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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

October 17th, 2012

William H Savage, PE, Project Manager
Acorn Engineering, Inc
PO Box 3372
Portland, ME 04104

**RE: 165 Presumpscot Street: Paving and associated improvements
Level II Site Plan Review
Application ID Number: 2012-605**

Dear Will:

Thank you for your cover letter and application for a Level II site plan review of the proposals for Eldredge Lumber & Hardware, Inc at the above address. The proposals are being reviewed at an administrative level under the provisions of the Site Plan ordinance, particularly 14-526 and 14-527. These provisions apply to the entire site, both existing and proposed.

Please revise the plans to address the following comments, which are final comments.

Right, Title and Interest (RTI): The proposed berm and some parking is located in Parcel 3, for which RTI has not yet been submitted. Any site plan approval would apply to everything shown on the plan (and the notes on the plan) so RTI needs to relate to all of the land for which "development" (existing and proposed) is shown on the site plan.

Traffic Engineering: Thank you for the additional information relating to traffic generation and the use of the private access drive. We have the following comments;

- A Traffic Movement Permit will not be required.
- We note that Richard Waltz property on the corner has an access from the drive and we would like confirmation that this will remain.
- We would encourage the drive be a joint access for your project and the surrounding properties, and encourage its improvement in view of the likely increase in use by the public and large vehicles.

Bicycle Parking: We note your request for a waiver of the bicycle parking requirements in the Site Plan Ordinance. A waiver is not supported as we consider that employees may wish to commute by bicycle, but we would require only 2 bicycle parking spaces (one "hitch") rather than the 4 spaces which would be the Ordinance requirement. We support a waiver for the scooter and motorcycle parking.

Zoning: Thank you for the parking analysis and please revise the plans to show an additional two parking spaces to meet the zoning requirements. I attach the Zoning comments for your information since they clarify several points.

Landscape:

- The Ordinance clarifies that the plans need to show proposed site landscaping and screening. The southern part of the site abuts a residential zone (R-5) on the east and therefore the Ordinance *Site Landscaping* requirements for industrial and commercial zones would apply. In this case the proposed berm would provide some screening, but it would need to be landscaped. We suggest red or white pine tree-planting along this south-eastern edge.
- The Ordinance requirements for parking lot landscaping (see *Landscaping and Landscape Preservation: Parking Lot Landscaping*) applies to all parking on the site, not just to additional parking. Please add tree planting to the site plan along the front of the identified parking nearest to the access drive and railway; red maples are suggested.
- All planting should meet the requirements of the above referenced Ordinance provisions and the *City of Portland Technical Manual Section 4*.
- Additional street trees are not required, but the trees (requested above) near the parking should be visible from the public right of way if possible.

Stormwater Management: Please address the 10.12.2012 comments of the Peer Engineering Reviewer, attached.

Once we have received revised plans that satisfactorily address these comments, I will arrange for the approval letter to be issued. The revised plans may be sent by e-mail, with one paper copy.

Please note that there is an ordinance provision that may allow the applicant to commence some of the work prior to the issuance of the site plan approval (14-532 (d) 2. b. - which states:

2. No alterations shall be made to a site with a pending or approved site plan application until:
 - a. The performance guarantee has been posted and final site plans have been submitted to the Planning Authority.
 - b. Written permission has been received from the Director of Planning and Urban Development or his/her designee. Such permission shall be granted only after submission of a written request describing the proposed scope of work to be conducted on the site and the planning authority concludes that the request is reasonable, time is imperative and the work will not compromise any aspect of the ensuing review process. All such work shall be done in compliance with information provided with the site plan application including, but not limited to, an erosion control plan. Such written permission shall not be required if the only work proposed is the digging of test pits.

Also please note that prior to commencement of the work onsite you will need to obtain a Building Permit (Site Work Only; \$30 flat fee through the Inspections Division). This may be applied for immediately but would not be issued until the Site Plan approval is confirmed and the Performance Guarantee and Inspection Fee are posted.

Please contact me on 874 8728 or jf@portlandmaine.gov if there are any questions.

Sincerely,



Jean Fraser,
Planner

Attachments: Peer Engineer Review dated 10.12.2012 and Zoning Comments dated 10.15.2012

CC

Barbara Barhydt, Development Review Services Manager
Schmuckal, Zoning Administrator
David Senus, Woodard & Curran (City consultant reviewer)

David Margolis-Pineo, Department of Public Services
Tom Errico, T Y Lin (City consultant reviewer)
Jeff Tarling, City Arborist

Applicant: Dan Remick; Eldredge Lumber & Hardware, Inc.; 627 US Route One; York; Maine; 03909

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DRIVE RESULTS**41 Hutchins Drive
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F 207.774.6635**MEMORANDUM**

TO: Jean Fraser, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: October 12, 2012
RE: 165 Presumpscot Street, Final Level II Site Plan Application

Woodard & Curran has reviewed the Final Level II Site Plan Application for the proposed improvements at 165 Presumpscot Street in Portland, Maine. The project consists of paving an existing gravel lot (an existing impervious surface) and associated drainage improvements. The proposed paved lot falls within the footprint of the existing gravel lot, and therefore the project does not propose to increase impervious area on the site. Overall, the project proposes a net decrease of impervious area of 64,430 sq ft.

