



Christian Roadman <croadman@portlandmaine.gov>

977 Brighton Avenue - Initial Traffic Comments

Tom Errico <thomas.errico@tylin.com>

Thu, Apr 19, 2018 at 4:27 PM

To: Christian Roadman <croadman@portlandmaine.gov>

Cc: Keith Gray <kgray@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "Jeff Tarling (JST@portlandmaine.gov)" <JST@portlandmaine.gov>

Hi Christian – The following presents my initial comments as it relates to the site plan. I would note that my review of off-site traffic impacts will be performed upon receipt of the Traffic Impact Study. I would note that access and egress movements from Wessex Street onto Brighton Avenue is a concern as it relates providing safe conditions along a very busy City arterial street.

- The Wessex Street cross-section shall meet City standards or 28 feet in width. This width will permit on-street parking on one side of the street.
- The sidewalk on Wessex Street shall extend along the entire property frontage.
- Supporting documentation on the number of handicap parking spaces shall be provided.
- Supporting documentation on the number of parking spaces provided for the site shall be provided.
- Supporting documentation on the number of compact parking spaces shall be provided.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director

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"One Vision, One Company"

MEMORANDUM



TO: Christian Roadman, Planner
FROM: Lauren Swett, PE & Amy LeBel, EIT
DATE: April 18, 2018
RE: 977 Brighton Avenue Elderly Apartments, Level III Site Plan Application

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed 40-unit senior housing project located at 977 Brighton Avenue in Portland, Maine. The project involves construction of a 4-story building and associated site improvements. We have reviewed the project for compliance with applicable City of Portland Land Use Codes and Technical Manuals and general engineering practices.

Documents Reviewed by Woodard & Curran

- Level III Site Plan Application and attachments, dated December 22, 2017, prepared by Pinkham & Greer Civil Engineers, on behalf of Avesta Housing Development Corporation.
- Engineering Plans, Sheets C1.1-C1.2, C2.1-C2.6, C3.1- C3.3 and D1.0, dated December 21, 2017, prepared by Pinkham & Greer Civil Engineers, on behalf of Avesta Housing Development Corporation.

Comments

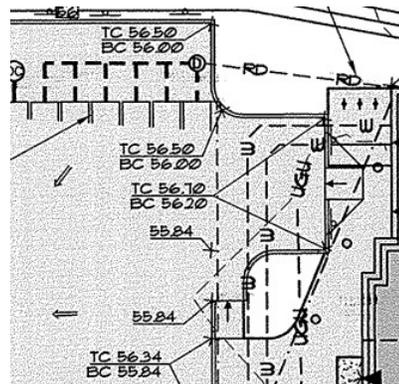
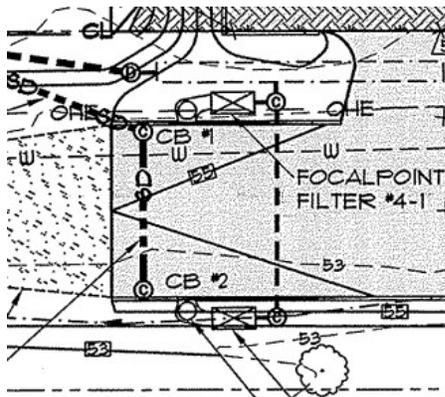
- 1) It is noted that this is a preliminary application. The follow comments reflect items required for the final plan submission.
- 2) In accordance with the City of Portland Land Use Code (Chapter 14) Subdivisions and Site Plan Standards, please address the following comments:
 - a) Note 1 on the Snow Clearance Notes on sheet C1.2 indicates that snow may be stored within the snow storage areas, but the location of the designated areas are unclear on the site plan. Please indicate snow storage locations that are sited outside of existing and proposed drainage courses.
- 3) In accordance with the City of Portland Technical Manual, please address the following comments:
 - a) Stormwater Management Standards (Section 5)
 - In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. The Applicant proposes four FocalPoint systems and storage chambers. We offer the following comments:
 - Basic Standard: Plans, notes, and details are 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. Please address the following comments related to the Erosion Control Plan:
 - (a) The stone filter protection icon does not appear to align with Focal Point Systems 1, 4-1 and 4-2. Please revise accordingly.
 - (b) Stone filter protection is provided northeast of the site building. Based on other sheets, it does not appear that infrastructure is proposed in this area. Please revise to reflect proposed conditions.
 - (c) The erosion control berm line does not appear to extend downgradient of all proposed work on the northern end of the property. Please revise accordingly.
 - (d) Please provide a detail for riprap outlet protection.
 - General Standard: The Applicant needs to distinguish between new impervious surface and redeveloped non-roof impervious surface. New impervious surface (if greater than 1,000 SF) shall comply with the Maine Chapter 500 General Standard by providing treatment of no less than 95% of the impervious area and 80% of the developed area.



