee meetings, public outreach programs and other events that would occur on a regular basis. As noted in the Level 1 Site Alteration Application, 23 existing parking spaces are provided immediately adjacent to the facility's main entrance. These parking spaces accommodate 23 full-time "office" workers at the Waste-to-Energy facility. In addition to office workers, board members meet quarterly and recycling, executive and finance committees meet monthly.

Ecomaine participates in several public outreach programs that include open houses and tours. During the 2011-2012 fiscal year, more than 1,000 people toured the facility. People that attend these events and professionals that conduct regular business with Ecomaine, also park in spaces near the facility's main entrance.

During periods when the 23 parking spaces are full, visitors are left no choice but to park along the north side of the access road extending to the west side of the facility. The access road was designed to accommodate one-way traffic. Parked vehicles in the roadway are a traffic hazard, especially to the wider garbage trucks.

Approximately 33 spaces are provided on the west side of facility for 42 "plant" workers. There is only access to plant operations from this side of the building. Roughly 21 westerly parking spaces are typically overburdened once a month with construction equipment for routine maintenance. When these parking spaces are not available, plant workers park in non-designated spaces adjacent to the facility. The existing parking layout on the west side of the facility does not have the capacity to handle overflow parking from the main entrance area.

The proposed eight parking spaces will alleviate parking demand for office workers and others using the main entrance on the east side of the facility.

2. Environmental Quality Standards

- a. Second Paragraph: "In addition to the items currently included on the plans, the Applicant should add notes and details for catch basin inlet protection for the two existing catch basins located in close proximity to the construction area on the "West Side Site Plan". Sheet 2.

Sheet 3 was revised to show inlet protection symbols at the two locations suggested as well as at 2 additional catch basins at the east side of the facility. Also, inlet protection notes and details were added to Sheet 4.

Last Paragraph: "The applicant's submittal should include a post-development stormwater inspection and maintenance plan for the proposed USF developed in accordance with and in reference to Maine DEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

Specific maintenance requirements are provided on Sheet 5. Ecomaine is in the process of updating their Operations and Maintenance Manual. It will be submitted upon completion.

Site Design Standards

- c. *It is noted that there is an existing Ecomaine sign located at the entrance to Blueberry Road. IN the revised submittal, please provide background information regarding the existing sign location.*

Please refer to the enclosed memo from Kevin Trytek of Ecomaine about the status of the sign.

Additional Submittals Required

Please provide existing building square footage calculations in the revised submittal. Note that the Planning Authority may request additional information during the continued review of the proposed according to applicable laws, ordinances and regulations.

The approximate building square footage associated with the waste-to-energy plant is 64,200 square feet and was based on Maine GIS aerial photography.

Upon your review of our responses and the enclosed drawings, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Craig Burgess".

Craig A. Burgess, P.E.
Project Engineer

CAB:cab/jsf
Enc.

cc: Kevin Trytek, Ecomaine



Owner Communities

- Bridgton
- Cape Elizabeth
- Casco
- Cumberland
- Falmouth
- Freeport
- Gorham
- Gray
- Harrison
- Hollis
- Limington
- Lyman
- North Yarmouth
- Ogunquit
- Portland
- Pownal
- Scarborough
- South Portland
- Waterboro
- Windham
- Yarmouth

Associate Members

- Baldwin
- Hiram
- Naples
- Parsonsfield
- Porter
- Saco
- Standish

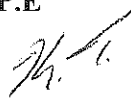
Contract Members

- Andover
- Cornish
- Eliot
- Greenland, NH
- Hampton, NH
- Jay
- Kittery
- Limerick
- Livermore Falls
- Manchester
- Monmouth
- Newington, NH
- North Haven
- Old Orchard Beach
- Poland
- Readfield
- Sanford
- Stockton Springs
- Wayne

April 22, 2013

Memorandum

To: Craig A. Burgess, P.E

From: Kevin Trytek 

RE: ecomaine sign Blueberry Road

Craig, in reference to your question regarding the **ecomaine** sign at the top of Blueberry Road, we do not have any records of when the sign was actually installed but we believe it was put in place in around 1988 when the Waste-to-energy facility was built.

In approximately 2008 the City of Portland received a complaint about the **ecomaine** sign by the Portland Veterinary Specialist at 2255 Congress Street. This was around the time that the turnpike overpass was under construction. They complained that they had people coming into their business thinking it was an **ecomaine** building. **ecomaine** met with managers of Portland Veterinary Specialist about the issue and although no action was taken, the issue seems to have gone away. Portland Veterinary Specialist did install their own company sign which may have taken care of the issue.

Please let me know if there is any other information that I can provide.

February 15, 2013
11187

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland Planning Division
389 Congress Street, Room 308
Portland, Maine 04101

Level 1 - Site Alteration Development Review Application

Dear Barbara:

We offer the following responses (**in bold**) to your comments for a Level 1 Site Plan Application on December 31, 2012:

- 1) The Applicant should provide a Boundary Survey. If a boundary survey is not available, a waiver request is required.

We respectfully request a waiver from a Boundary Survey because the proposed parking expansion meets the Waiver of Boundary Survey Requirements in Section 13.4 of the City of Portland Technical Manual. The proposed parking expansion and associated landscaped areas involve less than one acre of disturbed area and will be constructed over an area of the lot that is already developed by Ecomaine.

- 2) What will be stored in the 8' x 40' storage containers?

The 8' x 40' containers will provide storage of general warehouse items including, but not limited to, recycling bins, plastic bags, motor parts and other recyclables.

- 3) The Applicant should submit financial capacity letter.

Please see the enclosed financial capacity letter from TD Bank.

Upon your review of our responses, please contact me if you have any questions for the Level 1 Site Alteration application.

Sincerely,

SEBAGO TECHNICS, INC.



Craig A. Burgess, P.E.
Project Engineer

CAB:cab/kn
Enc.

cc: Kevin Trytek - Ecomaine



Bank

America's Most Convenient Bank®

TD Bank, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207-761-8600 F: 207-761-8660
www.tdbank.com

January 28, 2013

To whom it concerns:

Re: Ecomaine

Dear Sirs:

Please be advised that Ecomaine has been a longstanding and highly valued customer of TD Bank, N.A in excess of ten years. In our opinion, the company exhibits the financial capacity to complete their proposed parking lot expansion at their Portland facility.

If you require any additional information, please call me directly at (207) 761-8612.

Sincerely,

A handwritten signature in cursive script that reads "Bill".

