Comments Submitted 4/30/13
Comments Submitted 5/13/13

City of Portland
Development Review Application
Planning Division Transmittal Form

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Application Number: 2013-087 **Application Date:** 04/01/2013 Date: 06/10/13

CBL: 422 B058001 **Application Type:** Level II Site Plan

Project Name: Warehouse Addition

Address: 340 PRESUMPSCOT ST

Project Description: 4,000 sq. ft. warehouse addition with load docks to the rear of the existing building and located on existing pavement.

Zoning: IL

Other Required Reviews:

- ☐ Traffic Movement
- ☐ Storm Water
- ☐ Subdivision
  - # Lots _____
- ☐ Site Location
  - # Unit _____
- ☐ 14-403 Streets
  - # Units _____
- ☐ Flood Plain
- ☐ Shoreland
- ☐ Design Review
- ☐ Housing Replacement
- ☐ Historic Preservation
- ☐ Other:

Distribution List:

	Planner	R. Shukria		**Parking**	John Peverada
	Zoning	Marge Schmuckal		**Design Review**	Alex Jaegerman
	Traffic Engineer	Tom Errico		**Corporation Counsel**	Danielle West-Chuhta
	Civil Engineer	David Senus		**Sanitary Sewer**	John Emerson
	Fire Department	Chris Pirone		**Inspections**	Tammy Munson
	City Arborist	Jeff Tarling		**Historic Preservation**	Deb Andrews
	Engineering	David Margolis-Pineo		**DRC Coordinator**	Phil DiPierro
				Outside Agency	

Comments needed by 04/24/2013

Bldg permit #2013-0859

Applicant: Pack-edge Date: 4/8/13

Address: 340 Presumpscot Level II C-B-L: 422-

CHECK-LIST AGAINST ZONING ORDINANCE

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Date: 06/10/13

Date - exist 4000# Loading Dock & Warehouse

Zone Location - I-L

Interior or corner lot -

Proposed Use/Work - Addition in rear 4,000# - New Loading Docks (warehouse)

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' min - 25' shown 25' on rear & side

Side Yard - 25' min - 25' shown

Projections -

Width of Lot -

OK Height - 22' & 24' shed roof - average about 24' - 25' shown OK

Lot Area - 70,030# 25' min 14-425...?

5/13/13 revised Lot Coverage/ Impervious Surface - 65% - 64.9% given revised Need parking analysis

Area per Family - N/A

Off-street Parking - OK 15,635 existing only

Loading Bays - OK - New provided 19,689 New

Site Plan - 2013-087

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

15' pavement setback -

20 pkg spaces required

20 pk shown

MEMORANDUM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/10/13

To: FILE

From: Shukria Wiar

Subject: Application ID: 2013-087

Date: 5/13/2013

Comments Submitted by: Marge Schmuckal/Zoning on 5/13/2013

On this date I reviewed the latest changes which show corrections to the maximum impervious surface of 65%. 64.9% is now being shown and is ok. The plans also show a revision to the parking which are 15' from edge of pavement to the property line and now meet the minimum 15' pavement setback. There are also 20 parking spaces shown which is the minimum to provide. This project is now meeting the minimum I-L zoning requirements.

Separate permits are required for the building permit, any new signage, sprinklers and HVAC systems.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

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Date: 06/10/13

To: FILE

From: Shukria Wiar

Subject: Application ID: 2013-087

Date: 4/30/2013

Comments Submitted by: Marge Schmuckal/Zoning on 4/30/2013

I have reviewed the submitted application for a new addition to a building originally constructed in 2006, so all my notes for the original building are assessible. This project is located in an I-L zone. The proposed expanded use is allowable. However, there are some zoning violations as proposed. The original site plan was approved at 64.9% impervious surface, where 65% is the maximum impervious surface allowed under 14-234(b). The current information shows the impervious surface to be at 67.5% for the proposal. That percentage needs to be reduced to meet the I-L zone requirements.

The building setbacks and building heights are meeting the I-L Zone requirements. However, the new parking spaces being proposed are in violation of the pavement setback requirement (14-234(h) of 15 feet, showing approximately a 1.5 foot pavement setback. This violation must be corrected.

Because the parking needs to be moved, I will need to see that all the required parking spaces (20 per the given floor area submitted) will be met.

I will wait for revised plans to complete my review.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Fwd: RE: Level 2 Site Plan 340 Presumpscot Street

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Date: 06/10/13

From: Shukria Wiar
To: Marge Schmuckal
Date: 5/13/2013 9:36 AM
Subject: Fwd: RE: Level 2 Site Plan 340 Presumpscot Street
Attachments: 02237s.PDF

Hello Marge:

Attached is the what Shawn Frank has submitted on behalf of 340 Presumpscot Street. Please review and let me know if they have met your concerns.

