



# Stoneybrook Consultants, Inc.

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August 14, 2014

Barbara Barhydt  
Development Review Service Manager  
Planning Division  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, Maine 04101

RE: Site Plan Review Submittal  
Paris Farmers Union  
55 Warren Avenue

Dear Ms. Barhydt:

On behalf of Paris Farmers Union, please find one paper copy and one CD disc with a Level II application and site plans for reuse of the existing building located at 55 Warren Avenue. The applicant is seeking preliminary review of this information and discussions with staff to determine what additional information may be required to complete a Level II review process.

The property includes an existing single-story commercial building with an 18,900 square foot footprint. This building was originally constructed in 1995 and was expanded in 2005. Current uses include fitness, karate studio and a physical therapy practice. There are 83 parking spaces on this property and the property shares an access drive and detention pond area with the property located at 65 Warren Avenue now being developed for a new indoor rock climbing and fitness facility.

As we prepared for review of this project, we asked to review City files for information on the prior approvals for this site. At that time, we were told that the file for this property was missing. We were given information from the

project approved at 65 Warren Avenue, which included some information on this property. We also spoke with JAMM who prepared the plans for the 2004/2005 expansion of this building. We have done our best to address code issues, but it has been difficult without access to the prior approval information.

Paris Farmers Union is seeking to purchase the property located at 55 Warren Avenue from Bentley Holdings, Inc. The property is shown on City of Portland Tax Map 292, Block D, as Lots 006 and 011. In total, these lots include 2.39 acres (104,108 square feet) with 378.33' of frontage on Warren Avenue. The front portion of the property, extending about 250' from the center of Warren Avenue, is located in the B-4 Commercial Corridor Zone and the rear portion is located in the R-3 and R-5 Residential Zones. This property is part of a commercial subdivision that was approved in 1986.

Paris Farmers Union plans to occupy the existing building and use about 11,000 square feet for retail sales and the remaining 7,900 square feet for storage/warehouse space. Building improvements will include an overhead door from the storage area to allow access in and out of the building with a forklift for deliveries and to create an area to load bulk products sold to customers. This proposal includes placement of a 24' by 70' portable greenhouse in the existing paved area at the rear of the building.

The existing rear parking area will be fenced and used for truck loading area, 8 employee parking spaces and outside product storage area. The side parking lot along Warren Avenue will provide 37 customer parking spaces. With 11,000 square feet of retail space, the parking code requires a total of 45 parking spaces. With the employee spaces in the existing rear parking lot, 45 spaces will be provided. This total includes 3 handicap spaces.

To accommodate truck movements and create the new customer loading area, we will create new impervious areas of approximately 1,244 square feet. To account for this increase in paved area, we will reclaim 1,395 square feet of existing gravel area in the rear parking area. A total of 3,058 square feet will be disturbed to make these improvements. The project is located in the Capisic Brook watershed which has been identified as an Urban Impaired Stream by the Maine

August 14, 2014  
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Page 3

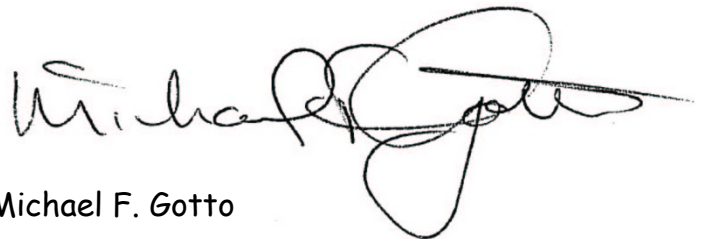
Department of Environmental Protection (MDEP). Given the size of disturbance and new impervious area, MDEP Stormwater Permitting is not required. The project will need to meet any City of Portland regulations for stormwater controls, which we hope will be met based upon our efforts to reduce paved areas on the property. No wetland areas will be impacted by this project.

The project will use the existing City water and sewer services. Existing gas, power and communication services will also be utilized. The existing site lighting will not change. Landscaping will be upgraded as shown on the landscape plans included with the plan set. A new pylon sign will be installed at the entrance drive and building signage will be attached to the front and left side of the building walls.

The project is expected to cost \$1.4 million. TD Bank has provided a commitment to finance the project. It is hoped that the site improvements can be completed this Fall and the building can be occupied by the end of this year. If you have any questions, please do not hesitate to call. We look forward to working with you and staff to secure approvals for this project.

Respectfully Yours,

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto". The signature is fluid and cursive, with a large loop at the end.

Michael F. Gotto

cc: Marc West  
Fred Rolfe