

CITY OF PORTLAND, MAINE

PLANNING BOARD

Elizabeth Boepple, Chair
Sean Dundon, Vice Chair
David Eaton
Brandon Mazer
Carol Morrissette
Maggie Stanley
Lisa Whited

August 16, 2017

Troy Moon, Sustainability Coordinator
City of Portland
55 Portland Street
Portland, ME 04101

Owens McCullough
Sebago Technics, Inc.
75 John Roberts Road
South Portland, ME 04106

Project Name: **Ocean Avenue Landfill Maintenance** Project ID: #2017-150
Address: **990 Ocean Avenue** CBL: 405 L033001
Applicant: **City of Portland (Troy Moon, Sustainability Coordinator)**
Planner: **Jean Fraser**

Dear Mr Moon:

On July 25, 2017, the Planning Board considered the Level III Site Plan proposal to carry out required fill and grading maintenance to the cap of the landfill within the City's land off of Ocean Avenue. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan ordinance and voted 7-0 to approve the application with the following conditions as presented below:

SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report for the public hearing on July 25, 2017 for application #2017-150 Ocean Avenue Landfill Maintenance, relevant to the Site Plan reviews and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the applicant shall obtain easements or temporary construction agreements for all work outside the boundaries of the site, including the Dragon Cement access road if that is to be used, with copies provided to the Planning Authority prior to the issuance of a building permit for site work only; and
- ii. That the applicant and contractors and all associated truck and equipment operators shall follow the submitted Construction Management Plan prepared Owens McCullough, Sebago Technics dated 7.20.2017, including the truck routing plan and all safety measures to manage access for members of the public to the Dog Park and its parking area and nearby walking trails; and

- iii. That the applicant shall expand the erosion control measures to include the area for the solar panel and fencing installation and shall maintain the erosion control measures after the completion of the landfill cap regrading until the reseeded area has become established, or the site is taken over by another party who will take over responsibility for the erosion control measures under license from the City, whichever is sooner; and
- iv. That the applicant shall reinstate the site to existing or improved conditions, including reseeded the entire disturbed area with a solar/wildflower seed mix as recommended by the Parks Director in his comments dated 7.13.2017; and
- v. That the applicant shall hold a Pre-Construction site meeting prior to the start of work on site, to include representatives of the Planning Authority, Parks Department and ReVision Energy, to coordinate all aspects of the Construction Management Plan and associated erosion control, signage, and trail closure.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in the Planning Report for application #2017-150 which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** A “Site Work Only” Building Permit for the site work is required; please coordinate with the Permitting and Inspections Department.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Plan Sets**: five (5) final sets of plans must be submitted to the Planning Division prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Elizabeth Boepple, Chair
Portland Planning Board

Attachments:

1. Parks Director comments 7.13.17
2. Approved Construction Management Plan (narrative and plan) dated 7.20.17
3. Planning Board Report

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
 Stuart G. O'Brien, City Planning Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner
 Philip DiPierro, Development Review Coordinator, Planning
 Mike Russell, Director of Permitting and Inspections
 Ann Machado, Zoning Administrator, Permitting and Inspections
 Jonathan Rioux, Permitting and Inspections Deputy Director
 Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections
 Chris Branch, Director of Public Works
 Katherine Earley, Engineering Services Manager, Public Works
 Keith Gray, Senior Engineer, Public Works
 Doug Roncarati, Stormwater Coordinator, Public Works
 Greg Vining, Associate Engineer, Public Works
 Michelle Sweeney, Associate Engineer, Public Works
 John Low, Associate Engineer, Public Works
 Jane Ward, Administration, Public Works
 Rhonda Zazzara, Field Inspection Coordinator, Public Works
 Jeff Tarling, City Arborist, Parks, Recreation & Facilities Department
 Jeremiah Bartlett, Public Works
 Keith Gautreau, Fire Department
 Daniele West-Chuhta, Corporation Counsel
 Thomas Errico, P.E., TY Lin Associates
 Lauren Swett, P.E., Woodard and Curran
 Christopher Huff, Assessor
 Ethan Hipple, Parks Director
 Kara Wooldrik, Portland Trails



Jean Fraser <jf@portlandmaine.gov>

Fwd: Site Plan applications re solar array on Ocean Ave landfill

1 message

Jean Fraser <jf@portlandmaine.gov>
To: "Fraser, Jean" <jf@portlandmaine.gov>

Mon, Jul 17, 2017 at 3:49 PM

----- Forwarded message -----

From: **Ethan Hipple** <ehipple@portlandmaine.gov>
Date: Thu, Jul 13, 2017 at 5:10 PM
Subject: Re: Site Plan applications re solar array on Ocean Ave landfill
To: Jean Fraser <jf@portlandmaine.gov>
Cc: "O'Brien, Stuart" <sgo@portlandmaine.gov>, "Barhydt, Barbara" <bab@portlandmaine.gov>

Hi Jean,
We are supportive of this project.

