

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: February 19, 2015
RE: Brighton Ave Hotel Redevelopment, Level III Site Plan Application

Woodard & Curran has reviewed the 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 February 17, 2015.
- Engineering Plans, Sheets S1.0, C1.0, C2.0, C3.0, C4.0, C4.1, C4.2, C4.3, C4.4, C4.5, D1.0, & D2.0, REV dated February 17, 2015, prepared by Walsh Engineering Associates, Inc. on behalf of Portland Hotels, Inc.

Comments

1. Basic Standards: A site plan and details have been provided 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; however, a written erosion and sediment control plan and/or detailed erosion and sediment control notes should be prepared and submitted for review. The Applicant states that a written erosion and sedimentation control plan will be provided with the Final Plan submission; however, a copy of this plan has not been received at this time.
2. 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, and Walsh Engineering Associates has stated that they will review the condition of the existing pipe outlet and swale when the snow has melted to determine if additional stabilization will be required. We recommend that 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 for review and approval by the City.
3. The Applicant has noted that they expect to receive a letter from the City of Westbrook acknowledging the ability to serve the project's wastewater, and will forward to the City of Portland upon receipt.
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.