

Bd members - all present

421 Warren

workshop.

3-18-14.

① My presentation.

② Steve Bruskey -

Site ref to aerial - loc. of proposal
ext. of applicant's existing businesses
remaining land pref. under - approaching city.
ref. overall Caprice Brook plan.
hopeful negotiations

Tier III NRPA applic.

over 15,000 so require mitigation

m²-hour fee \$4.33/sq ft

700,000 fee
for wetland impact

Army Corps
mitig. cond. of approval
staff determine
timing for
hearing
Prop.
metal
clad
bldgs

Property

achieve shared access

18,000 sq ft each ex. bldgs (almost 10/15)

types of tenants

Lexus Conn - repairs

Extreme work out - fitness training

Casco Bay Diesel (marine related)

Dennison Auto

Amco

Bob Marley Comed Storage

not alot
of traffic.

+ Harbor
Auto Body
to East

Public Mtg last night - only DR attended

James types of tenants envisaged for the new building

SB - looked at alternatives -

- constraints of wetlands.
- hoping 38-40,000 sq ft.
- looked at L-shaped bldg to utilize upland areas. ^{larger wetland impacts approach}
- limit prob. P Holmes as manager.
- arrived at current proposal
- tractor trailer del. occasionally is part of need underlying scale.
- 49 pkg spaces - have room.
- utilities already stubbed + dex.
- stormwater

Amend + flooding

- rel. flat site so eng challenge
- expl. gravel wetlands. (PTP)
- Univ NH - accepted BMP.
- salvage wetland soil → gravel wetlands
- part to City's system at front rest to sides
- Roof line dup ship BMP.

- street view photo of site
 - ask need to beef up landscape
- spoke DR - mention of sep. Mt Sinai
 - mention of report + City's objective
 - reiterated appl. no other intents
 - but is public access for park system.

aware of erosion from trails - they could address this.

not aware of this

No members of public
for record, no public comments

Questions from Board

- CM - better understanding re drainage of pavement
- CM. - re large expanse
 - SB - provided ped corridor along bldg 8-9 ft + connect to sidewalk
- SD - oil water separators
 - have in detention basin
 - Mr. Holmes says it depends on uses.
- TD - likes inc. in uses.
 - OK w/ paving if needed
 - good dev.
- BB - have concerns re scale of pavement - kind of alarming
- JS - pavement - site appropriate + not a big issue
 - re reg. re City not central to PB
 - positive about this type of dev.
- SO - ? trees
 - SB conjectured need to clarify ? small
 - ? historically - owned by St Wacker for 30 yrs - sold motor homes.

all big retailers looked at it

Jean Fraser - Re: Update re acquisition Warren Green land and 421 Warren PB Hearing next week

From: Doug Roncarati
To: Jean Fraser
Date: 5/21/2014 3:51 PM
Subject: Re: Update re acquisition Warren Green land and 421 Warren PB Hearing next week

Hi Jean,

Thank you for the update on 421 Warren Ave. I'm glad that they are minimizing their impacts.

Answer to Q#1: I can't really shed much light on the "wetlands transfer" picture, since any discussions are happening at an administrative level. I've just been sharing what I learn from Peter Holmes and Steve Bushey with Mike Bobinsky. For example, I attended the NRPA application meeting a month or so ago where Peter expressed his interest in selling the property to the City. Steve has also contacted me several times to discuss this issue and talk about the development project in terms of the wetlands, stormwater management and the potential stormwater service charge.

I can tell you that the Capisic Brook Watershed Management Plan recognizes the importance of preserving as much of these wetlands as possible. The plan also calls for development of a gravel wetlands "park" on the portion of the property closest to the brook, with the goal of re-establishing a functional riparian wetlands system along the brook to mitigate water quality and water quantity (to a lesser extent) issues. DPS has *requested* funding in the upcoming CIP to purchase all or a portion of these wetlands with these goals in mind. We'll know more after the Council reviews and approves a CIP. At the moment this is our best chance at getting funds for purchasing the wetlands from Mr. Holmes. Who knows, new opportunities could arise (says the eternal optimist!).