William R. Schad
Senior Commercial Loan Officer

City of Portland
Development Review Application
Planning Division Transmittal Form

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 Senu	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



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238 A006
↓ Theodore Logan + Son (2003) - 110 SW.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Solid Waste Program, Attn: Vicky Bryant
 17 State House Station
 Augusta, Maine 04333-0017
 Telephone: (207) 287-2651

FOR DEP USE ONLY	
ATS ID: _____ Seq: _____ DEP ID: _____	Received by DEP: _____
Bureau: <u>S</u> Type of Application: _____ Activity: <u>M</u>	Fees Paid: _____
Project Analyst: _____	Check No.: _____

APPLICATION FOR A SOLID WASTE PROJECT MINOR REVISION

This form shall be used to request approval, pursuant to 38 MRSA, Section 1301 et seq., and Maine's Solid Waste Management Regulations, of minor changes to: (a) project design or operation; or (b) the conditions of a permit as previously approved by the Board or Department of Environmental Protection. Please contact DEP Solid Waste staff to determine if your project is a minor revision or amendment.

PLEASE TYPE OR PRINT

Company Name: Ecomaine Telephone: 207-773-1738
 Applicant's Last Name: N/A First Name: N/A
 Contact Person: Kevin Trytek Telephone: 207-773-1738

Address Information

Applicant Name: Ecomaine Agent/Consultant Name: Sebago Technics, Inc.
 Telephone: 207-773-1738 Telephone: 207-200-2081, attn: Craig Burgess, P.E.
 Mailing Address: 64 Blueberry Road Mailing Address: 75 John Roberts Rd, Suite 1A
 Street Address: N/A Street Address: N/A
 Town: Portland State: ME Zip: 04102 Town: South Portland State: ME Zip: 04106

Address: **Billing**
 Name: Ecomaine
 Mailing Address: 64 Blueberry Road
 Street Address: N/A
 Town: Portland State: ME Zip: 04102

Site/Activity Information

Project Description: 626 s.f. of paved area for 8' x 40' container(s), 9 parking spaces for total of 1,360 s.f., associated ditching and underdrained soil to treat surface runoff. **Minor Revision**
 Location: Southeast corner of site Directions: From I-95 Exit 46, drive west on Skyway Dr. Turn right on Congress St. (Rt. 22) for 0.2 miles. Turn right on Blueberry Rd. Entrance to site is located 0.2 miles on left.

PLEASE SEE OTHER SIDE OF SHEET - SIGNATURE REQUIRED

SIGNATURE OF APPLICANT

By signing this application, the applicant certifies that he or she has: (1) filed a complete copy of this application in the municipal office of the municipality in which the project is located, (2) reviewed the instructions contained in this application form, and (3) reviewed the appropriate state laws that relate to the proposed project.

I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

DATE: 11-15-2012

NAME: Kevin Taylor
(Applicant)

TITLE: Plant MANAGER
(If other than applicant, attach letter of agent authorization.)

**PLEASE SEE ATTACHED FEE SCHEDULE TO DETERMINE THE APPLICATION FEE FOR
FOR A MINOR REVISION**

INSTRUCTIONS

1. **Please refer to the relevant requirements of the Solid Waste Management Regulations when preparing this application.** If you have any questions that arise at any point during the application process, please contact the DEP Solid Waste Program staff.
2. Pre-Application meeting. Applicants proposing a minor revision to a license are encouraged to contact the DEP staff to decide whether a pre-application meeting would be useful in preparing your proposal for a change in the licensed project. The meeting can help avoid unnecessary expense and processing delays.
3. Fill out the application completely. INCOMPLETE APPLICATIONS WILL BE RETURNED, CAUSING UNNECESSARY DELAYS IN THE REVIEW PROCESS. All work to support the investigation, design, and construction of a solid waste facility must be undertaken by individuals whose training, experience and professional certification is appropriate to accomplish the specific tasks with accuracy and technical proficiency. Reports, plans or other materials submitted in support of the application must bear the signature and, if appropriate, the seal of the individual who drafted or supervised the drafting of each document.
4. Send the application along with all attachments and a check for the fee made payable to "Treasurer, State of Maine" to: Maine Department of Environmental Protection, Bureau of Hazardous Materials & Solid Waste Control, 17 State House Station, Augusta, Maine 04333-0017. Please consult with DEP staff to determine how many copies of the completed application form and supporting reports must be submitted to the Department. In general, three copies of site plans, drawings, soil maps, or other data on sheets larger than 8½" x 14" copies must be submitted unless the staff determines that fewer copies are needed. ALL PLANS SHOULD BE FOLDED TO SIZE 8½" x 11" unless otherwise indicated by DEP staff. Any part of the application which has been prepared by a P.E., C.G. or C.S.S. must be stamped and signed by that person. If the applicant is a corporation, a certificate of good-standing from the Secretary of State must be included.
5. Send one complete copy of the application and any amendments that are subsequently submitted to the Municipal Office of the town within which the project is located. If the project is located in an unorganized area, send the application to the appropriate Office of the County Commissioners and the Maine Land Use Regulation Commission, 22 State House Station, Augusta, Maine 04333-0022. The application must be filed in the municipal office or at the County Commissioners Office and LURC at the time of filing with the DEP.
6. Keep a copy of the completed application for your files. This copy will be helpful in speeding up communications with the DEP staff if any questions arise during the review of the project.
7. Upon the approval by the Department of Environmental Protection, a permit will be issued and sent to the applicant. The applicant should read the permit carefully in order to become familiar with any conditions. Failure to comply with conditions of approval may lead to enforcement action or the revocation of a permit.

MINOR REVISION APPLICATION - REQUIRED INFORMATION

1. **Existing DEP permit number:** #L-010993-05-B-N
2. **DEP Project Analyst for original application (if known):** Randy McMullin
3. **Description of Proposed Change:** Ecomaine is proposing 8 additional parking spaces to alleviate parking demand on the east side of the facility. Construction of the paved parking spaces will result in the creation of 1,360 s.f. of impervious area. An underdrained soil filter is proposed to provide treatment of surface runoff from the proposed parking spaces and 2,010 s.f. of landscaped area. Also, 626 s.f. of paved area is proposed on the west side of the facility to provide a level pad for storage containers. Surface runoff from the paved pad will be directed to the existing storm drainage system that conveys runoff to an existing wet pond for storage and treatment.

(Attach additional sheet(s) if necessary.)

4. **Provide all documentation necessary to support the proposed change.** This documentation shall include, as appropriate, revised site plans, construction drawings, operations manual and technical data.
5. **List supporting attachments:** Drainage calculations, Certificate of Good Standing and Design Drawings (Sheets1-4).