Thanks.

Shukria

>>> Shawn Frank <sfrank@sebagotechnics.com> 5/9/2013 2:29 PM >>>

Hi Shukria:

The enclosed site plan has been revised to depict pavement to be removed to both get the site to 64.9% impervious as well as to remove parking within 15' of the property line. We have also designated the 20 parking spaces required. Could you please forward this to Marge allow her to determine if it addresses her concerns previously raised? We are anxious to receive remaining review comments so that we may finalize the approval process.

We fail to understand how this building addition will impact the property owner on Ashley Lane; however, the applicant will add the requested trees assuming no other significant issues arise.

Thank you, Shawn

From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Thursday, May 09, 2013 9:01 AM
To: Shawn Frank
Cc: Jeff Tarling
Subject: Fwd: Level 2 Site Plan 340 Presumpscot Street

Hello:

I got your voice message this morning. I will reach out again to Fire and City Arborist to get their comments and/or their sign off.

Below is an email from an abutter to this site. He has concerns about noise. I went out to the site and understand that there are a few streets between the project site and the neighbor. I also know you client does

not own that land. In order to mitigate noise and views of the project site, the Planning Divis recommending adding 3 to four evergreens near the parking area along the driveway. Please

I hope to be in touch with this afternoon about the comments and resubmitting.

Thank you.

Shukria

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>>> Mark Ellis <markellis@webini.com> 5/1/2013 1:20 PM >>>
I received a card concerning a level 2 site plan application for 340 Presumpscot Street. I would like to protest this application. The noise into the residential section of Ashley Ln is already very high from this property and this addition potentially will only make it worse. At the very least I would like to see the plan submitted and make my opinion heard.

How do I get heard on this? Will the Planning Board hold a hearing?

Mark & Tammy Ellis
60 Ashley Ln
Portland

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

inputted 5/13/13

LOCATION MAP

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS JAH PROPERTIES, L.L.C. IN ACCORDANCE WITH A DEED DATED JANUARY 26, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22333, PAGE 06-91.
2. THE PROPERTY IS SHOWN AS LOT B-56 ON THE CITY OF PORTLAND TAX MAP AND IS LOCATED IN THE IL ZONE.
3. SPACE AND BULK CRITERIA FOR THE IL ZONE ARE AS FOLLOWS:

MAXIMUM IMPERVIOUS SURFACE RATIO:	65%
MIN. LOT AREA:	NONE
MIN. STREET FRONTAGE:	40 FT.
MIN. FRONT YARD:	25 FT.
MIN. SIDE YARD:	25 FT., 40 FT. IF ABUTTING A RESIDENTIAL ZONE
MIN. REAR YARD:	25 FT., 40 FT. IF ABUTTING A RESIDENTIAL ZONE
MAX. BUILDING HEIGHT:	45 FT.
PAVEMENT SETBACK FROM LOT BOUNDARY:	10 FT.

4. TOTAL AREA OF PARCEL: 18,000 S.F. (1.41 ACRES)
5. PARKING SUMMARY:
   1 SPACE REQUIRED PER 400 S.F. OFFICE SPACE = (1,200 / 400) S.F. = 4 SPACES
   1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (14,675 / 1,000) S.F. = 15 SPACES

PARKING REQUIRED:	19 SPACES
PARKING PROVIDED:	20 SPACES (INCLUDING 1 HC. SPACE)

6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST & SEPTEMBER 2005. ELEVATION DATUM NAVD 1929. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 1A.
7. PLAN REFERENCES:
   A. TOPOGRAPHIC SURVEY PRESUMPSCOT STREET PORTLAND, MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYORS.
   B. DIVISION OF LAND OF JARO HEATING & VENTILATING, INC. AT 0 PRESUMPSCOT ST., PORTLAND, MAINE FOR GRANDALL REALTY L.L.C. BY SEBAGO TECHNICS, INC. DATED 9-30-05.
8. TOTAL AREA OF GRATED STEPS WITHIN 25' BUILDING SETBACK = 54 S.F.

