

Stephen J. Puleo

From: Mark T. Arienti
Sent: Friday, March 15, 2024 11:28 AM
To: Stephen J. Puleo
Subject: RE: 24-01_MAJOR_SITE_FINAL_PLAN_CommercialBuildingConversion

Steve,

I've reviewed the 24-01 Commercial Building Conversion application and have the following comments:

Stormwater/Drainage

- The proposed project is a redevelopment of an existing developed property with a substantial amount of existing impervious area. Overall the proposed design increases the impervious area by about 1400 SF based on information provided in the Stormwater Management Report. A bioretention cell is proposed adjacent to the parking area between the building and Route 302 to treat stormwater in this area. The proposed parking area at the rear of the property replaces a current gravel-surfaced area with a paved surface. All the drainage from the front entrance and along the steep access drive on the side of the building flows to the rear parking area, which is within 30-ft of the wetlands that border Outlet Brook. Within ½-mile, Outlet Brook flows into the Sebago Lake Basin. No stormwater treatment is proposed for this area that is in very close proximity to a protected resource. I believe that some type of treatment should be provided to treat runoff from this area.
- Please provide a plan or mark up of an existing plan to clarify what is assumed to be existing and proposed impervious surface. The Watershed Plan should also indicate drainage flow direction.
- The proposed bioretention cell does not appear to have any provisions for overflow during a heavy rainfall event that exceeds the capacity required for water quality treatment. This needs to be added or else overflow may result in damage to the cell and surrounding area.
- At the end of the front parking area between Rte. 302 and the building, the grade slopes steeply down to Outlet Brook. The plan should include provide details on stabilization of this slope to prevent erosion during and after construction.

Traffic/Parking

- The two parallel parking spaces at the rear of the building block a walkway, which I believe is intended as an emergency exist, and a garage. These parking spaces appear to qualify as legitimate spaces with respect to access and safety and should probably be removed or relocated.
- The vehicle turnaround shown in the rear parking area appears to be blocked by the parking spaces proposed in that area and therefore will not be effective at times cars are parked there.
- The report says that there is an unpaved back entrance to the property on the south side that connects to Trails End Road, which connects into Route 302 via a stopped controlled intersection. Clarify what is meant by "a stopped controlled intersection". There doesn't appear to be any controls on that entrance onto Rte. 302.

Water

- It appears that the proposed site development has not yet received an "Ability to Serve" response/confirmation from the Portland Water District to indicate that the existing water supply to the site is sufficient to serve the proposed uses. This will be needed before approval of the application.

Please let me know if you have any questions on my comments and I'll try to answer them,

Thanks,

Mark

-----Original Task-----

Subject: 24-01_MAJOR_SITE_FINAL_PLAN_CommercialBuildingConversion

Priority: Normal

Start date: Fri 3/8/2024

Due date: Wed 3/13/2024

Status: In Progress

% Complete: 25%

Actual work: 0 hours

Requested by: Stephen J. Puleo

Hi All

We have received the final major site plan application for the proposed conversion of a commercial building at 868 Roosevelt Trail. Please email me your comments or question for the applicant.

The files, are saved on the Town network, here I:\Global\Development Review Team\2024-03-08\24-01_MAJOR_SITE_FINAL_PLAN_CommercialBuildingConversion; off-network I:\Global\Development Review Team\2024-03-08\24-01_MAJOR_SITE_FINAL_PLAN_CommercialBuildingConversion; off-network << OLE Object: Picture (Device Independent Bitmap) >> [24-01_MAJOR_SITE_FINAL_PLAN_CommercialBuildingConversion](I:\Global\Development Review Team\2024-03-08\24-01_MAJOR_SITE_FINAL_PLAN_CommercialBuildingConversion)