END

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	Ecomaine, attn: Kevin Trytek	Name of Agent:	Sebago Technics Inc., attn: Craig Burgess	
Applicant Mailing Address:	64 Blueberry Road	Agent Phone # (include area code):	207-200-2081	
Town/City:	Portland	PROJECT Information Name of Town/City:	Portland	
State and Zip code:	ME 04102	Name of Wetland or Waterbody:	unnamed stream	
Daytime Phone # (include area code):	207-773-1738	Map #:	238	Lot #: A008001
Detailed Directions to Site:	From I-95 Exit 46, drive west on Skyway Dr. Turn right on Congress St. (Rt. 22) for 0.2 miles. Turn left on Blueberry Rd. Entrance to site is located 0.2 miles on left.			
	UTM Northing: (if known)	299494.2878	UTM Easting: (if known)	2908457.5782
Description of Project:	Construction of 627 s.f. of paved area for 8' x 40' container(s), 9 parking spaces for total of 1,360 s.f., associated ditching and underdrained soil to treat surface runoff (2,010 s.f. of landscaped area). Approximately 115 s.f. of landscaped area is within 75 feet stream setback.			
Part of a larger project? (check one) →	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec.(10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach** a check for \$70 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name.** If applicant is **not** an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	<i>Craig Burgess</i>	Date:	11-26-12
-----------------------------------------	----------------------	--------------	----------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

- | | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901 | PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300 | BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570 | PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------|

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos



Level I – Site Alteration Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Site Alteration site plan.

Level I: Site Alteration Development includes:

- Alteration of a watercourse or wetland as defined in Section 14-47 of the City Code.
- Alteration of a site. The disturbance of land areas of less than one (1) acre that are stripped, graded, grubbed, filled or excavated. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas.
- The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet, or creation of other impervious surface areas between 1,000 and 7,500 square feet.
- The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone.
- A site alteration in which vehicle access is proposed from more than one (1) street;

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721 or (207) 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

*Boundary survey/wall
- Description
- Street information - use*

PROJECT NAME: Ecomaine Parking Expansion

2012-653

PROPOSED DEVELOPMENT ADDRESS:

64 Blueberry Road, Portland, ME, 04102

PROJECT DESCRIPTION:

Construction of 626 s.f. of paved area for 8' x 40' container(s), 9 parking spaces for total of 1,360 s.f., associated ditching and an underdrained soil to treat surface runoff from disturbed areas.

CHART/BLOCK/LOT: 238/A/8

CONTACT INFORMATION:

	<p>Applicant's Contact for electronic plans</p> <p>Name: Sebago Technics Inc., attn: Craig Burgess, P.E. e-mail: cburgess@sebagotechnics.com work #: 207-200-2081</p>
<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: Ecomaine Business Name, if applicable: ecomaine Address: 64 Blueberry Road City/State : Portland, ME Zip Code:04102</p>	<p>Applicant Contact Information attn: Kevin Trytek Work # 207-773-1738 Home# N/A Cell # N/A Fax# 207-775-1738 e-mail: 207-773-1738</p>
<p>Owner – (if different from Applicant)</p> <p>Name: Address: City/State : Zip Code:</p>	<p>Owner Contact Information attn: Kevin Trytek Work # 207-773-1738 Home# N/A Cell # N/A Fax# 207-773-8296 e-mail: Trytek@ecomaine.org</p>
<p>Agent/ Representative</p> <p>Name: Craig Burgess P.E., Sebago Technics Address: 75 John Roberts Rd., Suite 1A City/State : South Portland, ME Zip Code: 04106-6963</p>	<p>Agent/Representative Contact information</p> <p>Work # (207) 200-2081 Cell # N/A e-mail: cburgess@sebagotechnics.com</p>
<p>Billing Information</p> <p>Name: Ecomaine Address: 64 Blueberry Road City/State : Portland, ME Zip Code:04102</p>	<p>Billing Information</p> <p>Work # 207-773-1738 Cell # N/A Fax# 207-773-8296 e-mail: Trytek@ecomaine.org</p>



Engineer Name: Craig Burgess P.E., Sebago Technics, Inc. Address: 75 John Roberts Rd., Suite 1A City/State : South Portland, ME Zip Code: 04106-6963	Engineer Contact Information Work #207-200-2081 Cell # N/A Fax# 207-856-2206 e-mail: cburgess@sebagotechnics.com
Surveyor Name: Sebago Technics, Inc. Address:75 John Roberts Rd., Suite 1A City/State : South Portland, ME Zip Code:04106-6963	Surveyor Contact Information Work # 207-200-2100 Cell # N/A Fax# 207-856-2206 e-mail: info@sebagotechnics.com

APPLICATION FEES:

Check all reviews that apply. Payment may be made by Check or Cash addressed to the City of Portland.

Level I Site Alteration Site Plan <u>X</u> Application Fee (\$200.00) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.	Fees Paid (office use) —
Performance Guarantee: A performance guarantee is required to cover all public and private site improvements.	Required
Inspection Fee: An inspection fee of 2% of the performance guarantee is due prior to the release of permits	2% of the performance guarantee

Application Check List

Refer to the application checklist for a detailed list of submittal requirements.

All site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Portland’s development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521).

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: <i>Kevin Taylor</i>	Date: 12/12/12
------------------------------------------------	-------------------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	20.6 Acres +/-	sq. ft.
Proposed Total Disturbed Area of the Site	4,000	sq. ft.
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	1,990	sq. ft.
• Existing Total Impervious Area	43,560+	sq. ft.
• Proposed Total Impervious Area	1,990	sq. ft.
• Proposed Impervious Net Change	1,990	sq. ft.
PARKING SPACES		
• Existing Number of Parking Spaces	23 ⁵⁶	
• Proposed Number of Parking Spaces	8	
TOTAL Number of Parking Spaces	31 ⁶⁴	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Copies of required state and/or federal permits.
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning, requirements.
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards.
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Evidence of financial and technical capacity.

Site Plans and Boundary Survey Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/> N/A	<input type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Site Plan Including the following:
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Existing structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, utility connections, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Identification of and proposed protection measures for any significant natural features on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code.
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Details of proposed pier rehabilitation (Shoreland areas only).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing vegetation to be preserved and proposed site landscaping.
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way.

Site Plan Standards for Review of Level I: Site Alteration

Level I: Site alteration plans shall only be subject to the following site plan standards, as applicable, as contained in section 14-526:

- (a) Transportation standards:
 1. Impact on surrounding street systems,
 2. Access and circulation, and
 4. Parking
- (b) Environmental quality standards
 1. Preservation of significant natural features,
 2. Landscaping and landscape preservation, and
 3. Water quality, stormwater management and erosion control.
- (c) Public infrastructure and community safety standards.
 1. Consistency with city master plans.
- (d) Site design standards
 5. Historic resources,
 6. Exterior lighting,
 8. Signage and wayfinding, and
 9. Zoning related design standards.