Areas of redeveloped non-roof impervious area shall comply to the redevelopment standard, providing treatment of 50% of the area. All stormwater calculations shall include the Wessex Street area.

- (a) The Applicant should provide sizing calculations per the MaineDEP Stormwater BMP Manual for all proposed treatment BMPs.
- (b) The Applicant should provide details for all proposed treatment BMPs and related infrastructure (FocalPoint System, Storage Chambers and Outlet Control Structure), including invert elevations.
- (c) Please include a maintenance description and update tables to include the chamber system in the Inspection and Maintenance Report.
- Flooding Standard: The Applicant has noted that post-development peak flows are smaller than pre-development peak flows for the 2-, 10- and 25-year storm events.
 - (a) Wessex Street should be included in both Drainage Plans and all stormwater calculations.
 - (b) Please provide the 10- and 25- year storm event models for the post-development HydroCAD model.
- b) Boundary Survey Requirements (Section 13)
 - The submitted boundary survey date July 13, 2016 does not include a professional surveyor stamp/signature. Applicant is required to submit a Boundary Survey that has been Stamped by a Maine Licensed Professional Surveyor.
- 4) Please address the following comments regarding the Construction Management Plan (CMP):
 - a) Per Section C. of the City of Portland CMP Template, please add the following under 'other applicable permits':

Building Code: Employ the best practices, as applicable, of Chapter 33 Safeguards During Construction, from the International Building Code.
 - b) The CMP Narrative references a construction timeline at end of the document in Section E. Construction Schedule. It does not appear that the timeline was attached to the document.
- 5) General Comments
 - a) Please reevaluate the 55 and 56 foot contours respectively on the Grading Plan in the following locations:



- b) Please provide details for the following items: driveway culvert, drainage manhole, stormwater infrastructure (see Stormwater Section above) stockade fence and concrete pavement.
- c) The Applicant has not provided a location for a dumpster or other solid waste receptacle. Does the applicant intend that all solid waste disposal be handled internal to the building?
- d) Please indicate locations of the extruded concrete curb (detail 4 on sheet C3.2) or describe locations in the note section for that detail.
- e) The Applicant submitted letters to Portland Water District and the City of Portland Department of Public Works to request utility capacity to serve documentation for the proposed project. A response



letter from the Department of Public Works confirmed downstream sewers have the capacity to convey the estimated wastewater flow. Since the project is connecting into a combined sewer, a backflow preventer is recommended; a detail should be provided in the plan set. Response letters from other utilities confirming ability to serve the proposed development should be submitted to the City upon receipt.

Please contact our office if you have any questions.



Christian Roadman <croadman@portlandmaine.gov>

Comments for Two Planning Board Items?

Jeff Tarling <jst@portlandmaine.gov>
To: Christian Roadman <croadman@portlandmaine.gov>

Fri, Apr 20, 2018 at 1:59 PM

Hi Christian -

Review comments on the [977 Brighton Avenue](#) project:

Street & parking lot trees -

Would recommend that the project 'street-trees' along Brighton Avenue and Wessex Street be a uniform planting of like tree types vs 'two & two', that could be 7 of the same species along Wessex Street, most likely the overhead utility wires will remain thus the trees should be ornamental types - perhaps 'Accolade' Cherry or Crabapple.

Silver Maple are not recommended near any City street, but would be OK in backyard situations. Thus we would want to see that type changed in this plan.

