



Alex Jaegerman, FAICP
Division Director, Planning Division

Sent for signing

December 23rd, 2014

Rick Romano
Papi & Romano Builders
P.O. Box 1079
Portland, ME 04104

Joe Delaney
Whipple Callender Architects
P.O. Box 1276
Portland, ME 04101

Project Name: **Papi & Romano Builders Shop**
Project ID: #2014-211
Address: 828 Riverside Street CBL: 325 B008 001
Applicant: Rick Romano
Planner: Jean Fraser

Dear: Messieurs Romano and Delaney:

On December 23rd, 2014 the Planning Authority approved with conditions a Level II site plan for the demolition of a garage and construction of a new 4534 sq ft woodworking and builders shop at 828 Riverside Street. The decision is based upon the application, documents and plans as submitted by Rick Romano and prepared by Whipple Callender Architects and Pinkham & Greer Civil Engineers as listed at the end of this letter. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

1. *Parking Aisle Width:* The Planning Authority found, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Standard (*Section 1.14*) which establishes standards for required parking aisle widths, that substantial justice and the public interest are secured with the variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Authority waived the Technical Standard (*Section 1.14*) to allow a parking aisle width of 22 feet in view of the low traffic usage.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

1. Storm Water Management: The developer/contractor/subcontractor shall comply with conditions of the submitted construction Stormwater Management Plan, sediment and erosion control plan and Inspection and Maintenance Plan dated December 4, 2014 and prepared by Pinkham & Greer Civil Engineers, and based on City standards and state guidelines.

The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted, signed and recorded prior to the issuance of a building permit with a copy to the Department of Public Services.

2. That the site access/egress conditions are considered to be acceptable from a truck delivery perspective based on the submitted information that that truck deliveries will not be significant and large tractor-trailer trucks are not expected. If the use of the building changes, where large and frequent truck deliveries occur, the project site should be reviewed by the Planning Authority to ensure that the layout provides for safe and efficient truck movements; and
3. That the dust collection equipment shall be located within the building and that the applicant shall ensure that the dust collection and other woodworking machinery does not result in noise levels over 70dBA between the hours of 7:00am and 10:00pm as measured at all the major lot lines of the site, and no more than 55 dBA between the hours of 10:00pm and 7:00am as measured at or within the site boundaries. If the noise level at any time exceeds these levels, the applicant shall take immediate steps to mitigate the noise impacts, such steps to include the installation of a closeboarded fence along the property line near the source of the noise; and
4. That the applicant shall install landscape vegetation, as approved by the City Arborist prior to installation, along the rear portion of the property, to include dense conifers along the section opposite the ventilation windows; and
5. That an approved automatic sprinkler system shall be installed in the buildings that contain woodworking operations exceeding 2500 sq ft (232 sq meters) that use equipment, machinery, or appliances that generate finely divided combustible wastes, or that uses finely divided combustible materials. The applicant shall ensure that the Portland Water District is able to supply adequate water pressure for the required sprinkler system; and
6. That the Site Plan shall be revised, for review and approval prior to the issuance of a building permit, to address the detailed comments of the Department of Public Services dated December 19, 2014 and the detailed comments of the PWD letter dated December 18, 2014 (last para).

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,

Alexander Jaegerman, FAICP
 Planning Division Director

Approved plans: C1.1 Site Plan Rev 12.22.2014 (Whipple-Callender Architects)
 C2.1 Details Rev 12.4. 2014 (Pinkham & Greer)
 C2.2 Details Rev 12.4.2014 (Pinkham & Greer)
 D1.1 Drainage Analysis Plan Rev 12.4.2014 (Pinkham & Greer)
 A2.1 Exterior Elevations 12.10.2014 (Whipple-Callender Architects)

Attachments:

1. DPS comments 12.19.2014
2. PWD letter of 12.18.2014
3. Chapter 32 – Storm Water
4. Sample Stormwater Maintenance Agreement
5. Performance Guarantee Packet

CC: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Lannie Dobson, Administration, Inspections Division
Brad Saucier, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
David Petruccelli, Fire Department
Craig Messinger, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

From: David Margolis-Pineo
To: Jean Fraser
Date: 12/19/2014 10:16 AM
Subject: 828 Riverside St.

December 19, 2014

To: Barbara Barhydt – Planning Department
Jean Fraser
From: David Margolis-Pineo

Public Services Review Comments

Re: 828 Riverside Street – Proposed Woodworking Building – Rick Romano

The Department of Public Services has the following comments.

- Please add general note stating: “All work within the street right of way shall meet City of Portland Technical Standards.”
- A Street Opening Permit obtained by a contractor licensed to do work in the City of Portland is required prior to any excavation within the street right of way.
- Applicant current shows an approximate 10’ x 10’ shed within the View Street R-O-W. Applicant shall indicate that this shed will be moved onto the applicant’s property within the required 10’ setback line. Applicant has indicated they will move the shed.
- It would be beneficial to show a shaded area indicating that all three proposed utility trenches in the road will be repaired as one repair.
- Although a manhole is not shown where the sewer connection is proposed, it appears the applicant intends to connect the sewer lateral to a manhole. This practice is currently not allowed per the City’s Technical Manual. Our records indicate the sewer in the street is 8” PVC. We are requesting show the applicant’s sewer lateral connecting to the 8” PVC.

This Department has no further comments.



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

December 18, 2014

Whipple – Callender Architects
P. O. Box 1726
Portland, ME 04101

Attn: Joseph Delaney
Re: Papi & Romano Builders; 828 Riverside Street, Portland
Ability to Serve with PWD Water

Dear Mr. Delaney:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on December 9, 2014. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Please note that this letter does not constitute approval of this project from the District. Review and approval of final plans is required. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located on View Street as shown on the attached water service card, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is a 12-inch diameter ductile iron water main on the southeast side of Riverside Street and a public fire hydrant located 320 feet from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Riverside Street 320 feet northerly of Industrial Way
Hydrant Number: POD-HYD01644
Last Tested: 1/23/2012
Static Pressure: 70 psi
Residual Pressure: ##
Flow: #,### GPM



Public Fire Protection

You have not indicated whether this project will include the installation of new public hydrants to be accepted into the District water system. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS group to request a hydrant flow test and we will work with you to get more complete data.