During the two meetings I have attended on the project, we have simply asked that access be maintained to the Dog Park and to the walking/hiking trails. We understand that there will be impacts from construction with increased truck traffic, but as long as public access and parking is maintained, we do not have any objections.

We also would want to be sure that after construction the site is returned to current conditions (or better). Specifically, we would like to recommend any reseeding in the project area to use a solar wildflower/grass mix: <http://www.americanmeadows.com/grass-and-groundcover-seeds/solar-farm-color-seed-mix>

Take care,
Ethan

Ethan Hipple, CPRP
Parks Director
City of Portland
212 Canco Rd.
Portland, Maine 04103
o: 207.808-5400
ehipple@portlandmaine.gov

www.portlandmaine.gov
Portland, Maine | Yes. Life's good here.

**Construction Management Plan
July 20, 2017
City of Portland
Ocean Avenue Landfill Maintenance Project**

Purpose:

Construction Management Plans shall depict the overall planning, coordination, and control of a construction site, including phases as applicable, from beginning to completion. The City's goal for a construction management plan is to support a safe construction site and protect the public safety, accessibility (including preserving accessible pedestrian, bicycle, and vehicular modes of transport throughout the city), and welfare during construction. In addition, the construction management plan shall minimize construction impacts in their duration and magnitude to the surrounding area and develop an effective communication process for resolving concerns and conflicts.

Project Narrative:

The City of Portland is mandated to complete landfill cap maintenance by the Maine Department of Environmental Protection over an area of approximately 4 acres. This work will include:

1. Install erosion control measures.
2. Strip and stockpile loam for reuse.
3. Place fill material to raise the elevation of the cap and provide for positive drainage as depicted on the site drawings.
4. Compact the fill material and grade.
5. Re-apply the stripped loam, seed and mulch.
6. Restore cover over the eroded trails on the landfill. These trails are not permitted by the MDEP Closure order and therefore will be removed and revegetated.

Project Schedule:

- Site Plan Approval: Expected - August 25, 2017.
- Preconstruction Meeting: First week in September
- Maintenance Work: Approximately 6-8 weeks. Expected Completion – late October/early November.

Traffic Control and Site Access:

The project site is closed municipal landfill with one point of city owned access from Ocean Avenue. The access is shared in common with the City Dog Park located off Ocean Avenue. The following traffic control provisions shall be implemented.

1. Construction vehicles shall not impede or utilize any of the parking areas for the dog park.
2. Construction signage shall be installed on Ocean Avenue indicating a construction area and trucks entering/exiting.
3. The paved area adjacent the dog park and entrance onto Ocean Avenue shall be maintained (swept and kept free from debris and tracking).
4. "Construction Work Area" signage shall be installed at the gravel access road beyond the dog park parking area. This location is currently gated which shall be closed at the end of each day.
5. Since the landfill perimeter access road also serves as a pedestrian trail, signage (as needed) shall be installed warning pedestrians of the construction. At times, the trail maybe temporarily closed when moving heavy equipment or during heavy truck haul periods. Warning barricades shall be installed at the sections of closed trials. Signage shall be installed stating "Trail Closed, Do Not Enter."
6. During construction, the City or Contractor may install or modify the locations of signage and trail closures responsive to safety and security of the site and pedestrians utilizing the trail.
7. Barricades will be installed at the "over the cap" trails the traverse the actual landfill. This trails are not authorized and will be restored. As a result, permanent barricades shall be installed and maintained. Barricades shall be Jersey Barriers or equal. Install signage, "Trail Closed, Do Not Enter."

Site Safety and Security:

Site safety and security will be the responsibility of the contractor completing the work. As with any construction projects, the contractor is required to be compliant with applicable health, safety and welfare rules and regulations. At the pre-construction meeting, the City and Contractor will review site safety and security and any special considerations.

Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits:

As a City project, no Performance Guarantees and Inspection Fees will be required. The City has contracted with Sebago Technics, Inc. to provide project design, inspection and coordination services for the project. A City of Portland Level Three site plan approval is required for the project and expected on August 25, 2017.

Street Opening and Street Occupancy Permits:

1. Street Opening: This project requires no work within a public right-of-way and therefore is not expected to require a Street Opening permit. Construction activity in the public right-of-way are controlled by Chapter 25 and sewer and stormwater system connections are controlled by Chapters 24 and 32 of the Land Use Code. All required permits shall be obtained through the Department of Public Works and the requests shall conform to the approved construction management plan.

2. Blasting: The project will not require any blasting. Blasting, if required, shall conform to all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual.

Construction Administration and Communication:

This project will be City project and therefore managed by the City and its contracted engineer (Sebago Technics, Inc.).

