



May 21, 2014

Ms. Jean Fraser, Planner
Planning and Development Department
City of Portland
389 Congress Street
Portland, Maine 04101-3509

**Subject: 421 Warren Avenue
Final Site Plan Application/Delegated Review Stormwater
Comment Response #2**

Dear Jean:

We have received comments sent via email on May 14, 2014 outlined below and we offer some brief responses for staff and Planning Board consideration.

Comment 1: Why is the 20 feet alongside the building needed? (north side)

Response: The applicant intends to use this area for snow plowing and parking of a snowplow during the winter. Having operated the property at 429 Warren Avenue, it is the applicant's experience that having this small paved area adjacent the building is beneficial.

Comment 2: What do trucks do if cars are parked in parking spaces?

Response: The applicant has experience with operations of a similar facility at 429 Warren Avenue, thus they know that the majority of larger semi-trailer truck visits are made when the parking area is empty or partially occupied. On occasion they may cone off sections for deliveries. The applicant has considered the layout closely with their experience and operational needs of similar sites he owns in Portland and previously owned in Lewiston. Based on the anticipated tenant uses for the building, the applicant is firmly of the opinion that the proposed layout is required and will be satisfactory for the intended use.

Comment 3: Is applicant aware of the impervious surface fee that the City is introducing?

Response: The applicant is aware of the upcoming impervious area fees being established by the City and as a property owner of other developed property in the City will be a likely participant in the fee collection. The applicant is certainly interested in the fee structure and opportunities for credits to be applied for existing stormwater treatment systems.

Ms. Jean Fraser
May 21, 2014
Page 2

Comment 4: All of these questions relate to the strong staff view that the shape and extent of the paved area is not necessarily supporting the proposed industrial/commercial function intended and that the paved area in the corner and along the north side (where it takes the trees/wetland) is un-necessary as its not used for parking nor truck maneuvering.

Response: The applicant's site development layout has undergone a series of revisions and cut backs to meet natural resource impact thresholds among other things. On this basis we are satisfied as to the layout and will present to the Planning Board the layout as currently submitted, despite possible continued staff reservation on size and impervious area. We note that the site still only constitutes less than a 10% development area of the 48 acres owned by the applicant. This, along with the design measures for stormwater being fully compliant with local and State regulations, seems sufficient evidence to support the applicant's goal of site plan approval on the plan as designed.

If you have any questions regarding these materials please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.
Senior Engineer

SRB/smk

c: Peter Holmes
Jim Biskup, Biskup Construction