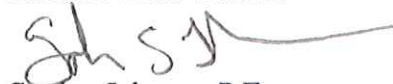
Conditions of Service

The existing service at this site may be used by the proposed development as long as the project team determines that they will provide adequate flow and pressure for the proposed use. It would appear that continuing to use the existing 3/4" service for the existing building will be acceptable. If any of the existing services will no longer be used as a result of the development then they must be retired per PWD standards. This includes shutting the corporation valve and cutting the pipe from the water main.

The service layout for the new building is not acceptable. Service taps and service lines need to be perpendicular to the main. We would suggest one service tap at the main in the location of the other utilities. You can then split into the domestic and fire just before the street line with service valves on both lines at the street line. We would be happy to work with you to come up with an acceptable service line layout.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Gordon Johnson, P.E.
Engineering Services Manager

SERVICE RECORD

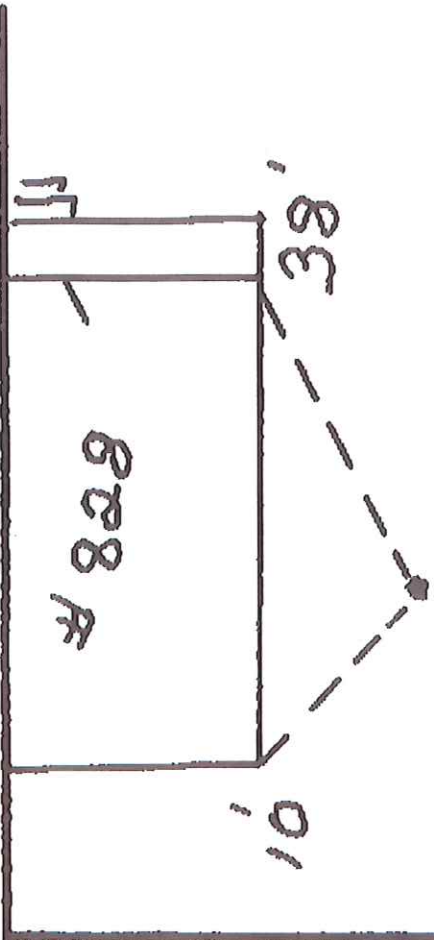
NO. # 828 Riverside
REG. NO. SV 2715840
Name _____
Name _____
Name _____

ST. DIVISION 27
Code No. _____
Name _____
Name _____

SERVICE DATA

Size of Pipe 1"
Kind of Pipe Copper
Main to Stop 27'
Stop to St. Line 0.24
Date 9-25-7
Mat. on Private 3/4 COP
Depth/Main 5'-6"
Depth/Private _____
Shut at Corp. _____

MEASURES



SERV. TAKES FROM VIEW ST.

PROJECT NAME: PAPI & ROMANO BUILDERS SHOP

PROPOSED DEVELOPMENT ADDRESS:
928 RIVERSIDE AVENUE

PROJECT DESCRIPTION:
4000 S.F. SHOP - SUBS ON GRADE SINGLE STORY
WOOD FRAMED.

CHART/BLOCK/LOT: _____

PRELIMINARY PLAN _____ (date)
FINAL PLAN 10/14 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: <u>RICK ROMANO</u> Business Name, if applicable: <u>PAPI & ROMANO BUILDERS</u> Address: <u>P.O. BOX 1079</u> City/State: <u>PTLD. ME</u> Zip Code: <u>04104</u>	Applicant Contact Information E-mail: <u>vick e papi and romano builders . com</u> Home #: <u>—</u> Work #: <u>797.3301</u> Cell #: <u>—</u> Fax#: <u>797.5313</u>
Owner – (if different from Applicant) Name: <u>↑</u> Address: <u>↑</u> City/State : _____ Zip Code: _____	Owner Contact Information E-mail: _____ Home #: <u>↑</u> Work #: _____ Cell #: _____ Fax#: _____
Agent/ Representative Name: <u>JOE DELANEY</u> Address: <u>WHIPPLE CALLENDER ARCHT</u> <u>P.O. BOX 1276</u> City/State : <u>PTLD. ME</u> Zip Code: <u>04101</u>	Agent/Representative Contact information E-mail: <u>JOE@WHIPPLECALLENDER.COM</u> Home #: <u>—</u> Work #: <u>775.2696 X101</u> Cell #: <u>415.8941</u> Fax#: <u>775.3631</u>
Billing Information Name: <u>SEE APPLICANT</u> Address: _____ City/State : _____ Zip Code: _____	Billing Information E-mail: _____ Home #: <u>—</u> Work #: _____ Cell #: _____ Fax#: _____

Engineer Name: SEBAGO TECHNICS Address: 75 JOHN ROBERTS RD City/State: Zip Code: SopO, Maine 04106	Engineer Contact Information E-mail: Home #: Work #: 207.200.2100 Cell #: Fax#: 856 2206
Surveyor Name: LEWIS & WASHINA Address: 11 HIGHMEADOW DRIVE City/State: Zip Code: Gorham, ME. 04038	Surveyor Contact Information E-mail: Home #: Work #: 892.0959 Cell #: Fax#:
Architect Name: Address: SEE AGENT City/State: Zip Code:	Architect Contact Information E-mail: Home #: SEE AGENT Work #: Cell #: Fax#:
Attorney Name: JONATHAN GOLDBERG Address: MITTEL ASEN City/State: Zip Code: 85 EXCHANGE ST 04101	Attorney Contact Information E-mail: Home #: Work #: 775.3101 Cell #: Fax#:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400) <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee) <hr/> The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = ___ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
---	--

