

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: March 12, 2015
RE: Brighton Ave Hotel Redevelopment, Level III Site Plan Application

Woodard & Curran has reviewed the Final Level III Site Plan Application and Response to Comments letter for the proposed hotel redevelopment project located at 1210 Brighton Avenue in Portland, Maine. The project involves the demolition of an existing 135 room motel and the construction of a new 86 room hotel, parking lot, and utilities.

Documents Reviewed by Woodard & Curran

- Response to City Staff Review Comments letter prepared by Walsh Engineering on behalf of Portland Hotels, Inc., dated March 6, 2015.
- Engineering Plans, Sheets C1.0, C2.0, C3.0, C4.0, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, D1.0, & D2.0, REV dated March 6, 2015, prepared by Walsh Engineering Associates, Inc. on behalf of Portland Hotels, Inc.

Comments

1. A stormwater outfall proposed on the southern portion of the site (AP#2 on sheet D2.0) discharges to an existing swale within a CMP easement. The Applicant proposes a riprap apron at the pipe outlet. We recommend that the Site Plan approval include a condition requiring that the Applicant's engineer inspect the stormwater outfall AP#2 on Sheet D2.0 and provide a written description and photographs of this outlet, along with any additional proposed stabilization measures as determined necessary for review and approval by the City. Walsh Engineering Associated has stated that they will assess and document the condition of the outfall location once the snow has melted and will provide design details to the city for any additional required stabilization measures.
2. The plan has been revised to indicate that a construction and drainage easement shall be obtained from the City of Portland for the areas associated with the riprap swales along the eastern boundary of the site. Easements should be drafted for these riprap swales; this can be stated as a condition of approval for the project.
3. Walsh Engineering Associates has obtained a preliminary Ability to Serve letter from the City of Westbrook acknowledging capacity to serve sanitary wastewater from the project site. The City of Westbrook requests a formal interlocal agreement be approved with the City of Portland prior to issuance of a building permit for the project. Walsh Engineering Associates requests that the approved interlocal agreement be resolved as a condition of approval.
4. The Applicant has noted that a copy of the notice of intent to comply with the Maine Construction General Permit will be provided to the City when filed with the Maine DEP.

All other previous review comments have been adequately addressed.