
MEMORANDUM

To: FILE
From: Shukria Wiar
Subject: Application ID: 2013-181
Date: 8/2/2013

1. Will there be any new lighting being proposed? If so, please provide lighting catalogue cuts and show location on site plans. We will also need photometric plans.
2. Is there any options to decrease the impervious area as related to this project.
3. The applicant is not proposing sidewalk or curbing as part of this project. Please address how this project is meeting the sidewalk waiver criteria.

Comments Submitted by: Chris Pirone/Fire on 8/2/2013

The Fire Department review is pending and comments will be forwarded to you at a later time.

Comments Submitted by: David Margolis-Pineo/Engineering DPS on 8/2/2013

No Comments at this time

Comments Submitted by: Tom Errico/Traffic on 8/1/2013

I have reviewed the project details and generally find the project to be acceptable from a traffic perspective with the following comments.

- The applicant should provide auto-turn template graphics that support the proposed pavement area. It is suggested that pavement area be reduced if it can work from a truck circulation perspective.
- The project is proposing a 22-foot wide circulation aisle which is narrower than the typical 24 foot requirement. Given the location of this drive, I find it to be acceptable.
- I will coordinate the evaluation of sidewalk needs along property frontage with DPS staff and will provide a response in the future.

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Comments Submitted by: Marge Schmuckal/Zoning on 7/25/2013

This submission is for Paradigm Window Mftg to do an interior expansion within the existing building which is shared with Advanced Pierre food processing and to add new truck loading areas with a new pavement turn around area in front of the loading docks. The entire site is located in the I-M Industrial zone. It is noted under section 1.6 concerning the Land Ordinance review, that the required impervious surface is listed as 100%. The actual section of the I-M zone (section 14-250(b) states that the maximum impervious surface is 75%. This property is located in the I-M zone not the I-Mb zone. The actual given impervious surfaces is 37% and well under the 75% maximum allowed.

The I-M zone has a minimum 10' pavement setback requirement. I measure approximately 53' to the RR tracks in the rear.

All othe I-M zone requirements are being met.

Separate building permits are required for the internal and external work.

Marge Schmuckal
Zoning Administrator

Comments Submitted by: Jeff Tarling/City Arborist on 8/2/2013

The City Arborist review is pending and comments will be forwarded to you at a later time.

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Comments Submitted by: David Senus/Civil Engineering on 8/2/2013

1)As required under Site Location of Development Law and in accordance with Section 5 of the City of Portland Technical Manual, the project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:

a)Basic Standard: The Applicant has provided an appropriate plan, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.

b)General Standard: The Applicant has proposed an underdrained soil filter to provide treatment for the new impervious area in accordance with the General Standard.

c)Flooding Standard: The Applicant has demonstrated compliance with the Flooding Standard.

2)Per Chapter 7.1 of Volume III of the MaineDEP Stormwater BMP Manual:

a)Pretreatment devices such as grassed swales, grass or meadow filter strips, and sediment traps shall be provided to minimize the discharge of sediment to the underdrained soil filter. Pretreatment structures shall be sized to hold an annual sediment loading calculated using a sand application rate of 50 cubic feet per acre per year for sanding of roadways, parking areas, and access drives within the subcatchment area. The current design does not reflect these features for the management of runoff from much of the paved area.

B)Although it appears that the Applicant has not performed a test pit to determine depth to groundwater at the location of the soil filter system, they have designed the system anticipating a high groundwater level. The proposed impermeable liner and liner underdrain system is an acceptable means of separation from high groundwater and high bedrock conditions; a test pit is therefore not required.

3)Figure WS2 - Post Development Watershed Map: The SC102 and SC101A boundaries do not appear to reflect the extent of the capture area associated with the proposed loading dock trench drain. If the capture area for the trench drain is greater than currently reflected on the figure, the Applicant shall recalculate the "impervious area treated" number for the project.

4)It is unclear from the project data sheet whether the project will disturb more than one acre of area. Disturbances greater than one acre require filing a Notice of Intent to Comply with the Maine Construction General Permit with the MaineDEP.

5)The Applicant should provide a proposed catch basin detail.