Thanks

Jeff

Jeff Tarling
City Arborist - City of Portland Maine
Parks, Recreation & Facilities Department
Forestry & Horticulture
[212 Canco Road](#)
[Portland, ME. 04103](#)
[\(207\) 808-5446](#)
jst@portlandmaine.gov

On Thu, Apr 19, 2018 at 12:13 PM, Christian Roadman <croadman@portlandmaine.gov> wrote:
[Quoted text hidden]

Planning and Urban Development Department Planning Division



Subject: Design Review – 977 Brighton Avenue
Written by: Caitlin Cameron, Urban Designer
Date of Review: Wednesday, April 11 2018

The project at 977 Brighton Avenue was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, Christian Roadman, Planner, and Shukria Wiar, Planner against the *City of Portland Design Manual: R-P Residential Professional Zone* and the *Multiple-Family Standards*.

Design Review Comments:

- Applicant did not provide renderings of the project in context
- More information on material finishes is requested

(a) R-P Residential Professional Zone

Standard (1) . For development within the R-P zone where there is a consistent established architectural style or character to the existing structures in the immediate vicinity in which the development is proposed, that the concurrently visible architectural style or character of the proposed development would not be incongruous to that established style or character.

Staff determined that there is not a consistent, established architectural style or character to the immediate vicinity.

(i) Two-Family, Special Needs Independent Living Units, Multiple-Family . . . :

Standard (1) . *Exterior Design* – Building is multi-family and its 4-story scale relates that use. The context includes one-story commercial buildings and many small-scale vernacular residential buildings; other than the Barron Center, there is not much in the way of multi-family buildings in this area. Most of the residential context is from the early 20th century with the commercial corridor on Brighton Avenue having more recent buildings. The project varies the massing somewhat on the sides and rear of the building - this helps to mitigate the scale of this multi-family building which is larger than the single-family homes nearby. The central entrance is emphasized with a canopy. **Aside from the canopy and the material variation, the façade and form appear flat and boxy. The window proportions are also inconsistent with those found in the residential context. In essence, the building does not look very residential.** Staff suggest possible ways to bring more visual interest and a residential character to the building:

- Articulation elements
- More fine grain material than panel
- Different roofline treatment
- Depth at the windows

- Reduce the number of materials, or adjust the placement

Questions:

- What finishes on the materials are proposed?
- What is the detail of the window openings? Do the windows have a reveal?

Standard (2). Relationship to Street –Building relationship to the street varies in this context – some buildings face the street, some are set back from the street, some turn the side to the street. The front orientation is to Brighton Street with a 17’ front setback from the busy street and an entry porch.

Standard (3). Open Space – Open spaces provided on property – covered entry porch and landscape buffer surrounding building but no seating or yard space proposed.

Standard (4). Light and Air – All units provided with ample windows, some storage space.

Standard (5). Parking – Parking is away from Brighton Avenue, hidden by the building. **On the Wessex Street side, surface parking is not adequately screened from view – only two trees shown currently between parking and public ROW; no apparent screening provided between the surface parking and the neighboring properties.**

Standard (6). Not applicable

MEMORANDUM

To: FILE
From: Christian Roadman
Subject: Application ID: 2017-299
Date: 4/20/2018

Comments Submitted by: Robert Thompson/Fire on 4/4/2018

Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.

Comments Submitted by: Robert Thompson/Fire on 4/4/2018

The main entrance of the building must be the address for the property. This should be consistent with 911, tax assessor, Inspections Division and future mailing address.

Comments Submitted by: Robert Thompson/Fire on 4/4/2018

Emergency access for fire apparatus is available with the plans.

Comments Submitted by: Robert Thompson/Fire on 4/4/2018

Adequate water supply is available for the building.



Christian Roadman <croadman@portlandmaine.gov>

Re: Fe: I.D.#2017-299, proposed "Aquesta Housing Project" for 977 Brighton Avenue

3 messages

Barbara Barhydt <bab@portlandmaine.gov>

To: jmy <jmy@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>

Cc: Victoria Volent <vvolent@portlandmaine.gov>

Tue, Feb 13, 2018 at 12:48 PM

This is Christian's project as well. Victoria, this project is on hold. They did not hold their required meeting 30 days before submitting the application, so Jeff Levine wants us to put this on hold until they meet the requirements of Division 30.

Thanks.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

On Tue, Feb 13, 2018 at 12:46 PM, jmy <jmy@portlandmaine.gov> wrote:

Victoria,

This is public comment for the 977 Brighton Avenue project for your files.