Documents Provided By Applicant

- Final Level II Site Plan Application with cover letter and attachments dated September 24, 2012, prepared by Acorn Engineering, Inc., on behalf of Eldredge Lumber & Hardware, Inc.
- Engineering Plans, Sheets C-01, C-10, C-20, C-30 through C-32, dated September 24, 2012, prepared by Acorn Engineering, Inc., on behalf of Eldredge Lumber & Hardware, Inc.
- Existing Conditions, revised June 8, 2012, prepared by Titcomb Associates on behalf of Acorn Engineering, Inc.
- Snow Storage Plan, dated September 12, 2012, prepared by Acorn Engineering, Inc., on behalf of Eldredge Lumber & Hardware, Inc.

Comments

- 1) In accordance with Section 5 of the City of Portland Technical Manual, a Level II development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We have reviewed the applicability of these standards relative to the proposed project and offer the following comments:
 - a) Basic Standards: Plans, notes and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standards: The project will result in a net reduction of impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control.
 - c) Flooding Standards: The project will result in a net reduction of impervious area. The applicant has prepared and submitted a model demonstrating that peak flows from the post-development condition will not exceed those in the pre-development condition at two study points (discharge points) on the site. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.
- 2) The applicant is proposing two Inserta-T connections for new 12 and 18-inch storm drain pipes into an existing City-owned 36-inch RCP storm drain that crosses the site within a 30' wide easement. Per discussions with DPS, the applicant should utilize drain manhole(s) for these connections. A single drain manhole that allows for both connections would be acceptable; however, the applicant will need to verify that the pipe elevations and the configurations of the pipe penetrations can be accommodated by a single structure.
- 3) The applicant has indicated that an area of existing impervious gravel will be changed to grass, resulting in a net reduction in impervious surfaces on the site. The applicant should clarify the proposed grassed areas on the plan and should provide notes and information about the construction practice



that will be utilized to vegetate the site (removal of packed gravel, depth of loam, seeded areas, erosion controls as needed, including blanket lining at swales or steep slopes).

- 4) Sheet C-20 depicts a compacted gravel swale along the west edge of the site, adjacent to and parallel with the west wall of building #5. Concentrating flow over compacted gravel will result in erosion. We understand that the applicant is attempting to maintain a 10' pavement setback from the property line in this area, but we request the applicant propose an alternate surface (crushed stone) or alternate drainage concept in this area to avoid erosion.

From: Marge Schmuckal
To: Jean Fraser
Date: 10/15/2012 4:14 PM
Subject: 165 Presumpscot Street - #2012-605

Hi Jean

One Solution is not accepting comments at this time, so here is an e-mail:

165 Presumpscot Street 425-A-7, 426-A-7, 427-H-4
#2012-604 I-M Zone
10-15-2012

The current site is a lumber yard which is a continued use. In the past it was known as Richard & Dana Lumber Co. So Eldredge Lumber is a continued listed use int the I-M Zone (section #14-247(j)). The project is to do some routine maintenance and repave a portion of existing broken up pavement. they also propose to add a truck loading dock in front of building #1. The information given shows that the existing impervious surface of the site is 95.6%. The proposal to repave includes the elimination of some of the existing pavement. The given information indicates that the impervious surface will be reduced to 76.79%. The I-M Zone requires any new development to be at a maximum of 75%. The amount of reducing the legal nonconformity concerning the impervious surface is allowable and encouraged.

The submitted parking assessment shows that two more parking spaces need to be provided. I will be looking forward to revised plans showing the new parking spaces.

The I-M Zone requires 60' of street frontage. Again, the primary lot was originally developed without any street frontage. The owners have purchase a 50' wide street access that affords the property 50' of street frontage on Presumpscot Street. Again, a legal nonconformity has been reduced and is permitted by ordinance.

All other requirements of the I-M Zone are being met such as building height and setbacks. If there are any other nonconformities, they would be considered legal nonconformities.

Separate permits are required for any new signage.

Marge Schmuckal
Zoning Administrator

From: Marge Schmuckal
To: Jean Fraser
Date: 10/15/2012 4:19 PM
Subject: 165 Presumpscot Street

Hi Jean,

I forgot to ask about what is intended to be stored in the defined outside storage area?

Thank you,
Marge