Except as provided in article III, or to conditions imposed under section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

011517

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the CITIES OF PORTLAND AND SOUTH PORTLAND and the INHABITANTS OF THE TOWNS OF CAPE ELIZABETH AND SCARBOROUGH, all in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by REGIONAL WASTE SYSTEMS, INC., a Maine non-profit corporation, with its principal place of business at 64 Blueberry Road, Portland, Maine, the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Regional Waste Systems, Inc., its successors and assigns forever, the following described property:

PARCEL A:

A certain lot or parcel of land together with all buildings and improvements thereon situated Northeasterly of, but not adjacent to, Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the Westerly side of an "access road" right of way conveyed to the City of Portland by Harry A. Harmon and George M. Hutchins by deed dated July 20, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3004, Page 504, said point of beginning being distant 600.00 feet, as measured along the Westerly sideline of said "access road" on a bearing of N13°-00'-26"E, from the Northerly sideline of Congress Street; thence N76°-59'-34"W 400.00 feet to a point; thence N13°-00'-26"E 880.00 feet to a point; thence N63°-32'-20"E 565 feet more or less to the thread of the Stroudwater River; thence Southeasterly by the thread of the Stroudwater River 225 feet more or less to the Northwesterly corner of land conveyed to the City of Portland by Harry A. Harmon and George M. Hutchins by deed dated July 20, 1967 and recorded in said Registry of Deeds in Book 3004, Page 504; thence S32°-23'-22"W along said City of Portland land and along the Northerly terminus of the above mentioned "access road" 337 more or less to a point; being the most westerly corner of said "access road"; thence Southerly along the Westerly sideline of said "access road" by a curve to the right have a radius of 140.00 feet, 217.47 feet to a point; thence S31°-23'-22"W along the Westerly sideline of said "access road" 136.69 feet to a point; thence southerly along the Westerly sideline of said "access road" by a curve to the left having a radius of 331.56 feet, 106.37 feet to a point; thence S13°-00'-26"W along the Westerly sideline of said "access road" 294.59 feet, more or less, to the point of beginning; containing 10.4 acres and being shown a plan entitled "Plan of Land in Portland, Maine for City of Portland" dated August 2, 1976 by Owen Haskell, Inc.

Said premises are conveyed subject to a pipeline easement as conveyed by Frank P. Cummings to Socony-Vacuum Oil Company, Incorporated by deed dated September 13, 1947, and recorded in said Registry of Deeds in Book 1891, Page 137; and

Subject to a 30 foot sewer right of way as conveyed to City of Portland by Harry A. Harmon and George M. Hutchins by deed dated July 20, 1967 and recorded in said Registry of Deeds in Book 3004, Page 504; and

Subject to a 20 foot easement as conveyed to Northern Utilities, Inc. by Harry A. Harmon and George M. Hutchins by deed dated July 31, 1968 and recorded in said Registry of Deeds in Book 3056, Page 224.

Also conveyed herewith is a right-of-way easement, in common with others, over and across the above mentioned "access road" for ingress to and egress from the above described premises to said Congress Street by vehicles or otherwise, subject to any existing rights of record as to the use thereof. Said right-of-way and "access road" from Congress Street adjoins the easterly side of the above described premises and has a width of Sixty (60) feet as shown on said "Plan of Land in Portland, Maine, for City of Portland" dated August 2, 1976, by Owen Haskell, Inc., and it is hereby conveyed subject to the easements conveyed to Socony-Vacuum Oil Company and Northern Utilities, Inc., as set forth above.

The above described premises being a portion of the premises conveyed to this Grantor, City of Portland, by a deed from Harry A. Harmon and George M. Hutchins, dated October 12, 1976, as recorded in the Cumberland County Registry of Deeds, in Book 3921, Page 46, and being the first (1st) parcel of land in said deed wherein the said "access road" is more particularly described and to which reference is hereby made.

Excepting and not hereby conveying the premises described in the deed to Sturbridge Yankee dated June 10, 1981 and recorded in said Registry, Book 4814, Page 46.

Being a portion of the premises described in the deed from the City of Portland to the Grantor herein, dated November 30, 1976 and recorded in said Registry, Book 3945, Page 313.

PARCEL B(1):

Also hereby conveying a certain lot or parcel of land situated in the Town of Scarborough, County of Cumberland, State of Maine, and being a portion of the property conveyed to Everett F. White by a deed of Grover C. Green, dated May 8, 1945 and recorded in Cumberland County Registry of Deeds, in Book 1779, Page 437. The conveyed parcel consists of approximately Twelve and Seven-Tenths Acres (12 7/10's) and bounded on the South by the Running Hill Road, on the West by the Green Road and land of said White, and on the North by the former Green property, being Parcel B(2) herein, and on the East by land now or formerly of George Douglas.

This conveyance is subject to any easements granted to the New England Telephone and Telegraph Company as they may effect this property which easements are recorded in the Cumberland County Registry of Deeds, in Book 1646, Page 69 and Book 1777, Page 431.

PARCEL B(2):

Also hereby conveying another certain lot or parcel of land together with any buildings being bounded and described as follows: The former James W. Green homestead situated at the northeasterly end of Green Road, as it existed prior to a discontinuance of a portion thereof by the Town of Scarborough in November 1973 which lies partly in said Town of Scarborough and partly in the Cities of South Portland and Westbrook, in said County of Cumberland, bounded and described as follows: Beginning at the northerly corner of land conveyed by Luther Hanscom and William Hanscom to Joseph Larochele by deed dated November 3, 1883 and recorded in said Registry of Deeds in Book 503, Page 300; thence Northeasterly by land formerly of William McKenney, thirty-one (31) rods and ten (10) links to the southwesterly side line of land conveyed by Eunice Hanscom to William M. Chapman by deed dated July 23, 1856 and recorded in said Registry of Deeds in Book 274, Page 188; thence southeasterly by said Chapman land, twenty-seven (27) rods to the southerly corner thereof; thence northeasterly by said Chapman land, one (1) rod and seven (7) links to the westerly corner of land conveyed to John Hanscom to Moses Chapman by deed

dated July 23, 1856 and recorded in said Registry of Deeds in Book 274, Page 341; thence southeasterly by said Chapman land, seventy-two (72) rods and twenty (20) links to a stake; thence northeasterly by said Chapman land, one hundred twenty-five (125) rods and fourteen (14) links to land formerly of Nicholas Hanson; thence southeasterly by said Hanson land, thirty-nine (39) rods and twelve (12) links to a lane; thence southwesterly by said Hanson land and by said lane, one hundred fifty-eight (158) rods and seven (7) links to the easterly corner of said Larochelle land; thence northwesterly by said Larochelle land, one hundred forty-two (142) rods to the point of beginning; containing sixty (60) acres, more or less.

