

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** Lauren Swett, P.E.  
**DATE:** May 12, 2017  
**RE:** 1210 Brighton Ave Hotel Redevelopment, Site Plan Amendment

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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**

- Revised Engineering Plans, dated May 8, 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.
  - The plans now note that 6"-deep stilling basins are proposed at the two curb outlets. The landscaping plan identifies that these areas, along with the strip of land along the eastern end of the parking lot are covered with sod. Additional erosion protection should be installed at the two curb outlet areas to ensure that erosion doesn't occur at those locations of concentrated flow. Rip rap or crushed stone is often used for level lip spreaders and velocity dissipaters, but the applicant could consider installing some kind of turf reinforcement matting.
  - Sod will provide for a much quicker stabilization of the site than loam and seed, but the success of the sod to prevent erosion due to runoff will be dependent on the growing conditions. The Applicant should ensure that the area is adequately watered so that it stabilizes properly.
- We recommend that the applicant utilize guardrail along the eastern parking lot edge instead of the curb stops. The guardrail would eliminate the point discharges that will occur between the curb stops. Based on discussions with maintenance staff, the guardrail will also stand up to winter plowing in the parking lot much better than the curb stops typically do.
- 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.