FINAL PLAN - Level II Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
✓		1	* Evidence of right, title and interest
✓		1	* Evidence of state and/or federal permits
✓		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
✓		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
✓		1	* Evidence of financial and technical capacity
✓		1	Construction Management Plan
NA		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
✓		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
✓		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
		1	Written summary of project's consistency with related city master plans
✓		1	Evidence of utility capacity to serve
✓		1	Written summary of solid waste generation and proposed management of solid waste
✓		1	A code summary referencing NFPA 1 and all Fire Department technical standards
✓		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
✓		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	15000	sq. ft.	
Proposed Total Disturbed Area of the Site	12000	sq. ft.	
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland			
Impervious Surface Area			
Impervious Area (Total Existing)	3650	sq. ft.	
Impervious Area (Total Proposed)	4630	sq. ft.	
Building Ground Floor Area and Total Floor Area			
Building Footprint (Total Existing)	1595	sq. ft. EXIST.	(1513
Building Footprint (Total Proposed)	6129	sq. ft. EXIST +	NEW
Building Floor Area (Total Existing)	2483	sq. ft. EXIST +	2
Building Floor Area (Total Proposed)	4942 + 2483 =	sq. ft. 7425	EXIST + NEW
Zoning			
Existing	I-M		
Proposed, if applicable	-		
Land Use			
Existing	RES.		
Proposed	INDUSTRIAL		
Residential, if applicable			
# of Residential Units (Total Existing)	1		
# of Residential Units (Total Proposed)	0		
# of Lots (Total Proposed)	1		
# of Affordable Housing Units (Total Proposed)	0		
Proposed Bedroom Mix			
# of Efficiency Units (Total Proposed)			
# of One-Bedroom Units (Total Proposed)	NA		
# of Two-Bedroom Units (Total Proposed)			
# of Three-Bedroom Units (Total Proposed)			
Parking Spaces			
# of Parking Spaces (Total Existing)	2		
# of Parking Spaces (Total Proposed)	6		
# of Handicapped Spaces (Total Proposed)	1		
Bicycle Parking Spaces			
# of Bicycle Spaces (Total Existing)	0		
# of Bicycle Spaces (Total Proposed)	0		
Estimated Cost of Project	\$400,000		

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

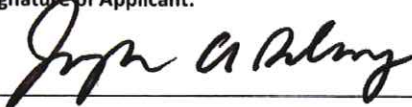
1. One (1) full size site plans that must be folded. ✓
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed. ✓
 - b. Cover letter stating the nature of the project. ✓
 - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. ✓ A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. ✓ Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. ✓ One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 10/24/14
--	-------------------

4. Please, Submit External Grease Interceptor Calculations.

NA

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

(Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet)

5. Please, Submit Industrial Process Wastewater Flow Calculations

NA

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____

<http://www.osha.gov/oshstats/sicser.html>

Peaking Factor/Peak Process Times: _____

(Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps)

(Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided below, or attached, as a separate sheet)

Notes, Comments or Calculation

X THE USE IS CONSIDERED INDUSTRIAL - WOODWORKING SHOP.
- THE USE OF WATER IS MINIMAL - NO OPERATIONS ARE WATER PROCESS EXCEPT WASHING A VEHICLE OR TOOL

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 10/24/14

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 220 RIVERSIDE ST. Chart Block Lot Number: _____

Proposed Use: CAPABILITY / G.C. SITOP

Previous Use: _____

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

5 BURN OCCUPANTS - (2) 1/2 BATHS -
- WASHING OF EQUIPMENT

Site Category

Commercial (see part 4 below)	<input type="checkbox"/>
Industrial (complete part 5 below)	<input checked="" type="checkbox"/>
Governmental	<input type="checkbox"/>
Residential	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____

Owner/Developer Name: RICK ROMANO

Owner/Developer Address: P.O. BOX 1079

Phone: 775-3381 Fax: 775-5313 E-mail: rich@popiandromanobuilders.com

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

(Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review)

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

(Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet)



WHIPPLE-CALLENDER ARCHITECTS

October 24, 2014

City of Portland Planning Office
c/o: Barbara B.
389 Congress Street
Portland, Maine 04101

RE: Shop at 828 Riverside St., Portland Me.

Site Development Narrative

The existing site is occupied by a single family home with a one car garage and a shed. The site is covered with a lawn and maple trees line its perimeter. To the north of the site is a single story structure occupied by Ed's Car Care. To the west is a single family home and to the south is View Street, an unpaved road. Between the south site boundary and View Street is a drainage basin for a 15" culvert under View Street and discharging into a wooded area to the south of View Street.

The proposed development of the site for a 4,534 s.f. woodworking shop will entail demolition of the existing garage but the existing home and shed will remain. A new parking area for 6 vehicles will be constructed using the existing curb cut. The new building will have a pitched roof at its tall section and low pitched roof over the shop. Roof drainage will be discharged at the east drip edge to a crushed stone drip strip. From the strip, water will be directed via swale to a large raingarden at the south boundary.

Only trees at the NW corner of the site will be removed and only as they conflict with construction. Erosion fence will be installed at the construction perimeter. Disturbed areas of the site will be planted as lawn. New trees will be planted between the shop and existing house as a visual barrier. A fence will be installed to screen vision to Ed's Car Care. No other fences are being considered for the site.

Typical security lighting will not be used. Three wall mounted cutoff fixtures with reduced output will light the walkway from the driveway to the office door.



WHIPPLE-CALLENDER ARCHITECTS

October 24, 2014

City of Portland Planning Office
c/o/ Barbara B.
389 Congress Street
Portland, Maine 04101

RE: Shop at 828 Riverside St., Portland Me.

Dear Barbara-

Outlined below are responses to the Site Plan Checklist.

Standard Boundary Survey-stamped- Refer to attached Lewis/ Wasina stamped site survey.