65% max impervious
5/13/13 stating (see e-mail) 64.9% Now
parking: 20 req - 20 shown

Date: 06/10/13

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CITY OF PORTLAND, MAINE
RESURGAM

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Inspections Division
Approved with Conditions

Date: 06/10/13

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL	422 B058001
Land Use Type	WAREHOUSE & STORAGE
Verify legal use with Inspections Division	
Property Location	340 PRESUMPSCOT ST
Owner Information	J & H PROPERTIES LLC 340 PRESUMPSCOT ST PORTLAND ME 04103
Book and Page	22323/135
Legal Description	422-B-58 PRESUMPSCOT ST 340-358 70030 SF
Acres	1.6077

I-L

Current Assessed Valuation:

TAX ACCT NO.	48426	**OWNER OF RECORD AS OF APRIL 2012** J & H PROPERTIES LLC
LAND VALUE	$158,700.00	340 PRESUMPSCOT ST PORTLAND ME 04103
BUILDING VALUE	$510,200.00	
NET TAXABLE - REAL ESTATE	$668,900.00	
TAX AMOUNT	$12,588.70	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

	Building 1
Year Built	2007
Style/Structure Type	WAREHOUSE
# Units	1
Building Num/Name	1 -"PATCO"
Square Feet	17220

Packedge now

View Sketch View Map View Picture

Abuts I-L
Not res zone
or use

Exterior/Interior Information:

	Building 1
Levels	01/01
Size	13620
Use	WAREHOUSE
Height	20
Walls	METAL-LIGHT
Heating	UNIT HEAT
A/C	NONE

	Building 1
Levels	01/01
Size	1800
Use	MULTI-USE OFFICE
Height	8
Walls	METAL-LIGHT
Heating	HOT AIR
A/C	NONE

	Building 1
Levels	M1/M1
Size	1800
Use	SUPPORT AREA
Height	8
Walls	METAL-LIGHT
Heating	UNIT HEAT
A/C	NONE

max height 45'
MAX impervi. 65% - 67.5% per expan figures
min side - 25' - 25' bldg shown
min rear - 25' 25' bldg shown
pavement setback - 15' - 15' scaled
still bldg shown

New parking stalls not meeting the 15' pavement set back
≈ 1.5' at closest

Other Features:

	Building 1
Structure	OVERHEAD DOOR - WD/MT

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New

Date: 06/10/13

Project Description

The existing Pack Edge Facility located at 340 Presumpscot Street was approved by the City of Portland in August, 2006, and was occupied in 2007. The project site consists of 1.61 acres of property within the IL Zoning District and is depicted on the City of Portland Tax Map 422, Block B, Lot 58. The existing facility consists of a single story building of 15,379 square feet with associated parking and loading dock areas.

The development proposal consists of constructing an approximately 4,000 square foot addition to the rear of the site to provide additional warehouse square footage and loading docks. The new addition is proposed within areas of existing pavement, such that the total impervious area on the site will decrease. Runoff from the roof of the addition will be intercepted by a stone drip edge and underdrain. This drip edge will provide a certain level of treatment to the runoff prior to it entering the underdrain system and outletting through the existing stormdrain infrastructure.

The proposed building addition is proposed to create a more efficient flow of vehicles and materials within the facility. The addition will not lead to an increase in traffic or the number of employees, such that no appreciable difference will occur to the number of vehicle trips entering or existing the site nor to the required quantities of domestic water use or associated sewage flows. As such, the existing services to the building are sufficient and no letters have been requested from the utility companies regarding capacity to serve.

The sprinkler system servicing the existing building will be extended into the addition and all work will be coordinated with the Portland Fire Department. Due to the placement of the building within areas of existing pavemat, regrading of the rear of the site and modifications to the drainage system will be required as depicted on the plans. New site lighting will consist solely of LED wall-pack fixtures. No new pole mounted light fixtures are proposed. The existing sign and landscaping along the Presumpscot Street frontage is well established and will remain intact. No new landscaping is proposed in association with the addition. Solid waste collection occurs interior to the building.

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Zoning Assessment

Date: 06/10/13

The subject property is located within the IL Zoning District and has been previously developed into the existing Pack Edge Facility. The proposed building addition will be constructed within an area of existing pavement such that the total impervious area on the site will decrease. The addition will not impact the required property line setbacks and as the existing building is an allowed use, the addition is allowed as well.

Newe St

PROJECT DATA

Reviewed for Code Compliance
Inspections Division
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The following information is required where applicable, in order to complete the a

Date: 06/10/13

Total Area of Site	70,030	
Proposed Total Disturbed Area of the Site	16,299	
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
Impervious Surface Area		
Total Existing Impervious Area	48,275	sq. ft.
Total Proposed Impervious/Paved Area	47,234	sq. ft.
Building Ground Floor Area and Total Floor Area		
Existing Building Footprint	15,633	sq. ft.
Proposed Building Footprint	19,689	sq. ft.
Net Change in Building Footprint	4,056	sq. ft.
Existing Total Building Floor Area	15,633	sq. ft.
Proposed Total Building Floor Area	19,689	sq. ft.
Zoning		
Existing	IL	
Proposed, if applicable	N/A	
Land Use		
Existing	Warehouse & Office	
Proposed	Warehouse & Office	
Residential, if applicable	N/A	
Existing Number of Residential Units		
Proposed Number of Residential Units		
Proposed Number of Lots		
Proposed Number of Affordable Housing Units		
Proposed Bedroom Mix:		
Number of Efficiency Units		
Number of One-Bedroom Units		
Number of Two-Bedroom Units		
Number of Three-Bedroom Units		
Parking Spaces		
Total Existing Number of Parking Spaces	19	
Total Proposed Number of Parking Spaces	19	
Number of Handicapped Spaces	1	
Bicycle Parking Spaces		
Total Existing Number of Bicycle Spaces	0	
Total Proposed Number of Bicycle Spaces	2	
Estimated Cost of Project	$200,000	

65% max Allowed

- 20 pkg SP req'd.