Jen

On Monday, February 12, 2018 at 4:29:15 PM UTC-5, Joe Martelle wrote:

Att: Members of the Portland Planning Board

Re: I.D. # 2017-299, Proposed "Aquesta Housing Project" sub division of 40 housing units and proposed leveling of property at [977 Brighton Avenue](#), Portland

Please be advised that Portland is the city of my birth, having lived at [977 Brighton Avenue](#) while growing up. I believe the house, now offices, should be preserved as a Portland landmark. Therefore, I am opposed to this proposed project for the following reasons.

My late father, Ameido Martelle, known to his many friends and customers as 'Marty' operated greenhouses [since torn down] , seedling nursery and pansies garden on this land for over 30 years. The property also served as our family home. My parents worked long hours in the garden and greenhouses, usually nights and on weekends, since they both had full-time jobs. Dad's specialty was growing native garlic and tomatoes, along with other seedlings, flowers and his beautiful pansies. Regular customers from the Greater Portland area and from all over Maine annually visited dad's greenhouses to purchase geraniums on Memorial Day. Anyone who grew-up in Portland from the 50s through the 70s will usually associate Memorial Day with my dad's geraniums which adorned the grave sites of their loved ones. I can still see the countless cars lined-up on Brighton Ave., and the smiles on the faces of his loyal customers as they returned year after year to greet him. Quite often, my dad's photo appeared in the Portland Press Herald and Evening Express praising his green thumb. He was also interviewed numerous times by the late Cliff Reynolds on Ch. 6 regarding my father's ability to grow native garlic, and what a special gift "our dad" had.

I am not sure when the house was built, but do know, I was around five years old when we moved to the house at the conclusion of WWII. Therefore, the structure is at least 73 years old and probably much older.

I also believe our former home at 977 Brighton Avenue should not be demolished because I 'spun' records, as a future radio wannabe, in the basement of this wonderful ole home. After graduating from Cheverus High School in '59, and attending St Francis Xavier Univ. in Nova Scotia and Emerson College for Broadcasting in Boston, I went on to enjoy a 40 year career in broadcasting. I was on the air in Portland at WGAN, WLOB and WCSH. I also managed WCSH Radio in the late 70s, before heading to Boston where I was a radio-TV personality for 20 years. My other radio stops were Cincinnati, Houston and West Palm Beach. In 2013, it was my honor to be inducted to the Maine Broadcasters Hall of Fame. My successful career all began in the basement of that grand old home on Brighton Avenue. These are just a few reasons why I feel strongly that this house should not be leveled. Therefore, I am asking you in behalf of my late mom and dad, the entire Martelle family and thousands of satisfied folks who benefited from the fruits of their hard labor to block any proposed destruction of the property at [977 Brighton Avenue](#). I truly believe this home is a Portland Landmark and should be labeled as such.

Please feel free to contact me for any additional information. I stand ready to assist you any way I can to hopefully preserve the integrity of this property.

Thanking you kindly for your time and consideration,,

I remain,

Respectfully,

Joe Martelle
Box386
Mesa, Colorado 81643
Tel: 970-268-5693
e-mail: joemartell@aolcom

Jennifer Munson <jmy@portlandmaine.gov>

To: Barbara Barhydt <bab@portlandmaine.gov>

Cc: Christian Roadman <croadman@portlandmaine.gov>, Victoria Volent <vvolent@portlandmaine.gov>

Tue, Feb 13, 2018 at 2:32 PM

I did not send it to Christian because I noticed the project was no longer in UI and I didn't know who had the project.

Jennifer Munson, Office Manager
Planning and Urban Development
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389 Congress St., 4th Floor
Portland ME 04101
jmy@portlandmaine.gov
(207) 874-8719
(207) 756-8258 (fax)

[Quoted text hidden]

Barbara Barhydt <bab@portlandmaine.gov>

To: Jennifer Munson <jmy@portlandmaine.gov>

Cc: Christian Roadman <croadman@portlandmaine.gov>, Victoria Volent <vvolent@portlandmaine.gov>

Tue, Feb 13, 2018 at 2:41 PM

I am fairly sure I assigned it to him and I did send out the councilor note. Maybe I lost it somehow, but I worked with it.

