

From: Jean Fraser
To: Stephen Bushey
CC: DiPierro, Philip
Date: 2/16/2016 4:43 PM
Subject: RE: 421 Warren Avenue Site plan revision
Attachments: c-3.0 site layout and utility plan.pdf; App C-3.1 Lighting and Photometrics Plan.pdf

Steve

There are three concerns that I would like to have addressed with amended plans (or notes on the plans) before I issue an approval letter for the amendment.

Location and baffling of the new generator: The B4 zone includes noise limits of 60 DbA night and 65 DbA day and its location so near the boundary may make that difficult. Also it needs some kind of screening or enclosure. I would like to see the specs for the sound generation (when operating) for that unit as my experience tells me its may be too close to the boundary. Could it go farther back on the site?

Parking: Please amend the site plan (attached) so that there is no parking shown in front of the garage doors and main entrance for the two bay in-shop area for glass repairs with a customer waiting area. The area in front of the entrance door should be striped and ideally there should be ADA access and ADA parking for customers waiting to go into the bay. Maybe a sign saying "customer parking" so those spaces get reserved?

Lighting: We approved the lighting plan (attached) based on it being a commercial use with no or little public use. Now that the public are on the site at the end near Warren, I think the lighting needs to be evaluated in terms of safety for customers. If customers need to park in the parking spaces away from the building there is no light there. I'd like it documented that the public safety and public security (CPTED) issues (site plan standards) here has been addressed.

Thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

>>> "Stephen Bushey" <SBushey@fstinc.com> 2/11/2016 2:29 PM >>>

Thanks Jean!

Stay Warm

Stephen Bushey, P.E.

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From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Thursday, February 11, 2016 2:23 PM
To: Stephen Bushey

Subject: Re: 421 Warren Avenue Site plan revision

Steve

I am writing to confirm that we will treat this as a minor amendment via an exchange of letters.

Reviewers generally felt that there were not any site plan review concerns, but I need to get a few written signoffs before I can reply formally with an approval to the amendment. They did not ask for any additional information.

thank you

Jean

Jean Fraser, Planner

City of Portland

874 8728

>>> "Stephen Bushey" <SBushey@fstinc.com> 2/9/2016 7:46 AM >>>

Jean,

Please see the attached letter and plans outlining a proposed change to the site plan at the 421 Warren Avenue Site. Please let me know if you need any further info.

thanks

Stephen Bushey, P.E.

Associate

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