Also being specifically defined on Town plan of Scarborough referred to as R 19 Lot 45 which property contains land recorded in the City of South Portland on city map 86, lot 3 and City of Westbrook, city map 2 Lot 14.

PARCEL B(3):

Also hereby conveying the former Dennis L. Green homestead lot situated on the northeasterly side of Running Hill Road, in said Town of Scarborough, bounded and described as follows: Beginning on the northeasterly side line of Running Hill Road at the southwesterly corner of land conveyed by Luther Hanscom and William Hanscom to Joseph Larochelle by deed dated November 3, 1883 and recorded in said Registry of Deeds in Book 503, Page 300; thence northerly by the former Larochelle land, ninety-six (96) rods, more or less, to land formerly of Moses McKenney; thence westerly by said McKenney land, forty (40) rods to a stake; thence southerly ninety-six (96) rods, more or less, to the northeasterly side line of Running Hill Road; thence northeasterly by Running Hill Road to the point of beginning.

The above described Parcels are also conveyed subject to easements granted to the New England Telephone Company for the laying of cable etc. as recorded in said Registry of Deeds.

Being the same premises conveyed to the Grantors herein by Blue Rock Industries by deed dated October 18, 1974 and recorded in said Registry of Deeds, Book 3612, Page 80.

PARCEL C:

Also hereby conveying a certain lot or parcel of land situated in the Town of Scarborough, County of Cumberland and State of Maine being located Northerly of the so-called Running Hill Road, being bounded and described as follows: Beginning at an iron pipe located at the Northeasterly corner of the Northerly end of the Green Road; thence Northwesterly across the end of said Green Road Fifty (50) Feet to another iron pipe at the Northwesterly end of said Green Road; thence N. 83° 30' 51" E. through land of Everett F. White 500.07 Feet to an iron at the Northeasterly corner of land now or formerly of an iron at the Northeasterly corner of land now or formerly of New England Telephone Co.; thence N. 87° 03' W., along land of said Telephone Co. and land of Everett F. White to an iron pipe in an old wire fence line and land now or formerly of Blue Rock Industries, said iron pipe being 448.75 Feet along said old fence line from Northerly side of the Running Hill Road; thence N. 21° 35' 30" W. along said Blue Rock Industries land 1,016.74 Feet to an iron set at a spotted oak tree; thence N. 75° 09' 30" E. a distance of 158.40 Feet to an iron; thence N. 31° 24' 30" E. 411 Feet to an iron; thence S. 56° 10' 45" E. along other land now or formerly of Blue Rock Industries a distance of 1,599 Feet, more or less, to the Northeasterly corner of land conveyed by Everett F. White to Blue Rock Industries by a Deed dated August 7, 1969 as recorded in said Registry of Deeds in Book 3097, Page 163; thence Southwesterly along said Blue Rock Industries land 572 Feet, more or less, to the iron pipe at the Northeasterly end of the Green Road and the point of beginning;

said point of beginning being located 391.49 Feet Northeasterly from an iron spike in the pavement on the Northerly side of the Running Hill Road at the intersection of the Northerly side of said Running Hill Road and the Easterly side of the Green Road.

Excepted from this conveyance is the 17 Foot strip of land from above described premises as conveyed by Everett F. White to the said Town of Scarborough by a Deed as recorded in said Registry of Deeds in Book 2832, Page 338 to widen the Green Road; the rear portion of which road was discontinued by the Town of Scarborough in November 1973.

Also being conveyed herewith is the fee in that portion of the Green Road that now exists as a public way insofar as Everett F. White has the right to convey the same, subject to the use thereof as a public street; said Green Road now being 50 Feet wide extending Northeasterly a distance of 391 Feet, more or less, from the Northerly side of Running Hill Road.

Said premises are hereby conveyed subject to certain power line easements granted to the New England Telephone and Telegraph Co. as recorded in said Registry of Deeds in Book 1646, Page 96, and Book 1977, Page 433.

Being the same premises conveyed to the Grantors herein by Everett F. White by deed dated October 18, 1974 and recorded in said Registry of Deeds in Book 3612, Page 83.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Regional Waste Systems, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, we the said Cities of Portland and South Portland and Inhabitants of the Towns of Cape Elizabeth and Scarborough, joining in this Deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 24th day of the month of December, 1986.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF

David A. Fournier

Madison M. Daniels

Barbara B. Ray

Carol T. Henckley

CITY OF PORTLAND
By: Richard J. Ranaghan, Jr.
Its Director of Finance
Richard J. Ranaghan, Jr.

CITY OF SOUTH PORTLAND
By: Jerry Bryant
Its City Manager
Jerry Bryant

TOWN OF CAPE ELIZABETH
By: Richard K. McGovern
Its Town Manager
Richard K. McGovern

TOWN OF SCARBOROUGH
By: Carl L. Bollenley
Its Town Manager
Carl L. Bollenley

STATE OF MAINE
CUMBERLAND, ss.

May 22, 1986.

Then personally appeared the above-named Richard J. Ranaghan, Jr., Director of Finance, in his/her said capacity, and

acknowledged the foregoing instrument to be his/~~her~~ free act and deed in said capacity and the free act and deed of the City of Portland.

Before me,

David A. Lourie
Notary Public Attorney at Law.
David A. Lourie

STATE OF MAINE
CUMBERLAND, ss.

September 9, 1986.

Then personally appeared the above-named Michael K. McGovern, Town Manager of Cape Elizabeth, in his/~~her~~ said capacity, and acknowledged the foregoing instrument to be his/~~her~~ free act and deed in said capacity and the free act and deed of the Town of Cape Elizabeth.

Before me,

Barbara B. Ray
Notary Public
Barbara B. Ray
MY COMMISSION EXPIRES
AUGUST 21, 1988

SEAL

STATE OF MAINE
CUMBERLAND, ss.

December 14, 1986.

Then personally appeared the above-named Jerrn Bryant, in his/~~her~~ said capacity, and acknowledged the foregoing instrument to be his/~~her~~ free act and deed in said capacity and the free act and deed of the City of South Portland.

