



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 20, 2005

Mr. John Bellino
Bellino/Grosso Company
980 Riverside Street
Portland, ME 04103

RE: Proposed Grosso Company Self-Storage Building
980 Riverside Street
Application ID#2005-0200

Dear Mr. Bellino:

The Planning Division has received the above referenced application for a 2,000 s.f. storage at 980 Riverside Street. The project is subject to administrative site plan review by the Planning Authority.

An initial staff review, including reviews by engineering, traffic, fire prevention, legal, and zoning staff, has generated the following comments and requests for additional information:

I. Zoning

The following comments were generated by Planning Staff. To date, comments have not been received by the Zoning Administrator. Additional comments could potentially come of that review, once it has been completed.

1. The proposed project requires 15 parking spaces yet only 10 are provided on the site plan.
2. Documentation must be proved to support the presented imperious surface calculation.

II. Site Plan

1. Traffic, Loading, and Circulation §14-526(a)(1)

The City's consulting Traffic Engineer has conducted a site visit and review of plans yielding the following comments:

I reviewed on-site circulation using a single-unit truck (typical size for a moving vehicle) template. Trucks will have some difficult

maneuvering on site, but appear to be able to enter and exit the site without having to back into Riverside Street or back from Riverside Street. Accordingly, I find the site to be acceptable from a truck circulation perspective.

** When entering the site on the easterly driveway, a severe bump exists. I would suggest that the bump be mitigated.*

** I would suggest that the proposed 20' gravel drive be regulated to one-way flow. Appropriate signage should be provided. The drive should be widened to 24' if two-way flow is desired.*

** At the time of my field investigation several vehicles were parked to the rear of the existing office building. The six parking spaces do not appear adequate to meeting parking demand. An explanation should be provided.*

Planning staff strongly encourages the applicant to close one of the two existing curb cuts to Riverside Street or provide a narrative justifying the continuation of existing conditions.

2. Parking §14-526(a)(2)

The proposed parking analysis identifies a requirement for 15 on-site parking spaces, nevertheless, only +/- 10 spaces are shown on the proposed site plan. Please revise the site plan to show 15 on-site parking spaces. Those spaces should be dimensioned on the plan. Handicap space(s) should also be identified on the plan in conformance with State and Federal requirements.

3. Sewers, Stormdrains, Water §14-526(a)(5)

A complete stormwater management plan must be prepared and submitted in order for compliance with this section to be determined. The plan should include:

- Proposed grading and drainage
- Stormwater calculations for 2, 10, and 25 year storm events
- Engineering plans including pipe sizes, inverts, basins, etc.
- Stormwater treatment performance
- Submittal of drainage easements or legal rights for discharging to abutting properties.
- Submittal of a formal erosion control plan

4. On-Site Landscaping §14-526(a)(6)

The plans should be expanded to include a Landscape Plan. The landscape plan should be designed with particular attention to the Industrial Standards section of the Site Plan Ordinance as detailed in item 10, below.

5. Significant Existing Vegetation §14-526(a)(7)

There appear to be areas of significant existing vegetation to the rear of the site. Areas of significant tree cover should be called out on the plan. Tree save areas should be identified where practicable.

6. Drainage and Erosion Control §14-526(a)(8)

An erosion control plan for the proposed project, in conformance with State of Maine Best Management Practices, must be submitted with a narrative to be placed on a construction plan.

7. Exterior Lighting §14-526(a)(9)

Based on the information submitted to date, the proposed lighting plan appears to conform with this section, however, please indicate the light source type proposed within the fixture (e.g. sodium, halide, etc.).

8. Fire Prevention §14-526(a)(10)

The City's Fire Prevention Officer has reviewed the proposed plans and requests that the nearest hydrant be shown on the plan. Fire code will require that a hydrant exist within 500 feet path of travel from any structure on site.

9. Industrial Standards §14-526(a)(25)

Please provide landscaping so as to screen and enhance the site in conformance with this section. As per this section, particular attention should be paid to parking and front yard setback areas.

If you have any questions, please do not hesitate to contact me by phone at 756-8083 or by email at ebm@portlandmaine.gov. I look forward to receiving your next submissions.

Best regards,



Ethan Boxer-Macomber
Planner

CC: Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention

