SEBAGO TECHNICS

November 30, 2018
18002

City of Portland Planning Board
Mr. Sean Dundon, Chair
389 Congress Street, 4th Floor
Portland, Maine 04101

Level II Site Plan Application Submittal – Warehouse Facility
2 Evergreen Drive, Portland, Maine 04103
City Parcels: 329-A-1, 331-A-3

Dear Chair Dundon and Planning Board Members:

On behalf of 2 Evergreen LLC, we have assembled the following Site Plan Submittal for a new one-story warehouse facility to be constructed at 2 Evergreen Drive. The site is a corner lot located at the intersection of Riverside Street and Evergreen Drive. The building will be located on a site that currently has a ± 2,800 square foot warehouse building that will remain operational without modification during the proposed new warehouse project. Per Portland City Code Section 14-247-Permitted Uses the project located in the I-M moderate impact industrial zone is allowed per *(e) Warehousing and distribution facilities, including outdoor storage*.

Over the past few months, since the pre-application meeting with City staff, the applicant has continued the planning and design of the facility and site and would like to move forward with the City Planning Board review process. The following narrative provides an overview of the project team and design/facility components.

Project Team:

Owner/Applicant: 2 Evergreen, LLC

Building Design: PATCO Construction

Civil Engineers/Survey: Sebago Technics, Inc.

Project Site/Use:
The project site is located in the City of Portland's Riverton area in the Evergreen Industrial Park on parcels identified by the City assessor as 329-A-1 and 331-A-3. There is an existing ±2,800 SF building on the site that the applicant intends to keep the building operational and further develop the site by construction of a new 9,200 square foot building adjacent to the existing facility. This location is opportune for the project given its size and IM Zoning and compatibility with adjacent industrial uses. The overall project site is approximately 1.05 acres in size and is accessed via an existing curbed drive from Evergreen Drive that will remain as it exists. The site is in close proximity to the municipal transfer station and Riverside Golf course properties, other warehouse, industrial and light manufacturing facilities appropriate to the zoning.

Historically, the parcel is developed with an existing manufacturing building and parking. A portion of the site is wooded and will be cleared as part of the proposed site development. The site to be developed generally has flatter topography and no protected natural resources such as watercourses or wetlands have been identified on the lot.

Development Program:
The development program includes continued access over the existing entry drive from Evergreen Drive to the proposed new building site located adjacent to the existing building and parking area. The proposed new building will be placed adjacent to the existing building and will share the existing drive, building access and expanded parking designed to meet City requirements. Additionally, the site will include a dedicated snow storage area, stormwater management features, lighting and landscaping. A new municipal sidewalk and esplanade will be constructed along the Evergreen Drive lot frontage to provide connection between the existing sidewalk along Riverside Street. The existing mature street trees adjacent to the proposed sidewalk location will be retained.

State and Federal Permits:
Additional permits for the expanded site development are not anticipated. The work area is less than one acre in size and does not include impact to protected natural resources.

Utilities:
The project will be served by public water and sewer. Sebago Technics has confirmed availability of water service with the Portland Water District, submitted a City of Portland Wastewater Application and gas service has been discussed with Unitil. Final utilities design and connections will be coordinated with respective companies in accordance with their individual standards. See **Section 27** for utilities correspondence.

Exterior Lighting:
The lighting has been designed with full cut-off fixtures to direct illumination onto the site and to prevent light spill onto neighboring properties. The proposed light fixture cut sheets and the Photometric Plan are included in **Section 33**.

Landscaping:
Landscaping has been provided on the site along the edge of parking and surrounding the building.

Stormwater Management and Erosion Control:
The stormwater management plan was designed to meet City and Maine Department of Environmental Protection Chapter 500 standards. Runoff from the site generally flows from elevated areas south of the site at Evergreen Drive to a gently wooded slope to the northeast of the site before entering a depression that drains to the Riverside drainage system that ultimately outfalls approximately one-half mile downstream at the Presumpscot River. The proposed development will include a roof drip edge filter to treat the total proposed impervious area. The system is designed to provide treatment and detention of stormwater. See **Section 24** for the Stormwater Management Report. Erosion Control measures, details and the written plan are included on the project Site Plans.

Traffic:
Sebago Technics, Inc. has completed an assessment of expected traffic generation and a memorandum from the STI Traffic Division is included in this submittal package for consideration by the City. The site development, as proposed, does not meet criteria requiring a Traffic Movement Permit.

Waiver Requests:
No waivers from submittal or standards are requested at this time.

Schedule:
The applicant is hopeful to complete the permitting process through the City by mid-winter to allow for a late winter start in 2018 and completion within eight months.

Closure:
We look forward to working with the City and Planning/Engineering staff through the permitting process for the proposed property new building at 2 Evergreen Drive. Please feel free to contact me if you have any questions or require further information.

Sincerely,
SEBAGO TECHNICS, INC.

Kylie S. Mason, RLA
Vice President, Project Delivery

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cc: 2 Evergreen LLC