Before me,

Madison M. Daniels
Notary Public
MADISON M. DANIELS
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES JULY 22, 1989

SEAL

STATE OF MAINE
CUMBERLAND, ss.

October 11, 1986.

Then personally appeared the above-named Carl L. Betterley, Town Manager of Scarborough, in his/~~her~~ said capacity, and acknowledged the foregoing instrument to be his/~~her~~ free act and deed in said capacity and the free act and deed of the Town of Scarborough.

Before me,

Lucille E. Brochu
Notary Public
LUCILLE E. BROCHU
MY COMMISSION EXPIRES
MAY 5, 1988

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS

1987 MAR -3 PM 2:25

CUMBERLAND COUNTY

12/01/2008

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

RECEIVED
DEC 14 2012
City of Portland
Planning Division

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant (owner):	Ecomaine, attn: Kevin Trytek	Name of Agent:	Sebago Technics Inc., attn: Craig Burgess
Applicant Mailing Address:	64 Blueberry Road	Agent Phone # (include area code):	207-200-2081
Town/City:	Portland	PROJECT Information Name of Town/City:	Portland
State and Zip code:	ME 04102	Name of Wetland or Waterbody:	unnamed stream
Daytime Phone # (include area code):	207-773-1738	Map #:	238
		Lot #:	A008001

Detailed Directions to Site: From I-95 Exit 46, drive west on Skyway Dr. Turn right on Congress St. (Rt. 22) for 0.2 miles. Turn left on Blueberry Rd. Entrance to site is located 0.2 miles on left.

UTM Northing: (if known)	299494.2878	UTM Easting: (if known)	2908457.5782
--------------------------	-------------	-------------------------	--------------

Description of Project: Construction of 627 s.f. of paved area for 8' x 40' container(s), 9 parking spaces for total of 1,360 s.f., associated ditching and underdrained soil to treat surface runoff (2,010 s.f. of landscaped area). Approximately 115 s.f. of landscaped area is within 75 feet stream setback.

Part of a larger project? (check one) →	<input checked="" type="checkbox"/> Yes	After the fact? (check one) →	<input checked="" type="checkbox"/> No	Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).
-----------------------------------------	-----------------------------------------	-------------------------------	----------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE

NECESSARY ATTACHMENTS:

- Attach a check for \$70 made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name. If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://licrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.
- Attach all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	<i>Craig Burgess</i>	Date:	11-26-12
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Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

- | | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901 | PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300 | BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570 | PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------|

OFFICE USE ONLY	Ck.#	Staff	Staff	
PBR #	FP	Acc. Date	Def. Date	After Photos
55403	35760 \$70.00	11/29/12 JBN	12/11/12	

DEPLW0309-N2008

- Minor dist. for veg area to direct runoff into soil filter
... because h...

TW



75 John Roberts Road-Suite 1A
South Portland, ME 04106-6963

Phone (207) 200-2100 FAX (207) 856-2206

LETTER OF TRANSMITTAL

DATE: November 28, 2012	STI Project 11187
ATTENTION: Ms. Barbara Barhydt	
RE: ECOMAINE Minor Revision Application	
Permit No. L-010993-05-B-N	

TO Ms. Barbara Barhydt
City of Portland Planning Division
389 Congress Street, Room 308
Portland, Maine 04101

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Shop drawings

COPIES	DATE	NO.	DESCRIPTION
1	11-26-12	11187	SWAP Minor Revision Application & Attachments
1	11-26-12	11187	Design Drawings (Sheet 1-4)

THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hi Barbara, Attached is a copy of the SWAP Minor Revision Application for your records. Please feel free to call me at 207-200-2081 with any questions or comments. Thank-you. Craig Burgess

COPY TO: _____

Signed: Craig Burgess



November 26, 2012
11187

Mr. Randy McMullin
Environmental Specialist
Bureau of Remediation and Waste Management
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103

Solid Waste Project Minor Revision – Permit No. L-010993-05-B-N

Dear Randy:

On behalf of the Ecomaine, we have prepared the following Solid Waste Project (SWAP) Minor Revision Application for parking improvements and a paved pad at the Ecomaine waste to energy plant in Portland.

Proposed improvements include the construction of eight new parking spaces to alleviate the parking demand at the plant's entrance, associated ditching and an underdrained soil filter to provide storage and treatment of surface runoff. A small paved pad will also be constructed at the west side of the facility to provide a level area for 8' x 40' containers. A Permit-by-Rule Application was filed for the proposed disturbed area within the 75-foot stream setback east of the facility.

Upon your review of the enclosed application and supporting information, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Craig Burgess".

Craig A. Burgess, P.E.
Project Engineer

CAB:cab/kn
Enc.

cc: Kevin Trytek – Ecomaine

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Solid Waste Program, Attn: Vicky Bryant
 17 State House Station
 Augusta, Maine 04333-0017
 Telephone: (207) 287-2651

FOR DEP USE ONLY

ATS ID: _____	Seq: _____	DEP ID: _____	Received by DEP: _____
Bureau: <u>S</u>	Type of Application: _____	Activity: <u>M</u>	Fees Paid: _____
Project Analyst: _____			Check No.: _____

APPLICATION FOR A SOLID WASTE PROJECT MINOR REVISION

This form shall be used to request approval, pursuant to 38 MRSA, Section 1301 et seq., and Maine's Solid Waste Management Regulations, of minor changes to: (a) project design or operation; or (b) the conditions of a permit as previously approved by the Board or Department of Environmental Protection. Please contact DEP Solid Waste staff to determine if your project is a minor revision or amendment.

PLEASE TYPE OR PRINT

Company Name: Ecomaine Telephone: 207-773-1738
 Applicant's Last Name: N/A First Name: N/A
 Contact Person: Kevin Trytek Telephone: 207-773-1738

Address Information

Applicant Name: <u>Ecomaine</u>	Agent/Consultant Name: <u>Sebago Technics, Inc.</u>
Telephone: <u>207-773-1738</u>	Telephone: <u>207-200-2081, attn: Craig Burgess, P.E.</u>
Mailing Address: <u>64 Blueberry Road</u>	Mailing Address: <u>75 John Roberts Rd, Suite 1A</u>
Street Address: <u>N/A</u>	Street Address: <u>N/A</u>
Town: <u>Portland</u> State: <u>ME</u> Zip: <u>04102</u>	Town: <u>South Portland</u> State: <u>ME</u> Zip: <u>04106</u>

Address: **Billing**
 Name: Ecomaine
 Mailing Address: 64 Blueberry Road
 Street Address: N/A
 Town: Portland State: ME Zip: 04102

Site/Activity Information

Project Description: 626 s.f. of paved area for 8' x 40' container(s), 9 parking spaces for total of 1,360 s.f., associated ditching and underdrained soil to treat surface runoff. **Minor Revision**
 Location: Southeast corner of site Directions: From I-95 Exit 46, drive west on Skyway Dr. Turn right on Congress St. (Rt. 22) for 0.2 miles. Turn right on Blueberry Rd. Entrance to site is located 0.2 miles on left.