CITY OF PORTLAND, MAINE · REVIEWED FOR CODE COMPLIANCE · INSPECTIONS DIVISION · APPROVED WITH CONDITIONS · DATE: 06/10/13

SEBAGO TECHNICS

SITE PLAN OF PACK EDGE, INC. WAREHOUSE ADDITION
340 PRESUMPSCOT STREET
PORTLAND, MAINE
FOR
PACK EDGE, INC.
340 PRESUMPSCOT STREET
PORTLAND, MAINE 04103

DATE	SCALE
03-14-13	1" = 20'

SHEET 3 OF 6

023375.dwg T.A.B. 023375

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/10/13

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PACK EDGE - PROPOSED ADDITION

ELEVATIONS

PATCO CONSTRUCTION INC
1280 MAIN STREET SANFORD, ME 04073
TEL: (207)324-6571 FAX: (207)324-1513
www.patco.com

AS SHOWN
2-25-13

Original Copy

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Inspections Division
Approved with Conditions

Date: 06/10/13

STORMWATER RUNOFF EVALUATION

J & H Properties, L.L.C.
352 Presumpscot Street
Portland, Maine 04103

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of J & H Properties, L.L.C. and Patco Construction, Inc. to evaluate the effects of site improvements on stormwater runoff, as proposed and evaluated herein.

The subject site is located at 352 Presumpscot Street in the City of Portland. Proposed site improvements consist of constructing a 15,390 square-foot warehouse building and associated parking areas. The development will be serviced by public utilities to include underground cable, electric, and telephone; and subsurface drainage infrastructure. The proposed development consists of approximately **41,967** square feet of new impervious surface area.

Original

Site Characteristics

The subject site exists today as a commercial/industrial parcel, of approximately 1.61 acres. The existing ground cover consists primarily of woods and herbaceous growth. The topography throughout the site consists of moderate slopes draining toward a ravine along the southerly property line. Stormwater runoff for the entire site drains in a southeasterly direction to a localized low point in the site where it drains beneath Presumpscot Street via a 3' x 4' concrete culvert.

Soils

Soils information used for the stormwater evaluation was obtained from the Cumberland County Medium Intensity Soil Survey. A copy of the soils and project location maps are enclosed. The soil survey maps the predominant site soils as Hollis, which has a hydrologic soil group of "C".

Methodology

The stormwater runoff analysis was developed in accordance with methodology outlined in the "HydroCAD" storinwater modeling system. The 2-year, 10-year, and 25-year, Type III, 24-hour storm events were used for analysis.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 19 2013
RECEIVED 02237

Jim Freeman - Pack Edge

Applicant: J & H Properties Date: 6/27/

Address: 352 Presumpscot St C-B-L: 422-

CHECK-LIST AGAINST ZONING ORDINANCE

Reviewed for Code Compliance
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Date: 06/10/13

Date - New lot from 340 presumpscot

Zone Location - IL

Interior or corner lot - 100' x 137.87' x 128' x 135' (not a rectangular bldg total

Proposed Use/Work - New bldg & Accessory Office 15,390 ft warehouse for boxes/packedge

Sewage Disposal - City

Lot Street Frontage - 60' min - ≈261' shown

Front Yard - 25' min - 26' scaled

Rear Yard - does not abut a res. zone - 25' min - 130' scaled

Side Yard - does not abut a res zone - 25' min 26' & 288' shown

Projections -

Width of Lot - N/A

Height - 45' max - 29' to ridge

Lot Area - No min req. - 70,030 ft given

Lot Coverage/Impervious Surface - 65% max or 45,519.5 ft max - 64% shown ok

Area per Family -

Off-street Parking - offices 1,800 = 1 per 400 = 5; warehouse 13,590 = 1 per 1,000 = 14 min; 19 min req - 19 shown

Loading Bays - 5 Bays shown & 1 Drive Thru into bldg

Site Plan - #2006-0104

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - Zone X

Pavement setbacks from lot boundary lines 15' min - 15' min shown to rear

340 Presumpscot st

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CITY OF PORTLAND, MAINE · RESURGAM

Date: 06/10/13