

316 - A001-001

300 - 300 Riverside St, Portland, ME

Hammond Lumber Warehouse / Retail S

Hammond Lumber Co

#2004-0196



# PORTLAND MAINE

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Attachment 16 a

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

March 1, 2007

James R. Seymour P.E.  
Project Manager  
Sebago Technics Inc  
PO Box 1339  
Westbrook, ME. 04098-1339

**Re: Major Site Plan Review: Hammond Lumber, 300 Riverside Street  
Application #2006-0227**

Dear Jim,

I am writing to confirm the status of the review of the Hammond Lumber Drive- Thru Warehouse and Retail Store proposal at 300 Riverside Street.

As confirmed in my e-mail of February 7, 2007, the key issues were outlined in the Planning Board Workshop Report (copy of last page attached) and these would need to be addressed for the second Workshop.

I am writing to follow up on several aspects of City requirements which needed further clarification, and these are outlined below:

1. **Traffic:** I note that the further information requested at the Scoping Meeting regarding the Traffic Movement Permit was submitted on February 21, 2007. The Traffic Engineering Reviewer Tom Errico has requested further information which may have implications for the design of the project (copy of his comments addressed to John Adams attached). This information needs to be reviewed before the next Planning Board Workshop, which may need to be rescheduled to allow time for you to submit this material and for our review. Please telephone me to discuss.
2. **Landscape and Reinstatement Vegetation:** Additional landscaping is required along the frontage on both streets (including near the warehouse building), within esplanades and to ensure adequate buffering between the development and neighboring properties. Could you confirm whether the MDEP requirements called for naturalized landscape treatment buffers; wetland buffer plantings were utilized across the street at the Home Depot site and have developed well. The City Arborist, Jeff Tarling, is willing to meet with you and/or your Landscape Architect to discuss options.

— see  
Attachment 13

2. **Wetlands mitigation:**

- a. As discussed, it would be useful for staff and the Planning Board to have a full understanding of the scale, location, and accessibility of the wetlands that have been acquired as mitigation for the wetlands on the site in relation to the NRPA Tier III Permit. I understand you will present further information at the next Workshop, including plans/aerial photographs. Could you please also provide something on this to include in the Planning Board packet.
- b. The City's Site Plan Ordinance states that "the proposed development shall have no adverse impact upon the existing natural resources including groundwater quantity and quality, surface water quantity and quality, wetlands, unusual natural areas, and wildlife and fisheries habitats." Specific mitigation as agreed with the MDEP under State law does not necessarily address this requirement.

The Planning Board expressed concern that mitigation is needed to more directly relate to the loss of natural resources on this site (including the wetlands and the trees already removed). Staff suggest this could comprise a significant contribution to projects that provide conservation of natural resources/creation of waterside trails within Portland and along this watershed. Further discussion is needed on this issue.

3. **Sidewalks:** I confirm that sidewalks with esplanades are required on both Riverside Street and Warren Avenue in accordance with the City Ordinance and Technical and Design Standards.
4. **Fire:** The Fire Department checklist was forwarded to you on February 7<sup>th</sup>, 2007 and I understand some items still need to be addressed. This includes a plan showing the proposed fire hydrants with flow rates and a review by a licensed sprinkler contractor to confirm compliance with the use of in rack sprinklers when the commodity class is above ordinary in any storage rack. The Fire Department also requires that the island off of Riverside Street should be "mountable" to facilitate fire apparatus access.
5. **Soils:** I confirm that the information submitted in support of a waiver from the Class B High Intensity Soil Survey is acceptable.

Please contact me if you have any questions at 874-8728 or at [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov).

Sincerely,



Jean Fraser  
Planner

CC: Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Marge Schmuckal, Zoning Administrator  
Tom Errico, Traffic Reviewing Engineer  
Jim Carmody, City Transportation Engineer  
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### Lighting

Lighting details have not been submitted.

### Fire

The applicant was informed of the information requested by the Fire Department in order to undertake the Review (see Attachment 7) in early December and this information is awaited.

### Sidewalks and Curbs

The proposals do not include any sidewalks and only partial curbing. The applicant will need to provide both along the entire frontage.

Regarding the provision of sidewalks, surrounding developments have been required to provide sidewalks and a network of sidewalks is being progressed. Staff consider that this site should include sidewalks on both frontages with street crossing facilities incorporated into the designs at the intersection.

### Next Steps

- Provide further information re Wetlands and Stormwater Permitting
- Submission of additional traffic information and progress Traffic Movement Permit process
- Address technical issues raised in DRC Memo of 12.13.2006 (Attachment 5)
- Submit Class B High Intensity soil survey or obtain a waiver
- Indication of State approval of on site waste disposal system
- Provision of information requested by the Fire Department
- Consider improvements to retail building design as suggested by Staff
- Undertake further discussions on Landscaping
- Provide details of utilities, lighting, capacity letters
- Clarification re any necessary easements
- Neighborhood Meeting

### Attachments:

1. Original Submission – Cover letter from Sebago Technics dated November 15, 2006
2. Original Submission key support document: “Site Location of Development Act Permit Application”, Sebago Technics, dated November 2006 and received in Planning Division on November 15, 2006

**From:** "Thomas Errico" <terrico@wilbursmith.com>  
**To:** "John Adams" <JADAMS@sebagotechnics.com>  
**Date:** 2/27/2007 4:26:40 PM  
**Subject:** Hammond Lumber

*not in  
Attachment 16*

John -

Some initial comments on your February 20, 2007 submission.

\* At the scoping meeting we asked that you assess crash data on Riverside Street north of Warren Avenue and if necessary prepare a collision diagram. Please provide this information.

\* The capacity analyses should be updated to reflect existing traffic characteristics including peak hour factors, approach grade, and lane drop issues, etc... Please revise the analyses for the Riverside/Warren intersection.

\* I would not suggest providing a permissive left-turn phase on Riverside Street. Please maintain a protected phase.

\* Please provide some findings as it relates to the crash data.

Again, these are initial comments and additional comments are likely. If you have any questions or comments, please contact me.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

**CC:** "James Carmody" <JPC@portlandmaine.gov>, "Jean Fraser"

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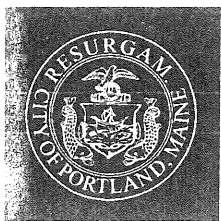
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