PLEASE SEE OTHER SIDE OF SHEET - SIGNATURE REQUIRED

SIGNATURE OF APPLICANT

By signing this application, the applicant certifies that he or she has: (1) filed a complete copy of this application in the municipal office of the municipality in which the project is located, (2) reviewed the instructions contained in this application form, and (3) reviewed the appropriate state laws that relate to the proposed project.

I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

DATE: 11-15-2012

NAME: Kenn Tupto
(Applicant)

TITLE: Plant MANAGER
(If other than applicant, attach letter of agent authorization.)

**PLEASE SEE ATTACHED FEE SCHEDULE TO DETERMINE THE APPLICATION FEE FOR
FOR A MINOR REVISION**

INSTRUCTIONS

1. **Please refer to the relevant requirements of the Solid Waste Management Regulations when preparing this application.** If you have any questions that arise at any point during the application process, please contact the DEP Solid Waste Program staff.
2. Pre-Application meeting. Applicants proposing a minor revision to a license are encouraged to contact the DEP staff to decide whether a pre-application meeting would be useful in preparing your proposal for a change in the licensed project. The meeting can help avoid unnecessary expense and processing delays.
3. Fill out the application completely. INCOMPLETE APPLICATIONS WILL BE RETURNED, CAUSING UNNECESSARY DELAYS IN THE REVIEW PROCESS. All work to support the investigation, design, and construction of a solid waste facility must be undertaken by individuals whose training, experience and professional certification is appropriate to accomplish the specific tasks with accuracy and technical proficiency. Reports, plans or other materials submitted in support of the application must bear the signature and, if appropriate, the seal of the individual who drafted or supervised the drafting of each document.
4. Send the application along with all attachments and a check for the fee made payable to "Treasurer, State of Maine" to: Maine Department of Environmental Protection, Bureau of Hazardous Materials & Solid Waste Control, 17 State House Station, Augusta, Maine 04333-0017. Please consult with DEP staff to determine how many copies of the completed application form and supporting reports must be submitted to the Department. In general, three copies of site plans, drawings, soil maps, or other data on sheets larger than 8½" x 14" copies must be submitted unless the staff determines that fewer copies are needed. ALL PLANS SHOULD BE FOLDED TO SIZE 8½" x 11" unless otherwise indicated by DEP staff. Any part of the application which has been prepared by a P.E., C.G. or C.S.S. must be stamped and signed by that person. If the applicant is a corporation, a certificate of good-standing from the Secretary of State must be included.
5. Send one complete copy of the application and any amendments that are subsequently submitted to the Municipal Office of the town within which the project is located. If the project is located in an unorganized area, send the application to the appropriate Office of the County Commissioners and the Maine Land Use Regulation Commission, 22 State House Station, Augusta, Maine 04333-0022. The application must be filed in the municipal office or at the County Commissioners Office and LURC at the time of filing with the DEP.
6. Keep a copy of the completed application for your files. This copy will be helpful in speeding up communications with the DEP staff if any questions arise during the review of the project.
7. Upon the approval by the Department of Environmental Protection, a permit will be issued and sent to the applicant. The applicant should read the permit carefully in order to become familiar with any conditions. Failure to comply with conditions of approval may lead to enforcement action or the revocation of a permit.

MINOR REVISION APPLICATION - REQUIRED INFORMATION

1. **Existing DEP permit number:** #L-010993-05-B-N
2. **DEP Project Analyst for original application (if known):** Randy McMullin
3. **Description of Proposed Change:** Ecomaine is proposing 8 additional parking spaces to alleviate parking demand on the east side of the facility. Construction of the paved parking spaces will result in the creation of 1,360 s.f. of impervious area. An underdrained soil filter is proposed to provide treatment of surface runoff from the proposed parking spaces and 2,010 s.f. of landscaped area. Also, 626 s.f. of paved area is proposed on the west side of the facility to provide a level pad for storage containers. Surface runoff from the paved pad will be directed to the existing storm drainage system that conveys runoff to an existing wet pond for storage and treatment.

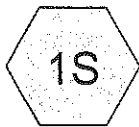
(Attach additional sheet(s) if necessary.)

4. **Provide all documentation necessary to support the proposed change.** This documentation shall include, as appropriate, revised site plans, construction drawings, operations manual and technical data.
5. **List supporting attachments:** Drainage calculations, Certificate of Good Standing and Design Drawings (Sheets1-4).

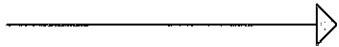
END

Attachment A

Drainage Calculations



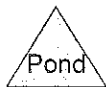
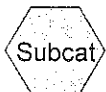
New Parking Spaces & Associated Landscaped Area



Underdrained Soil Filter #1 (UDSF #1)



Forebay Volume



11187 UDSF DESIGN CAB 103112

Prepared by Sebago Technics

HydroCAD® 8.50 s/n 001856 © 2007 HydroCAD Software Solutions LLC

Printed 11/26/2012

Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.006	74	Ex. Grass cover, Good, HSG C (1S)
0.046	74	New Grass cover, Good, HSG C (1S)
0.031	98	New Parking (1S)
0.084		TOTAL AREA

Summary for Subcatchment 1S: New Parking Spaces & Associated Landscaped Area

Runoff = 0.29 cfs @ 12.07 hrs, Volume= 0.020 af, Depth= 2.90"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YEAR Rainfall=4.70"

Area (sf)	CN	Description
* 1,360	98	New Parking ← <i>New Impervious Area</i>
* 2,010	74	New Grass cover, Good, HSG C ← <i>New Landscaped Area</i>
* 270	74	Ex. Grass cover, Good, HSG C
3,640	83	Weighted Average
2,280		Pervious Area
1,360		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, TC Time < 5 mins

Summary for Pond 1P: Underdrained Soil Filter #1 (UDSF #1)

Inflow Area = 0.084 ac, 37.36% Impervious, Inflow Depth = 2.90" for 10-YEAR event
 Inflow = 0.29 cfs @ 12.07 hrs, Volume= 0.020 af
 Outflow = 0.10 cfs @ 12.38 hrs, Volume= 0.020 af, Atten= 68%, Lag= 18.3 min
 Primary = 0.10 cfs @ 12.38 hrs, Volume= 0.020 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Peak Elev= 41.52' @ 12.38 hrs Surf.Area= 411 sf Storage= 378 cf
 Flood Elev= 42.00' Surf.Area= 663 sf Storage= 633 cf

