

October 30, 2018

Ms. Barbara Barhydt
Development Review Manager
City of Portland
389 Congress Street
Portland, ME 04101
bab@portlandmaine.gov

Re: Level III Site Plan Review Application | Plymouth REIT 56 Milliken Street, Portland, Maine

Dear Barbara:

CES, Inc. (CES) is submitting a Level III Site Plan Review application for a 72,000 square foot warehouse building at 56 Milliken Street off Riverside Industrial Parkway. The owner and applicant is Plymouth REIT with offices at 260 Franklin Street, 7th floor, Boston, Massachusetts. The site is the current home of Paradigm Windows and Advance Pierre. This building will provide additional warehouse space within the City of Portland. The new building and impervious area will add 2.98 acres to the existing 11.4 acres of impervious area. The site was originally developed in 1966. Approximately 5.7 acres of impervious area (building and site impervious) was constructed prior to 1975. In 1994 a major expansion of the building and site impervious area was permitted by the City of Portland under Delegated Authority of Site Location of Development Act (SLODA). There have been revisions to the SLODA. The latest was in 2013 when the City permitted a new loading dock and 26,700 square feet of impervious area. That revision brought the total site impervious area to 11.4 acres. This proposed development will add 2.98 acres of new impervious. The Maine Department of Environmental Protection (MDEP) has not exerted jurisdiction over this project and is allowing the City of Portland to review this project.

The application is divided into Tabs to match the sections of the Level II and Level III Application Submission Checklist. Each Tab has a separate narrative addressing the respective section of the Land Use Ordinance and Technical Manual requirements. Tab 1 contains the basic project information including this cover letter, checklist, Right, Title and Interest, Zoning Assessment, Waiver Requests, Financial Capability, and Technical Capability. Tab 2 addresses Transportation, Tab 3 is Environmental and Landscape Features, Tab 4 is Environmental and Stormwater, Tab 5 is Public Infrastructure and Safety, Tab 6 is Site Design, and Tab 7 is the Construction Management Plan.

Drawings include the following:

- Architectural Plans P-T2.1 and P-T2.2 Code Review plans
- Architectural Plans P-A1.1 through A2.1 floor plans and elevations
- Cover Sheet
- C101 Existing Site Plan
- C102 Proposed Site Layout and Grading Plan
- C103 Proposed Utility Plan
- C104 Site Electrical Plan
- C501 through C503 Details
- C701 Pre-Development Hydrology Plan
- C702 Post Development Hydrology Plan
- C801 Construction Management Site Plan
- C802 Photometric Plan

We are also including a boundary and ALTA survey by SGC Engineering, LLC.

In Tab 1 we have included the Waiver Table to request a waiver from 15-526 (a) 2 c requiring sidewalks on all frontages. Neither Milliken Street nor Riverside Industrial Parkway have sidewalks along the public right-of-way. The area is industrial and not conducive to pedestrian traffic.

Please contact us if we can provide additional information.

Sincerely,
CES, Inc.

A handwritten signature in blue ink, appearing to read 'John D. Kuchinski', is written over the typed name.

John D. Kuchinski, PE
Senior Project Engineer

JDK/gdr
Enc

cc: Jeff Witherell, Plymouth REIT