I know that Mike Bobinsky and Jeff Levine are aware of the Mercy Hospital wetlands issue. I have shared my knowledge of DEP's mitigation program with them. I'm not sure if Jeff has had a conversation with DEP about tying the Mercy mitigation issue with the Warren Ave wetland issue? FYI: Essentially, DEP and ACE require wetlands compensation at the rate of 7-9:1 for direct wetlands mitigation and want to get high quality, contiguous wetlands in the same watershed in return for allowing wetland filling/alteration. This is a tough standard to meet, especially in Portland. One could make the case that Capisic Brook is part of the Fore River Watershed, as is the Mercy site. DEP often prefers applicants to pay into the in lieu fee program, which is administered by The Nature Conservancy. Funds collected through this program go into a general pool and each year they put out an RFP that anyone with a wetlands project can apply for on a competitive basis. It's been clearly stated that there is no favoritism in this process, so Portland has no guarantee it will benefit from any lieu fee paid by Mercy.

I hope this is helpful. I wish I had more information to share.

Doug

>>> Jean Fraser 5/21/2014 1:44 PM >>>

Doug
Internal note only please

I think you are aware from my e-mail to a neighbor that this commercial development at 421 Warren is going to a PB Hearing on Tuesday and I need to complete the PB report tomorrow. They have reduced the scale of the development so it is a Tier I wetland fill permit with no mitigation.

The applicant Peter Holmes has indicated he wishes to transfer the remainder of the land (outside this development ie about 40 acres) to the City- you and I discussed this at the time of the Workshop. This is not really a Planning Board issue but many neighbors are asking us and the agent (Steve Bushey) whether or not the city is going to buy the leftover land that Peter owns- they want the City to do so - and I think it will come up at the hearing.

So- there are a couple of issues:

1. Is there any update over the status (from City acquisition viewpoint) I reported to the Board in March (quote below from the March PB memo):

The applicant has purchased the whole of the "Warren Green" site (see Plan P1 and Attachment 7) and is currently in discussions regarding the possible sale of part or all of the remainder of this larger site to the City to preserve water resources.

2. Steve Bushey happens to also be the agent for Mercy Hospital and there are (confidential) discussions taking place as to whether to fill some or all of the man made wetland there (which would trigger potential mitigation payments)- Steve was going to call you about this and whether a "link" is possible- and its likely that Mike B and Jeff Levine have already heard about this through other avenues and already discussed it.

Could you let me know re #1 above in the next day please- so I can complete the Hearing report and update the comment if appropriate. (#2 above is just for your info)

thanks
Jean

Hearing 421 Warren Ave. 5.27.14.

CMonngsette + Smart O'Brien absent

Natural
Resources
Protection
Act

- ① JF's presentation
- ② Clar. re another condition re NRPA level I
- ③ Steve Binshey -
 - summ. proposal
 - spec space but some lined up
 - Cross access easements
 - explained "need" for paved area.
 - Confirmed gravel wetlands, refined salvage wetland soils for these
 - Landscape Plan - not a lot salvageable trees + gravel wetlands offer scope for softer vegetation
 - shipping can be accommodated
 - wider Warren Green area / Caprusic Brookland transfer - showed aerial of wider area.

Public Comment

James Spear

401 Pflay/Venell - recently purchased + area ^{loves area}
111 Venell behind is "extend" my yard &
hopes City will acquire as it won't
impair res or comm. qual. Warren

Elizabeth Baro

111 Venell

- concerned re development anywhere
near - harbors diversity of wildlife -
concerned about how it gets developed
or what Peter Holman proposing

Byrd - hopes city will keep it green - ? trails

Robert Hain's - was "waxler" parcel
not all wetlands

how city get access to infrastructure
& access for public? ^{? parking lots?} so they
would not need to go through
res. areas. Think ahead.

DR, ←

Close public comment & answers:

will city acquire - for City Council to decide
what access available?

BB Newcombe + Sawile sts. would
provide access & should be part of
any area transferred.

?
access
now for city
to existing
infrastructure.



Sean Donnan - revised project; welcome
impr. to frontage; like gravel wetlands
(S Boushey - impervious surface fees known
by applicant) (on top of other fee)
many conds but minor

Beth B - pleased w/ reduction in scale
supports Landscape Condition
imp. amenity

v. pleased that discussions continuing re
warren Green sale but does not
consider this site is appropriate
for any access.

conds as proposed OK

Jack S - concerned re parking. - could some be
previous? notes Riverton School
has phg lot and perfect access for
trails. so good parcel about this.
- Vegetation to break up parking
desirable

Bill Hall - agrees w/ everything

Tom Dean -

" " "
commends; great use; ^{being} ^{scrub} ^{used}
trying to keep # cords down so
try to resolve before Hearing

See Annotated Hearing Report