



April 18, 2017
96369

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Application for Level II – Site Plan Permit
5 Davis Farm Road: Parking Expansion

Dear Ms. Barhydt:

On behalf of Pizzagalli Properties, LLC, we have prepared this application for Level II – Site Plan Permit approval in the Industrial Moderate Impact (IM) Zone.

Project Introduction and Background:

The subject site is comprised of two parcels located at 5 Davis Farm Road, as shown on Portland Tax Map 368, Lot 2, 3, 4, Block B and Map 369, Lot 1 and 6, Block B. The site is comprised of approximately 20.38 ac and was previously developed with an 83,898 s.f. building and the associated parking (390 spaces). In order to better accommodate the needs of the existing facility, the applicant is seeking site plan approval for the expansion of the existing parking lot. The proposed parking lot expansion will increase the total number of parking spaces to 449.

Project Improvements:

The proposed project involves the addition of 59 parking spaces to the existing parking lot, generating an additional 9,020 s.f. of impervious surface and 13,465 s.f. of new landscaped area. Given the nature of the proposed improvements, and that there are no improvements proposed to the existing building, several of the items on the General Written Submission Checklist are not applicable:

- No additional permits are required (please see stormwater discussion below);
- A Traffic study is not required;
- There are no significant natural features on site, please see the site plan;
- There are no related master plan items associated with the site;
- There will be no change in utility use at the site and no improvements to the utilities are proposed;
- There will be no change in the amount of solid waste generated at the site;
- The existing fire safety plan in place for the parcel will not be impacted as a result of the project;
- No additional HVAC equipment is proposed for this project.

Stormwater Management:

The proposed parking lot expansion will result in an additional 9,020 s.f. of impervious surface. As a result, the project qualifies for an administrative stormwater review. A copy of the stormwater report and associated plans have been submitted as part of this application. No additional permitting through the Maine DEP is required. The applicant did contact DEP to see if there were any previous SLODA permits or Stormwater Permits for the property and none exist.

Project Time-line:

Pending approval of the project by the Planning Department, the applicant would like to begin construction early this summer.

Closure:

On behalf of Pizzagalli Properties, LLC, we look forward to working with the City to permit this project. As you consider the application, please contact us if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Kylie S. Mason". The signature is written in a cursive, flowing style.

Kylie S. Mason, RLA, LEED-AP
Maine Licensed Landscape Architect
Senior Project Manager

KSM:
Enc.