- o Includes scale and north arrow
- o Includes boundaries of site
- o Includes total land area of site
- o Includes topography- existing and proposed

Plans based on the boundary survey include

- o Existing soils conditions- **From test pits and local soils records the subsurface of the site is undisturbed sand layers and marbled clay.**
- o Location of watercourses, wetlands, marshes, rock outcroppings and wooded areas-**No watercourses, wetland or marshes, refer to plan for approximate wooded area**
- o Location, ground floor area and grade elevations of building and other structures, existing and proposed, elevations of exterior facades and materials to be used-**Refer to site plan and building elevations. Average height of structure is 16'-9"**.
- o Approximate locations of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards-**Refer to site plan and attached zoning summary**
- o Location of on site waste receptacles- **Waste will be handled within the building structures.**
- o Public utilities- **Refer to site plan for locations of water, electrical and sanitary utilities**
- o Water and Sewer mains- **Refer to site plan**
- o Culverts, drains, existing and proposed showing size and direction of flows- **Refer to site plan for surface flow grading.**
- o Locations and dimensions and ownership of easements, public or private right of ways, both existing and proposed-**No known easements indicated**
- o Location and dimension of on site pedestrian and vehicular access ways-**Refer to site plan**
- o Parking Areas- **Refer to site plan**
- o Loading facilities-**Refer to site plan**
- o Design of ingress and egress of vehicles to and from the site onto public streets- **We intend to use the existing curb cut for site access.**
- o curbs and sidewalks-**Refer to site plan- curb cut to remain, sidewalk to be constructed at front boundary.**

Landscape Plan showing

- o Location of existing vegetation and proposed vegetation-**Refer to site plan- The seven proposed trees are 2" caliper deciduous trees to be determined**
- o Type of vegetation-**Refer to site plan**
- o Quantity of plantings-**Refer to site plan**
- o Sizes of proposed landscaping-**Refer to site plan**
- o Existing areas to be preserved-**Refer to site plan**
- o Preservation measures to be employed-**Refer to site plan**



WHIPPLE-CALLENDER ARCHITECTS

- o Details of planning and preservation specifications-**Refer to site plan**
- o Locations and dimensions of all fencing and screening-**Refer to site plan for location. Eight foot solid fence, 1 x 6 with cap trim stained grey. Possible low fence at residence, 3' picket fence painted.**
- o Location and intensity of outdoor lighting system-**see attached product cuts, location on elevations**

Location of Fire Hydrants, existing and proposed (see F.D. checklist)

Written statements to include:

- o Description of proposed uses to be located on site- **Shop space for contractor business and separate existing residential to remain**
- o Quantity and type of residential, if any- **One single family, two story residence, approx. 1,820 s.f.**
- o Total land are of site-**15,101 s.f.**
- o Total floor area, total disturbed area and ground coverage of each proposed building and structure- **4,534 s.f. building footprint for shop and 1088 s.f. for residence incl. paved areas. New paving 2,700 s.f.**
- o General summary of existing and proposed easements or other burdens- **No known easements**
- o Type, quantity and method of handling solid waste disposal- **Handled in house by owner.**
- o Applicant's evaluation or evidence of availability of off site public facilities including sewer, water and streets. (see wastewater capacity application)- **Refer to site plan**
- o Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff- **Roof drainage is sheet flow from the roof to a swale and a raingarden.**
- o An estimate of the time period required for completion of the development- **6 months**
- o A list of all State and Federal regulatory approvals to which the development may be subject to- **None**
- o The status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non jurisdiction- **None**
- o Evidence of financial and technical ability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing when approved- **See attached**
- o Evidence of the applicants right title or interest, including deeds, leases, purchase options or other documentation- **See attached**
- o A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological site located on or near the site- **Cleared site, previously with existing house**
- o JPEG or PDF of the proposed site plan if available- **See attached**
- o Final sets of approved plans shall be submitted directly to the Planning Division on a disk in dwg format- **See attached**

Zoning Summary

- o Property is in the I-M Zone
- o Parcel Acreage is 15,101 s.f (.35 ac.)
- o Setback is 16'9" per zoning requirement that average building height (16'9") dictate minimum setback.



WHIPPLE-CALLENDER ARCHITECTS

Regulations	Required/ Allowed	Provided
Min lot area	none	15,101 s.f
Min St. Frontage	60 ft	105'
Min. front yard setback	1 ft./ 1 ft. height	62'
Min. rear yard setback	1 ft./ 1 ft. height	16'-9"- see plan
Min side yard setback	1 ft./ 1 ft. height	16'-9"- see plan
Max. bldg. height	75'	19'
Parking- existing res.	1 space	1 space
Parking IM 4,534 s.f.	1 per 1,000 s.f.	5 spaces, one handicapped

Fire Department checklist

1. Owner- **Rick Romano, PO Box 1079, Portland, Maine 04104 (797-3381)**
2. Architect- **Whipple Callender Architects, P.O. box 1726, Portland, Maine 04103 (775-2696)**
3. Proposed use- F-1/ Industrial per IBC and NFPA
4. Square footage of structure- **4,534 s.f.**
5. Elevation of all structures- **single story slab on grade.**
6. Proposed fire protection of all structures- **Type 5B, Industrial per NFPA- no sprinkler**
7. Hydrant Locations-
8. Water main sizes and locations- **15" at Riverside St. w/ 4" branch to 2" line at View St.**
9. Access to any Fire Department Connections-**Will be provided**
10. Access to all structures (2 sides Min.)- **Access to 2 sides of new structure and all sides of existing residence to remain**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

The single story structure is used as a contractor's business and complies with Chapter 40 Industrial Occupancies of NFPA 101. The contents will be Ordinary Hazard. Two means of egress are provided from the shop space limiting the common path of travel to less than 100'. The building is not required to have a fire alarm system according to 40.3.4.1 because the occupancy is less than 100 people with access to grade.

12. Elevators shall be sized to fit an 81" x 23" stretcher and 2 personnel – **NA**
13. Some structures may require Fire Flows using Annex H of NFPA 1- **NA**



WHIPPLE-CALLENDER ARCHITECTS

MEMO

DATE: October 27, 2014

City of Portland Planning Office
c/o/ Barbara B.
389 Congress Street
Portland, Maine 04101

RE: Responses to Administrative Review comments for Minor Site Plan Review of 828 Riverside St.

Hi Barbara-

Our total s.f. is 4,534, under 5,000 s.f. maximum based upon parking in the I-M zone. The responses below are listed following the last Administrative Review memo.

Deputy City Engineer D. Margolis-Pineo of the Department of Public Services

- i The applicant does intend to install a sidewalk.**
- ii. The 10 x 10 shed will be completely removed.**
- iii. We intend to maintain the existing curb cut and transition through the required setback to 22' as an aisle width.**
- iv. Please refer to the attached site plan C1.1 for drainage handling.**
- v. Please refer to attached civil design documents. These details were provided for this site and function and the utility details will remain as drawn. The water line is directed to unpaved View St. Please advise if you would rather route to paved Riverside St.**

Traffic Engineer Tom Errico

- i The parking aisle width has been increased to 22' but is still short of the standard 24'. The reason is our constraint against the existing residential building and the required 10' setback. The number of total spaces as 6 or less seems to give us flexibility in the Parking section of the Ordinance. The location of the garage door allows the owner to open it and aid in vehicle circulation if necessary.**
- ii. The parking spaces will be 18' x 9' to meet current requirements.**

Fire Prevention Captain Keith Gautreau

- i No clarifications requested. The building will be fully sprinkled and connected to the building's alarm system.**



WHIPPLE-CALLENDER ARCHITECTS

Stormwater Engineer Dan Goyette

- i **Please refer to the attached Site Plan C-1.1 for stormwater handling. Roof drainage will be directed to a grave drip strip along the entire east side of the building. From the drip strip, the drainage is conveyed via a swale to a raingarden structure area on the south boundary. Two parking spaces will be concrete pavers and the remainder asphalt. The parking area will drain toward the raingarden and a smaller area will drain to a swale at the north side of the building.**



WHIPPLE-CALLENDER ARCHITECTS

October 24, 2014

City of Portland Planning Office
c/o Phil D.
389 Congress Street
Portland, Maine 04101

RE: Landscape Outline- 828 Riverside Street, Portland Me.

Dear Phil-

Below is a brief description of the plant scheme for 828 Riverside St. Please refer to the attached site plan for more info. The excavation contractor is Chris Wilson, we will follow with site budget figures ASAP..

New planted screen at North Boundary

1. To be selected with the assistance/ recommendation of Jeff T. on site spring of 2015
2. Tree at NW corner proposed as 2" crabapple to replace the removed tree.

Between existing house and shop

1. Screen of small/ slow growing evergreen trees.
2. Replace existing overgrown forsythia screen with (5) new plants to match.

Raingarden

1. At the center of the garden, plant Cardinal Flower with Blue Flag Iris and at the perimeter plant Windflower with Perennial Sunflower at the woods boundary.

Raingarden Maintenance Plan- The soil on top of the clay layer seems fairly rich to a depth of 24". If plants do need fertilizers, we will use slow release types.

Spring

1. The garden will be deadheaded and dead material will be removed.
2. Apply mulch layer base to garden.
3. Examine plants and replace as necessary.

Spring/ summer

4. Remove weeds.
5. Water during dry conditions.

Fall

6. Remove weeds and dead material. Clear outfall.
7. Water if a dry fall.

Please call with any questions-

Joe Delaney
Maine Registered Architect

Inspection and Maintenance Plan For Storm Water Management 828 Riverside Street Portland Maine

Refer to spread sheet for timing.

1.) Ditches and Swales-

1. Inspected Spring and Fall
2. Clear post winter debris.
3. Mow weekly.
4. Gather debris monthly at a minimum.
5. Re-seed areas as necessary to clear swales.

2.) Rain Garden-

1. Inspected Spring and Fall.
2. Clear garden of excess sediment.
3. Clear garden of excess debris.
4. Replace dead plant material in kind.
4. Add mulch as required.
5. Keep garden bed free of weeds and existing plants maintained.

3.) Driveway-

1. Inspect regularly.
2. Sweep to remove sediment and any winter sand.
3. Maintain driveway edge to promote drainage to swale.



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

OCTOBER 22, 2010

Rick Romano
P.O. Box 1079
Portland ME 04104

Joe Delany
Whipple-Callender Architects
19 Commercial St.
Portland, ME 04101

Project Name: Riverside St. Wood/Millwork Shop
Project ID: 10-79900010
CBL: 325-B-008-001
Project Address: 828 RIVERSIDE ST.
Planner: Erick Giles, AICP, LEED AP

Dear Mr. Romano:

On October 22, 2010, the Portland Planning Authority approved a minor site plan for 828 Riverside Street as submitted by the Applicant and shown on the approved plan prepared by Whipple-Callender Architects and dated 9/10/10 with the following conditions:

1. The applicant shall submit a revised set of plans showing the installation of sidewalks along the portion of the property that abuts Riverside St. Sidewalks shall be bituminous and comply with the City of Portland Technical Manual.
2. The applicant shall install landscape vegetation as approved by the City Arborist along the rear portion of the property.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning

authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of

site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact **Erick Giles** at **874-8723** or **egiles@portlandmaine.gov**

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Eric Giles, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, TY Lin
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

JULY 2, 2010

Rick Romano
P.O. Box 1079
Portland, ME 04104

Joseph Delaney
19 Commercial Street
Portland, ME 04101

RE: Review Comments for Final Plan – Administrative Review

Project Name: Riverside Wood/Millwork Shop
Project ID: 10-79900010
Project Address: 828 Riverside St **CBL:** 325-B-008-001
Planner: Erick Giles, AICP, LEED AP

Mr. Delany:

Thank you for submitting an application for the Riverside Wood/Millwork Shop at 828 Riverside St. This proposal is being reviewed as a final plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

Final Plan Staff Review Comments

- a. Deputy City Engineer David Margolis-Pineo**
The Department of Public Services has the following comments.
 - i. Applicant needs to apply for a sidewalk waiver if they do not intend to install a sidewalk.
 - ii. Applicant current shows an approximate 10' x 10' shed within the View Street R-O-W. Applicant shall indicate that this shed will be moved onto the applicant's property within the required 10' setback line.
 - iii. Applicant indicates the existing 25' wide driveway will be removed and replaced with a 20' wide driveway. Does the applicant intend to alter the curb cut to the street?
 - iv. The applicant is requested to show how drainage from the site will be handled.

