

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: Lauren Swett, P.E.
DATE: May 5, 2017
RE: 1210 Brighton Ave Hotel Redevelopment, Site Plan Amendment

Woodard & Curran has reviewed the revisions to the proposed hotel redevelopment project located at 1210 Brighton Avenue in Portland, Maine. The project was previously approved, and revisions have been proposed to the building and site features

Documents Reviewed by Woodard & Curran

- Level III Site Plan Amendment, dated April 4, 2017, prepared by Pinkham & Greer Civil Engineers, on behalf of Portland Hotels, Inc.
- Engineering Plans, dated April 4, 2017, prepared by Pinkham & Greer Civil Engineers, on behalf of Portland Hotels, Inc.

Comments

- The Applicant has changed the stormwater drainage configuration at the eastern end of the property. We have the following comments on this change.
 - Where drainage was originally directed to breaks in the curbing, the curbing has been eliminated and stormwater can now drain in between curb stops installed along the length of the pavement at the eastern end of the property. It appears that there are also two small curb openings on the northern and southern ends of this section of pavement. The Applicant should ensure that adequate stabilization is provided to prevent erosion from the two remaining openings and the multiple openings between the curb stops.
 - A drainage easement was originally proposed for rip rap swales that conveyed drainage onto the adjacent City property. The rip rap swales have been eliminated, and the Applicant has indicated that the drainage easement is no longer necessary. Stormwater from the a relatively large section of the parking lot will continue to flow to the adjacent property owned by the City and maintenance of this area for erosion should remain the responsibility of the Applicant. The City should verify whether a stormwater easement should be put in place in this area.
- The Applicant has noted that The City of Westbrook has indicated that the current sewer condition is acceptable. At the time of the previous review, the City of Westbrook requested that a formal interlocal agreement be approved with the City of Portland prior to issuance of a building permit for the project. The Applicant should clarify whether this continues to be a requirement and what additional information is required to finalize the agreement.
- At the time of the previous review, the Applicant had noted that a copy of the notice of intent to comply with the Maine Construction General Permit would be provided to the City when filed with the Maine DEP. This should be provided prior to start of construction.