Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/31/14

Add'l info from Rick Romano highlighted in red below.

From: Rick Romano <rick@papiandromanobuilders.com>
To: Jean Fraser <JF@portlandmaine.gov>
CC: Joe Delaney <joe@whipplecallender.com>, Tom Greer <tgreer@pinkhamandgreer.com>
Date: 11/13/2014 3:29 PM
Subject: Re: Other prelim comments Re: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop

Hi Jean,

Some of these questions are best answered by me as I am most experienced with the way in which my business is conducted.

The questions best answered by me are noted below in red. I'll ask Joe to provide the information needed to answer the balance of questions.

Thanks, Rick Romano

Rick Romano
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On Nov 13, 2014, at 2:50 PM, Jean Fraser <JF@portlandmaine.gov> wrote:

Joe,

We held a preliminary review discussion of this project on Wednesday morning with all of the reviewers present (eg traffic; DPS; zoning; engineering etc). There were a number of additional questions and preliminary comments (over and above what I sent to you last week) that I am forwarding, and we would request the further information/revisions listed in order to continue with the review:

- Please submit detailed information on the number and type of truck deliveries that serve the proposed new use (daily and weekly); would delivery vehicles enter the building or remain in the driveway/parking aisle? **Other than occasional UPS and/or Fed Ex deliveries, we do not receive materials or deliveries by truck. The business and proposed use for the building outfits our building and renovation business. That is to say, its primary use is office and modest woodworking shop. The woodworking shop functions periodically and does not service the public like typical woodworking businesses. I am the primary user of the shop space and can go weeks and sometimes months without operating the tools. Their use is based on the project underway and its needs. I pick up our lumber as needed by pick up truck as the volume of work and amounts of lumber used is minimal.**

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- The new fence along the drive and parking area extends into the ROW (and appears to go acrc the sidewalk) and this needs to be located wholly within the subject lot;
- The Zoning Summary gives the average building height as 16'9". Please send more information on how this number was determined, as we can't approve the side and rear setbacks until we get this information, since the setbacks are based on the building height;
- The minimum setback for pavement is ten feet. The parking spaces on the east side of the property line are close to ten feet. Please send confirmation/show on site plan that the parking spaces are a minimum of ten feet from the side property line;
- Please show the nearest wall of the buildings on abutting lots on the site plan, so that it is possible to scale the distance from the proposed building;
- This north elevation is showing a garage door- what is this for? How would it be accessed? Could it be relocated? **The door is for ventilation purposes only as I would like to open it and get cross ventilation during the warmer months. It will be operable from inside only and yes it can be moved right or left along the designated wall but limited based on planned interior space.**
- Will there be any external mechanicals/fans/ventilation equipment? If so, where will these be located? **No , there will be no exterior mechanical devices.**
- Will there be noise and how would it be controlled so that it meets the IM sound standards? **Yes, there will be some noise during shop use, however, generally speaking only one to two tools at at a time will be used. Again , importatnt to know the shop is primarily used by me and in comparison to other shops in the IM zone is small, quiet and important within the IM sound standards.**
- Engineering details need to be stamped by a PE.

Please note these are preliminary comments only at this time as I have not received all the review comments, and we need further information before reviewers will be able to complete their reviews.

Please do not hesitate to contact me if you have any questions.

Thank you
Jean

Joe Delaney <joe@whipplecallender.com> 11/6/2014 10:31 AM >>>
Hi Jean-

We are on it- Tom Greer is preparing info and we will be with you shortly-

Joe

Joe Delaney
Maine Registered Architect, LEED AP BD+C

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On Nov 5, 2014, at 1:54 PM, "Jean Fraser" <JF@portlandmaine.gov> wrote:

Joe

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I am writing to confirm that the final Level II application is under review and I hope to have detailed review comments next week.

As you may recall from the meeting in October, there was a question as to whether the previous application addressed the current stormwater standards or not. Unfortunately, the 2010 review was under the previous standards, so you need to submit a number of items (eg stormwater analysis with some supporting calculations, site plan with drainage information prepared by a PE and stamped, and more detailed/updated Stormwater Management and Maintenance Plan) to show that the proposals meet the current site plan ordinance standards (see first attachment, which is an extract from the ordinance standard).

The second attachment is the Technical Manual Section 5 (that is referred to the standards) which guide the preparation of these materials. Please note that a Stormwater Agreement (see attached templates) would be required prior to the issuance of a building permit.

Please submit these items as soon as possible so they can be reviewed.

You also need to obtain a letter from the Portland Water District confirming that there is adequate water supply for the proposals - I attach an example of the letter they provide (based on information from the applicant) and it includes the contact details if you need them.

Regarding Fire protection, I recall that at the meeting you indicated the building would be sprinkled and this is confirmed on the first page of the submitted Oct 2014 "Responses to Administrative Review comments". However, on the page with "Fire Department Checklist" it says "no sprinkler". The Fire Department would need confirmation as to whether the new building is sprinkled or not, and the location and pressure in the nearest hydrants (this needs to be reviewed at the site plan stage to ascertain if another hydrant is needed). Please clarify/send information as soon as possible.

Its possible that other reviewers will request further information over the next week, but I wanted to let you know about these items to minimize the delay to the review.

Please do no hesitate to contact me if there are any questions.

Thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728
>>> <Stromwater- Site Plan Standard in Ordinance.pdf><Section 5 - Stormwater and Ch 500_8.4.11.pdf><Sample Storm Main. Agree.- for non sub-divs updated 9-11-14.doc><Sample Storm Main. Agree.- for non-subdivs updated 9-11-14.pdf><Example of PWD capacity letter.pdf>
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