1. Contact Person and contact information:
 - Owner (City of Portland): Troy Moon, Sustainability Coordinator (Work 874-8467, Cell 207-232-5564).
 - Engineer (Sebago Technics, Inc.): Owens McCullough, P.E. (Work 200-2100, Cell 207-232-1649).
2. No site signage is proposed as this is a City project.
3. The contractor shall be instructed to direct any public or project related concerns to the contacts listed above.

Site Management and Controls:

1. Site will not involve activities other than earthmoving. As a result, no trash or debris associated is expected. The contractor and City (Public Works) shall police the area and remove any minor debris that may result from operations.
2. Street cleaning to include sweeping as necessary for removal of tracked materials.
3. Due to the short duration of the project, dust control is not expected. However, the City and Contractor will coordinate to apply water for dust control should that become a concern.
4. Noise: The construction shall comply with Portland's requirements under Section 17-18 of the City Code (Attachment 1) and Section 25-129 on Noise, dust and debris Attachment 2). The Contractor and City will be responsible for adjusting work should noise become an issue.
5. Rodent Control is not expected for this project as it is limited to earthwork maintenance. Should it become necessary, it will be provided, if applicable, by a professional exterminator and consistent with Chapter 22 of the City Code or City of Portland Public Works.
6. Snow Removal is not expected given the timing of the work.

Erosion Control and Preservation of Trees:

1. The contractor shall install all erosion and sedimentation controls as depicted on the approved erosion and sedimentation control plan prior to the pre-construction meeting for inspection by the City. The contractor shall regularly inspect the control measures, no less than weekly and after significant storm events, and maintain any installed temporary or permanent stormwater management systems in working order. The contractor shall document all inspection activities and corrective actions and be prepared to provide

these documents for inspection by the City, Maine Department of Environmental Protection or the U.S. Environmental Protection Agency upon request.

2. No Tree removal is required for the project. Some limited tree limbing may be required along the access road to accommodate construction vehicles.
3. The storage of materials shall avoid being located under/near trees.

Construction Staging Area

1. The construction staging area will be located within the limits of the work area shown on the plan.
2. Delivery Truck Holding Areas On-Site: The delivery holding area shall not que in the area of the dog park or interfere with traffic movement on Ocean Avenue. A transport/delivery trucks shall que along the internal access road of the project area.

Parking During Construction:

1. All parking for contractor employees and equipment shall occur within the project work area. No parking will be allowed at the dog park.

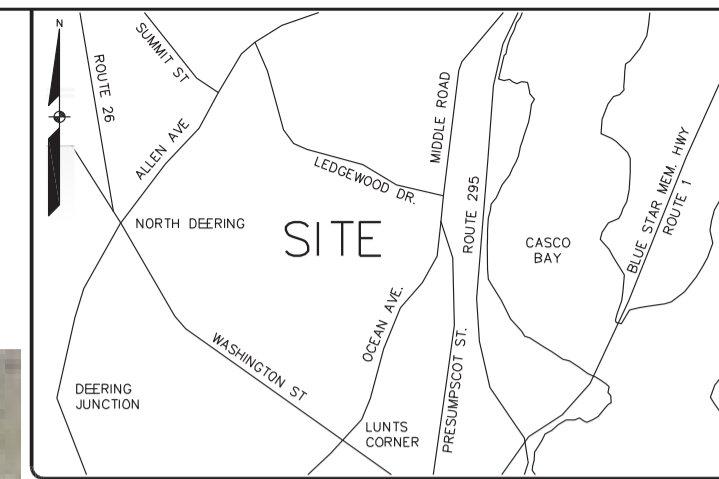
Prepared by:

Sebago Technics, Inc.

Owens A. McCullough, P.E., LEED AP

Notes:

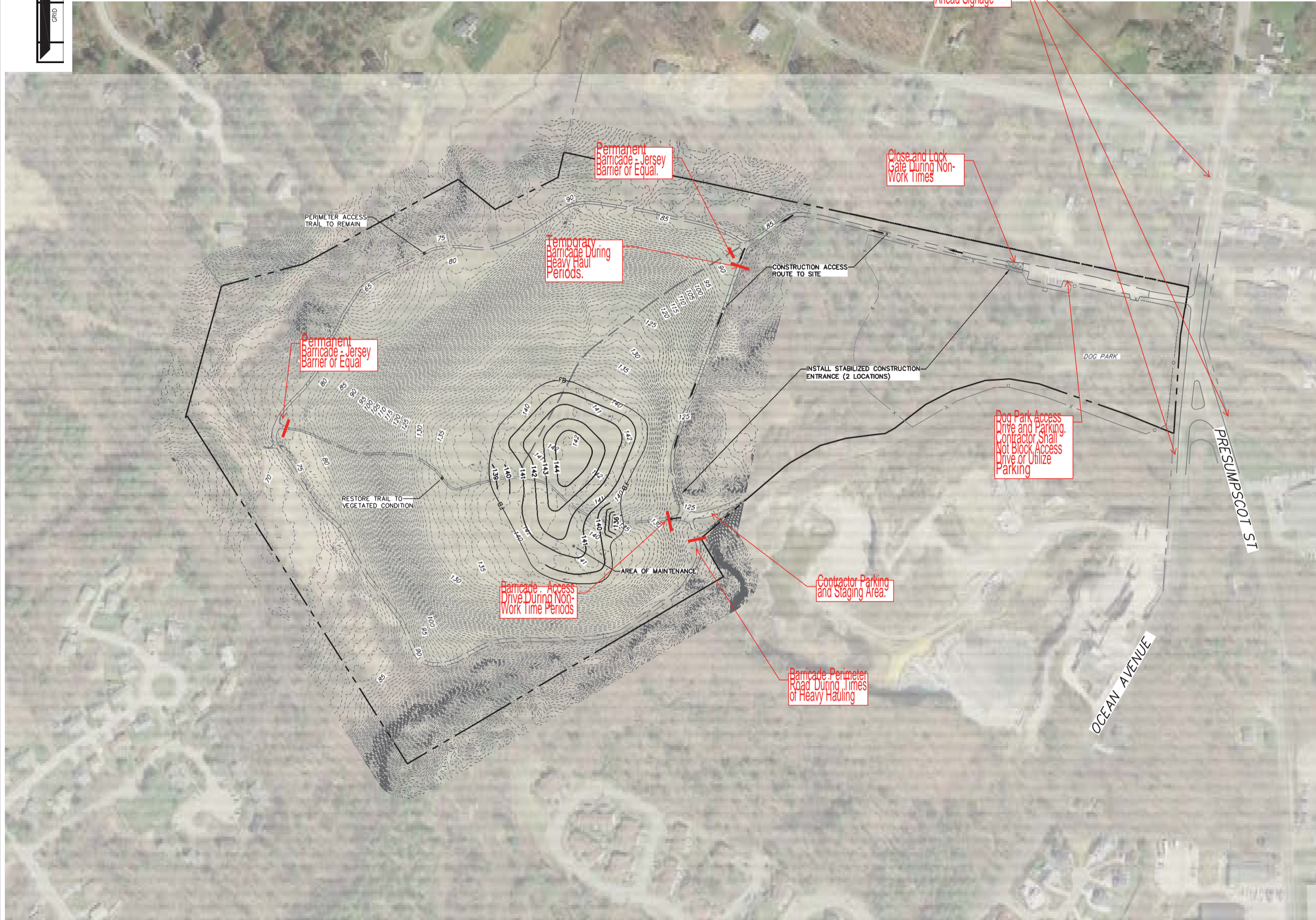
- 1. Signage shall be installed by the City Public Works Department at trail locations to be closed during construction. Signage shall read "Trail Closed, Do Not Enter."
- 2. Permanent Barricades - Jersey Barrier or equal shall be installed at the landfill cap trails.



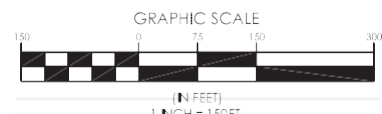
LOCATION MAP N.T.S.

OWENS A. MCCULLOUGH, PE 7122

DESIGNED	CHECKED
OAM	OAM
B OAM 06-30-17 ISSUED FOR SITE PLAN REVIEW A OAM 05-03-17 ISSUED FOR CLIENT REVIEW REV: BY: DATE: STATUS: THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	



AREA/OVERALL PLAN



Construction Management Plan
Refer to Written Narrative

INDEX OF PLANS

SHEET NO.	SHEET TITLE
1	OVERALL SITE PLAN
2	SITE & GRADING PLAN
3	CROSS-SECTION A-A
4	DETAILS
5	DETAILS

LEGEND

EXISTING	PROPOSED
—	PROPERTY LINE/R.O.W.
- - -	EDGE GRAVEL
-120 -118-	CONTOURS
	FILTER BARRIER
	CONSTRUCTION ENTRANCE
	FB

SEBAGO TECHNICS, INC.

75 John Roberts Rd., Suite B
South Portland, ME 04106
Tel: 207-200-2100

250 Goddard Rd., Suite B
Lewiston, ME 04240
Tel: 207-783-5656

OVERALL SITE PLAN
OF: OCEAN AVENUE LANDFILL
1022 OCEAN AVE
PORTLAND, MAINE

FOR: CITY OF PORTLAND
55 PORTLAND ST. 04101
PORTLAND, MAINE

PROJECT NO. 16479 SCALE 1" = 150'

SHEET 1 OF 5