- v. The applicant is requested to show utility (water, sewer, electric) locations and details for installation. Details for work within the road right of way can be provided upon request.

b. Traffic Engineer Tom Errico

I have reviewed the June 10, 2010 application and find it to be acceptable with the following comments.

- i. The proposed parking aisle width is 20 feet and does not meet City of Portland standards. The applicant should provide justification for a technical waiver from the standard.
- ii. It is unclear how wide the proposed parking spaces will be. This should be clarified.

c. Fire Prevention Captain Keith Gautreau

The Fire Department Checklist is complete. Everything looks good. One question is will the sprinkler system will be supervised? Well done on the checklist.

d. Stormwater Engineer Dan Goyette

Applicant needs to provide a stormwater analysis that includes a description of the new impervious surface being created and a management plan for how drainage discharge will occur and the method of any proposed treatments.

Additional Submittals Required:

1. Please submit seven (7) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances.
2. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

If you have any questions, feel free to contact me at **874-8723** or by email at **egiles@portlandmaine.gov**

Sincerely,



Erick Giles, AICP, LEED AP

Planner

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager

Danielle West-Chuhta, Associate Corporation Counsel

Marge Schmuckal, Zoning Administrator

David Margolis-Pineo, Deputy City Engineer

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran

Jean Fraser - Site Plan conditions Fwd: Re: 828 Riverside St.

From: Jean Fraser
To: DiPierro, Philip; Margolis-Pineo, David; Tarling, Jeff
Date: 9/9/2015 1:40 PM
Subject: Site Plan conditions Fwd: Re: 828 Riverside St.
Attachments: Submitted 4.23.15 Site Plan 828 R'side.pdf; DPS comments 12.19.2014 828 Riverside St..pdf

Hello all

Rick copied me into this correspondence with Jeff and since I will be away for 2 weeks I thought I would check that my records were up to date regarding the site plan conditions being met. In case this falls off my desk:

- Jeff- could you confirm whats happening re plantings;
- David- that last site plan I saw (basis for PG) does not appear to have addressed your review comments- but may be this is all resolved. I attach this site plan and your comments.
- Stormwater Main Agreement- I don't have a recorded version.

thanks
Jean

>>> "rick@papiandromanobuilders.com" <rick@papiandromanobuilders.com> 9/3/2015 6:20 AM >>>
Yes we will be meeting with Jeff Tarling this morning at 9

Sent from my iPhone

On Sep 3, 2015, at 6:03 AM, Brian Monsell <brian@monselllandscape.com> wrote:

Just confirming I will see you today at 9:00 AM. Iâ€™m looking forward to the discussion. See you soon.

Best,

Brian

On Aug 31, 2015, at 4:29 PM, Rick Romano <rick@papiandromanobuilders.com> wrote:

Jeff, How about Thursday @ 9am (9/3/15). **Brian** can you make it then? **Dorothy?**

<PapiRomano_Sig_Award_2.png>

Rick Romano
Papi & Romano Builders Inc.

www.Papiandromanobuilders.com
rick@papiandromanobuilders.com
Phone [207-797-3381](tel:207-797-3381)
Fax [207-797-5313](tel:207-797-5313)
Pager [207-750-3240](tel:207-750-3240)
Cell [207-650-3670](tel:207-650-3670)

P.O. Box 1079
Portland, Maine 04104

On Aug 31, 2015, at 11:57 AM, Jeff Tarling <JST@portlandmaine.gov> wrote:

Hi Rick

Yes, let me know what day & time works best, for me Wednesday AM is out but most of the week is open.

Thanks

Jeff

>>> Rick Romano <rick@papiandromanobuilders.com> 8/31/2015
11:25 AM >>>
Hi Jeff,

As we are zeroing in on completion of site work, I'd like to have the required meeting to resolve landscaping and plantings so we can continue the forward progress.colder weather is just around the bend!

Do you have some time this week?

Thanks , Rick

<Mail Attachment.png>

Rick Romano
Papi & Romano Builders Inc.

www.Papiandromanobuilders.com
rick@papiandromanobuilders.com
Phone [207-797-3381](tel:207-797-3381)
Fax [207-797-5313](tel:207-797-5313)
Pager [207-750-3240](tel:207-750-3240)
Cell [207-650-3670](tel:207-650-3670)

P.O. Box 1079
Portland, Maine 04104

ÂÂ

Jean Fraser - Re: 828 Riverside - DRAFT LETTER OF APPROVAL

From: Jean Fraser
To: Delaney, Joe; Romano, Rick
Date: 12/19/2014 4:47 PM
Subject: Re: 828 Riverside - DRAFT LETTER OF APPROVAL
CC: Barhydt, Barbara; Greer, Tom
Attachments: draft approval letter circ 12.19.14 828 Riverside.pdf; DPS comments 12.19.2014 828 Riverside St..pdf

Joe and Rick

As promised I attach the draft approval letter and the DPS comments that are referred to in the last suggested condition.

I am sending these to provide an opportunity for further discussion if you think that any of the conditions are problematic. The proposed conditions are based on discussions with my development review colleagues and I have coordinated the letter.

Rick- please let me know if you are concerned about any of the conditions and maybe we could discuss next week.

Thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*



Alex Jaegerman, FAICP
Division Director, Planning Division

DRAFT

12.19.2014

Rick Romano
Papi & Romano Builders
P.O. Box 1079
Portland, ME 04104

Joe Delaney
Whipple Callender Architects
P.O. Box 1276
Portland, ME 04101

Project Name: **Papi & Romano Builders Shop**
Project ID: #2014-211
Address: 828 Riverside Street CBL: 325 B008 001
Applicant: Rick Romano
Planner: Jean Fraser

Dear: Messieurs Romano and Delaney:

On [date], the Planning Authority approved with conditions a Level II site plan for the demolition of a garage and construction of a new 4534 sq ft woodworking and builders shop at 828 Riverside Street. The decision is based upon the application, documents and plans as submitted by Rick Romano and prepared by Whipple Callender Architects and Pinkham & Greer Civil Engineers as listed at the end of this letter. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

1. *Parking Aisle Width:* The Planning Authority found, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Standard (*Section 1.14*) which establishes standards for required parking aisle widths, that substantial justice and the public interest are secured with the variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Authority waived the Technical Standard (*Section 1.14*) to allow a parking aisle width of 22 feet in view of the low traffic usage.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

1. Stormwater Permit: *pending review of final stormwater info and receipt of final plan*

2. That the site access/egress conditions are considered to be acceptable from a truck delivery perspective based on the submitted information that that truck deliveries will not be significant and large tractor-trailer trucks are not expected. If the use of the building changes, where large and frequent truck deliveries occur, the project site should be reviewed by the Planning Authority to ensure that the layout provides for safe and efficient truck movements; and
3. That in order to address the site plan standards of 14-526 (d) (7), the applicant shall substitute two small windows for the garage door in the north elevation (facing residential neighbor), locate any dust collection system away from the abutting residential property, and screen such equipment in accordance with 14-526 (d) (7); and
4. That the applicant shall ensure that the dust collection and other woodworking machinery does not result in noise levels over 70dBA between the hours of 7:00am and 10:00pm as measured at all the major lot lines of the site, and no more than 55 dBA between the hours of 10:00pm and 7:00am as measured at or within the site boundaries. If the noise level at any time exceeds these levels, the applicant shall take immediate steps to mitigate the noise impacts, such steps to include the installation of a closeboarded fence along the property line near the source of the noise; and
5. That the applicant shall install landscape vegetation, as approved by the City Arborist prior to installation, along the rear portion of the property, to include dense conifers along the section opposite the ventilation windows; and
6. That an approved automatic sprinkler system shall be installed in the buildings containing woodworking operations exceeding 2500 sq ft (232 sq meters) that use equipment, machinery, or appliances that generate finely divided combustible wastes, or that uses finely divided combustible materials. The applicant shall ensure that the Portland Water District is able to supply adequate water pressure for the required sprinkler system; and
7. That the Site Plan shall be revised, for review and approval prior to the issuance of a building permit, to address the detailed comments of the Department of Public Services dated December 19, 2014.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact [Insert Planner's Name] at (207) 874-

Sincerely,

Alexander Jaegerman, FAICP

Planning Division Director

Approved plans:

Attachments:

1. DPS comments 12.19.2014
2. Chapter 32 – Storm Water
3. Sample Stormwater Maintenance Agreement
4. Performance Guarantee Packet

CC:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Lannie Dobson, Administration, Inspections Division
Brad Saucier, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
David Petruccelli, Fire Department
Craig Messinger, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Jean Fraser - 828 Riverside St.

From: David Margolis-Pineo
To: Jean Fraser
Date: 12/19/2014 10:16 AM
Subject: 828 Riverside St.

*red = status of this on
12-18-14 plan.*

December 19, 2014

To: Barbara Barhydt – Planning Department
Jean Fraser
From: David Margolis-Pineo
Public Services Review Comments
Re: 828 Riverside Street – Proposed Woodworking Building – Rick Romano

The Department of Public Services has the following comments.

needed
on plan

1. Please add general note stating: “All work within the street right of way shall meet City of Portland Technical Standards.”
2. A Street Opening Permit obtained by a contractor licensed to do work in the City of Portland is required prior to any excavation within the street right of way.
3. Applicant current shows an approximate 10’ x 10’ shed within the View Street R-O-W. Applicant shall indicate that this shed will be moved onto the applicant’s property within the required 10’ setback line. Applicant has indicated they will move the shed.
4. It would be beneficial to show a shaded area indicating that all three proposed utility trenches in the road will be repaired as one repair.
5. Although a manhole is not shown where the sewer connection is proposed, it appears the applicant intends to connect the sewer lateral to a manhole. This practice is currently not allowed per the City’s Technical Manual. Our records indicate the sewer in the street is 8” PVC. We are requesting show the applicant’s sewer lateral connecting to the 8” PVC.

This Department has no further comments.

Jean Fraser - Fwd: Update on Site Plan Review 828 Riverside Street

From: Jean Fraser
To: DSenus@woodardcurran.com; Errico, Thomas; Margolis-Pineo, David; Petr...
Date: 11/25/2014 3:00 PM
Subject: Fwd: Update on Site Plan Review 828 Riverside Street
CC: Barhydt, Barbara; Machado, Ann; Messinger, Craig
Attachments: Fire comments 11.19.2014 - 828 Riverside Street.pdf; 2014.11.24 828 Riverside Peer Review Memo.pdf

As sent to applicant- context for further discussion at Dev Rev tomorrow- thanks!

>>> Jean Fraser 11/25/2014 2:57 PM >>>
Rick and Joe,

This is the current status of the review; I hope to get landscape and traffic comments tomorrow and will forward them as soon as available. I confirm that we are working toward issuing an approval for this project as soon as possible, but a couple of fundamental issues still need to be resolved as included in the note below.

Zoning: Thank you for the revised site plan with the additional and revised information; it all is acceptable to Zoning.

