

April 15, 1999

William Hoffman
Deluca Hoffman Engineers
778 Main Street
South Portland, ME 04106

Re.: Friendly's, 155 Riverside Street

Dear Mr. Hoffman

I have received the submittal for site plan receive for Friendly's at Exit 8 on Riverside St. After reviewing the plans, our planning staff feels that this project should proceed smoothly, but we do have several questions and concerns which I will list below.

Traffic:

We need to see the traffic flows around the entire complex, including the building foot prints of the additional buildings on the property and the entire boundary.

The southerly entrance on Riverside Street, closest to Exit 8, should be restricted to right turn in/right turn out only. A small island encouraging this may be worth considering.

Landscaping:

Provide vegetated buffering along the southerly boundary. An expansion of the white pines which are currently extant may be a solution. The proposed pavement at the southwesterly corner of the site should be pulled back to provide space for buffering.

Provide landscaping at the front of the building and at the islands on Riverside Street.

Provide four side fencing/screening of any exterior dumpsters.

Provide details of proposed lighting changes with fixtures and photometrics.

Drainage:

Please show flow lines on the drainage plan.

As storm water from this site enters the Capisic Brook Watershed which has both flooding and water quality problems, staff requests considering additional stormwater management of this site,

including consideration of a TSS removal structure.

Please contact me if you have any questions concerning this review. I am in the office Tuesdays, Wednesdays, and Thursdays, and my telephone number at City Hall is 874-8722.

Sincerely,

William B. Needelman, Planner

CC: Alex Jaegerman, Chief Planner