Plug-Flow detention time= 190.6 min calculated for 0.020 af (100% of inflow)
 Center-of-Mass det. time= 190.2 min (1,005.2 - 815.1)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	633 cf	Storage Volume (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
40.00	115	49.6	0	0	115
41.00	292	68.5	197	197	302
41.50	402	77.9	173	370	418
42.00	663	141.9	264	633	1,538

Water Quality Volume (WQV)

Device	Routing	Invert	Outlet Devices
#1	Primary	41.50'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Primary	37.46'	6.0" x 25.0' long 6" Underdrain CPP, projecting, no headwall, Ke= 0.900

Outlet Invert= 37.00' S= 0.0196 '/' Cc= 0.900
 n= 0.010 PVC, smooth interior
 #3 Device 2 40.00' **4.000 in/hr Filtration over Surface area above invert**
 Excluded Surface area = 115 sf

Primary OutFlow Max=0.21 cfs @ 12.17 hrs HW=41.54' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Weir Controls 0.19 cfs @ 0.47 fps)
 2=6" Underdrain (Passes 0.03 cfs of 1.44 cfs potential flow)
 3= Filtration (Exfiltration Controls 0.03 cfs)

Summary for Pond 2P: Forebay Volume

Routing by Dyn-Stor-Ind method

Peak Elev= 0.00' @ 0.00 hrs Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= (not calculated)

Center-of-Mass det. time= (not calculated)

Volume	Invert	Avail.Storage	Storage Description
#1	41.00'	4 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.00	9	0	0
41.25	22	4	4

4
 Forebay Volume
 * Exceeds required pre-treatment volume of 1.6 c.f.

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: New Parking Spaces & Runoff Area=3,640 sf 37.36% Impervious Runoff Depth=1.45"
Tc=5.0 min CN=83 Runoff=0.15 cfs 0.010 af

Pond 1P: Underdrained Soil Filter #1 (UDSF #1) (Peak Elev=41.00') Storage=196 cf Inflow=0.15 cfs 0.010 af
Outflow=0.02 cfs 0.010 af

Pond 2P: Forebay Volume Peak Elev=0.00' Storage=0 cf

Total Runoff Area = 0.084 ac Runoff Volume = 0.010 af Average Runoff Depth = 1.45"
62.64% Pervious = 0.052 ac 37.36% Impervious = 0.031 ac

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: New Parking Spaces & Runoff Area=3,640 sf 37.36% Impervious Runoff Depth=2.90"
Tc=5.0 min CN=83 Runoff=0.29 cfs 0.020 af

Pond 1P: Underdrained Soil Filter #1 (UDSF #1) Peak Elev=41.52' Storage=378 cf Inflow=0.29 cfs 0.020 af
Outflow=0.10 cfs 0.020 af

Pond 2P: Forebay Volume Peak Elev=0.00' Storage=0 cf

Total Runoff Area = 0.084 ac Runoff Volume = 0.020 af Average Runoff Depth = 2.90"
62.64% Pervious = 0.052 ac 37.36% Impervious = 0.031 ac

SEBAGO TECHNICS, INC.
76 John Roberts Road, Suite 1A
P.O. Box 1339
WESTBROOK, MAINE 04098
(207) 200-2100 FAX (207) 856-2206

JOB 11187 Ecomaine
SHEET NO. 1 OF 1
CALCULATED BY CAB DATE 11/26/2012
CHECKED BY DATE
FILE NAME 11187 UDSF Sizing Calcs CAB 110112 PRINT DATE 11/26/2012

Treatment Calculations for Proposed Underdrained Soil Filter #1 (UDSF #1)

Subcatchments tributary to UDSF #1 (1P) include 1S

WQV Calculations

(WQV = Water Quality Volume)

Impervious Area = 1360.0 sf

Landscaped Area = 2010.0 sf

WQV Required = 1" x Impervious + 0.4" x Landscape = 180.3 cf

WQV Provided = 370.0 cf @ 1.5' depth (Between elevations 40.0 & 41.5)

Filterbed Area Calculations

Filterbed Area Required = 0.05 x Impervious + 0.02 x Landscape = 108.2 sf

Filterbed Area Provided = 115.0 sf

Pre-treatment Sediment Forebay Volume

Sand Application Rate = 50.0 cf/acre/year

Total Impervious Area 1360.0 sf

Tributary to UDSF #1

Required Pre-treatment Volume = 1.6 cf

Provided Pre-treatment Volume = 4.0 cf

Attachment B

Certificate of Good Standing



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Nov 19 2012 08:59:16. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
ECO MAINE	20060537ND	NONPROFIT CORPORATION (T13-B)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/24/2006	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
ECOMAINE	A

Clerk/Registered Agent

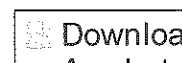
NICHOLAS S. NADZO
P.O. BOX 4510
PORTLAND, ME 04112

[Back to previous screen](#) [New Search](#)

Click on a link to obtain additional information.

List of Filings	<u>View list of filings</u>	
Obtain additional information:		
Additional Addresses	<u>Plain Copy</u>	<u>Certified copy</u>
Certificate of Existence (<u>more info</u>)	<u>Short Form without amendments</u> (\$10.00)	<u>Long Form with amendments</u> (\$10.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



Attachment C

Design Drawings (Sheets 1-4)

**LETTER OF
TRANSMITTAL**

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

(207) 657-6910
 Fax : (207) 657-6912
 E-mail: mailbox@gorrillpalmer.com

To: **Ms. Nell Donaldson**
City of Portland - Planning Dept.
389 Congress Street
Portland, ME 04101

Via: **Hand Delivered**

RE: **Gertrude Avenue - Portland, Maine**

Date: **October 10, 2012**

Project No: **2719**

For your use <input checked="" type="checkbox"/>		As requested <input checked="" type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>		Prints <input type="checkbox"/>	Plans <input checked="" type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>
Other <input checked="" type="checkbox"/>					
Copies	Date	Number	Description		
4			Plan Sets - Overhead Electric Service		

Remarks:
Hi Nell...
 Here are the 4 additional plan sets you needed. Our apologies for the misunderstanding +/- or miscommunication in not sending the correct total when initially sent out on October 5th.

Copy To: **Tim Higgins** Signed **Alton M. Palmer, P.E.**
 To: **File**