Fire: Please see the attached comments from Captain Petrucci which confirm what I previously advised on 11.19.2014. The Site Plan issue is whether the water utilities are OK or need more for the sprinkler and whether the hydrants are OK - as they affect other site plan issues and need to be considered now. Please confirm the proposals regarding the sprinkler and the site plan utilities that will support it.

Stormwater: As I outlined soon after you submitted the application, the Stormwater standards were changed in late 2010 so are different from those in place at the time of the first review. Tom Greer sent the Stormwater Report on 11.19.2014 and I have just received the City's peer engineering review comments (attached). It appears that there are a few questions and concerns that need to be addressed.

Site Plan/Zoning Standards re Ventilation and Sound impacts: Based on a recent telephone conversation with Rick, I understand that the garage door on the north elevation will be changed to two small windows and the dust collector will be located within the building. A revised elevation needs to be submitted showing these changes. Rick was also going to send me sound level generation specs for that machine and any others near the windows; some evidence of the source sound levels is requested. We agreed that a condition along the following lines would also be appropriate (probably needs some editing):

DRAFT: That the applicant shall ensure that the dust collection and other woodworking machinery comply with the City Ordinance regarding maximum noise levels in this zone (Section 14-252 of the current City Code) which include the requirement that the maximum noise level produced should be no more than 70dBA between the hours of 7:00am and 10:00pm as measured at all the major lot lines of the site, and no more than 55 dBA between the hours of 10:00pm and 7:00am as measured at or within the boundaries of any residential zone and specify measuring techniques. If the noise level at any time exceeds these standards, the applicant shall take immediate steps to bring the noise levels into conformance, such steps to include the installation of a closeboarded fence along the property line near the source of the noise.

DPS: I understand that you have discussed with David Margolis-Pineo the possibility of stubbing some or all of the utilities prior to the site plan approval being issued. I recommend that you ensure the utilities are satisfactory for the fire prevention requirements before finalizing this part of the plan, but otherwise this is not part of the site plan review.

Please contact me if you have any questions or if I have misunderstood any aspect of the recent discussions/proposals.

thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

Jean Fraser - Other prelim comments Re: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop

From: Jean Fraser
To: Delaney, Joe
Date: 11/13/2014 2:50 PM
Subject: Other prelim comments Re: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop
CC: Greer, Tom; Romano, <rick@papiandromanobuilders.com>

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?
- The new fence along the drive and parking area extends into the ROW (and appears to go across 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?
- Will there be any external mechanicals/fans/ventilation equipment? If so, where will these be located?
- Will there be noise and how would it be controlled so that it meets 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

Jean Fraser, Planner
City of Portland
874 8728

>>> Joe Delaney <joe@whipplecallender.com> 11/6/2014 11:23 AM >>>
Thanks Jean-

Will do-

Joe

On Nov 6, 2014, at 10:43 AM, Jean Fraser <JF@portlandmaine.gov> wrote:

Joe

The application lists Sebago Technics as the engineer on the project, so that is why I copied it to Dan Riley at Sebago Technics.

You have submitted plans prepared by Sebago Technics with details etc. - so please have Tom Greer review the submitted information and ensure that whatever he prepares is consistent.

Thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728

>>> 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

WHIPPLE-CALLENDER ARCHITECTS
136 Pleasant Ave
Portland, ME 04103
207.775.2696 ext 103
www.whipplecallender.com

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

Joe

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

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

<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>

Jean Fraser - Re: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop

From: Joe Delaney <joe@whipplecallender.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 11/6/2014 11:23 AM
Subject: Re: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop
CC: Tom Greer
<tgreer@pinkhamandgreer.com>, "<rick@papiandromanobuilders.com...

Thanks Jean-

Will do-

Joe

On Nov 6, 2014, at 10:43 AM, Jean Fraser <JF@portlandmaine.gov> wrote:

Joe

The application lists Sebago Technics as the engineer on the project, so that is why I copied it to Dan Riley at Sebago Technics.

You have submitted plans prepared by Sebago Technics with details etc. - so please have Tom Greer review the submitted information and ensure that whatever he prepares is consistent.

Thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

>>> 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

WHIPPLE-CALLENDER ARCHITECTS
136 Pleasant Ave
Portland, ME 04103
207.775.2696 ext 103
www.whipplecallender.com

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

Joe

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 not hesitate to contact me if there are any questions.

Thank you
Jean

*Jean Fraser, Planner
City of Portland*

874 8728

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested. ♦♦

<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>

Jean Fraser - Fwd: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop

From: Jean Fraser
To: DSenus@woodardcurran.com; Petruccelli, David
Date: 11/5/2014 1:59 PM
Subject: Fwd: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop
CC: Margolis-Pineo, David
Attachments: Stormwater- 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

Hi

I just sent this to the applicant-

Dave S- hope this covers everything; Dan Riley of SebagoTechnics is their engineer and this was copied to him. There are some engineered details in the submission.

David P- See references to Fire Protection issues just in case they call you.

David M-P- for information re the utility stubs.

thanks
Jean

>>> Jean Fraser 11/5/2014 1:54 PM >>>
Joe

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

Jean Fraser - Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop

From: Jean Fraser
To: joe@whipplecallender.com
Date: 11/5/2014 1:54 PM
Subject: Level II (final) Site plan #2014-211 ew 828 Riverside St- new woodworking shop
CC: Barhydt, Barbara; driley@sebagotechics.com; rick@papiandromanobuilders...
Attachments: 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

Joe

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 not hesitate to contact me if there are any questions.

Thank you

Jean

*Jean Fraser, Planner
City of Portland
874 8728*

to Delaney
Break ground by end Nov

* Prev 2010 *
appl. has
expired.

Oct 2nd

only? stormwater
direct to final.

level II - bldg just under 5000 sq ft
IM zone.

bldg permit appl. same time -

prev. condns - sidewalk & buffer planting
ch Jeff
(call)

or remove condns/
note on plan

bldg is sprinkled (disc. re fire ch hot)

sewer capacity letter request.

single pitch bldg - ? where stormwater goes

coming in hopefully Mon/Tues next week.