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Date: March 3, 2016
Subject: 400 Riverside Avenue Site Plan Waiver Requests
From: Stephen J. Bradstreet, P.E.

Ransom Consulting, Inc. (Ransom), on behalf of our client, Delta Realty, is requesting waivers from the following site plan requirements.

Traffic Analysis/Plan

The proposed structure will house one employee and will serve as a maintenance facility for Delta Realty properties. Three parking spaces are being eliminated to provide access to the front of the proposed structure, and they will be replaced by striping 8 new parking spaces between the proposed structure and the nearest existing structure. As such, it is not expected that the proposed development will impact access or circulation on site, nor will it result in a significant increase in traffic to and from the site. We would like to request a waiver from further analysis of or planning for traffic-related impacts.

Vehicles that will use the maintenance facility can access the building?

Stormwater Management Plan

The proposed structure makes use of an existing building foundation, and parking will be provided on the existing paved lot. The proposed development will not increase the on-site building or surface impervious area, and it will not significantly alter the existing drainage conditions. Therefore, we would like to request a waiver from the Basic Standard and the Flooding Standard. Regarding the Basic Standard, erosion and sedimentation control measures will be detailed in the construction plan as necessary. These measures, as well as good housekeeping practices, will be in accordance with Maine DEP Best Management Practices.

Landscape Plan

There are seven mature street trees along Riverside Avenue at the front of the property, adjacent to the proposed structure. The adjacent property is an industrial use, but there is an existing buffer of large mature trees and low mixed vegetation. Because of the existing vegetation, because the proposed structure is to be built atop an existing foundation, and because the proposed development will not produce additional pavement for parking, we are requesting waivers from the parking lot landscaping, street tree, and buffer requirements.

Sidewalk Construction

This project is located on the west side of Riverside Street, a significant portion of which does not have existing sidewalks. To the south, the nearest section of sidewalk is approximately 1,000 feet away from the project site (400 Riverside), and to the north, the nearest section of sidewalk is approximately 1,600 feet away. Because the majority of the parcels in between this project's site and the nearest sidewalk sections are already developed, it seems unlikely that the project side would connect to a contiguous sidewalk within the lifetime of an asphalt sidewalk. In addition, the proposed structure will be used to support maintenance activities related to Delta Realty's other properties – we do not expect to generate any pedestrian traffic. Furthermore, the existing grade at the front of the property, and potentially the location of utility poles, will make it difficult and expensive to construct a sidewalk. We therefore would like to request a waiver from the requirement to construct a sidewalk.