Thank you for checking with Vicki

3/21/2018

City of Portland Mail - Re: Fe: I.D.#2017-299, proposed "Aquesta Housing Project" for 977 Brighton Avenue

Barbara Barhydt
Development Review Services Manager
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[Quoted text hidden]

Fwd: 977 Brighton Ave

1 message

Matthew Grooms <mgrooms@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>
Cc: Christian Roadman <croadman@portlandmaine.gov>

Mon, Mar 19, 2018 at 9:18 AM

Hi Jen,

Here is a public comment for 977 Brighton Avenue. I believe this is one of Christian's projects.

Thanks,

Matt

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

From: **Gene Leighton** <geno34243@outlook.com>
Date: Sun, Mar 18, 2018 at 2:55 PM
Subject: 977 Brighton Ave
To: "mgrooms@portlandmaine.gov" <mgrooms@portlandmaine.gov>

Dear Sir,

My name is Gene Leighton, I spent many years living on Brighton Avenue in Portland.

Regarding the plans for senior housing at 977 Brighton Ave, I would ask that you consider the age and history of the property being considered for development before any plans are approved.

Mr Martelle , the former owner for decades raised tomatoes, assorted flowers and the like. In its day it was as a very successful family run business.

While the property may not be within an historic district such as properties on the peninsula, I feel considering it's past has merit.

Thank you in advance for your consideration.

Gene Leighton

Sent from my iPhone

--

Matthew Grooms
Planner
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(207) 756-8258 (F)
mgrooms@portlandmaine.gov

977 Brighton Avenue project by Avesta

W M <wmontdmd@yahoo.com>

Apr 6, 2018 4:48 PM

Posted in group: **Planning Board**

Dear Planning Board Members:

I have attended the one public meeting of which I am aware presented by Avesta about this project. I own the adjacent property across Wessex Street from 977. I have my office there and have been there since 1989.

Traffic flow could be the weakest link and may well prove to be a safety problem. It can at times be challenging to get onto Brighton from Wessex due to the high traffic volume on Brighton. If the number of vehicles trying to get out of Wessex onto Brighton at one time becomes increased substantially, which is very likely with this project, there are going to be routine back-ups and people trying to get out when perhaps they should wait. Think "rush time". Contributing to the problem is that snow clearance and sanding at the Brighton-Wessex intersection are not as they should be. Slippery winter conditions are going to make it worse. A traffic light responsive to vehicles on Wessex at the intersection would do it, but somehow I doubt that will be an option.

It will be convenient for drivers to use my parking lot to cut through and to turn around. A little of that is OK; a lot, not so much.

On a positive side, the improvement of Wessex Street itself, which is much needed, is a major plus.

I know the engineers are aware of the very wet soil conditions at the back end of the property.

Four stories will make for a large structure, unique to the immediate area. It won't affect my property this way, I believe, but it will cut off at least some morning sunlight to the property immediately adjacent me next back on Wessex. I know that is a concern for the young couple living there. They purchased their home last year.

If dogs are allowed, I suspect they will get "walked" on the grass at the edge of my parking lot as there will not be a good area on the grounds at 977. "Across the street and out of mind". That will not be welcomed. It would be good if there were severe penalties "in house" for that. The Portland leash law recognizes the problems associated with dog waste, but I doubt the law alone will do it.

No doubt you will hear from others, and I may have other thoughts. This is not an anti-project e-mail necessarily, but I wanted to get this information to you. Thank you.

Bill Montgomery, 989 Brighton Avenue

Development in vicinity of 977 Brighton Ave.

Judy Stanhope <jstanhope@scarboroughschools.org>

Apr 18, 2018 2:44 PM

Posted in group: **Planning Board**

I am writing to express my concern over the proposal to build a 40 unit senior housing building on the corner of Brighton Avenue and Wessex Street. I own and reside in the home at 1001 Brighton Avenue. My house would be separated from the proposed development by one building.

My concerns are as follows:

- **Traffic, traffic, traffic:** Traffic at this location is heavy and it is unclear how the traffic associated with a 40 unit development can safely enter and exit Brighton Ave. At this location Brighton Avenue begins to expand into 6 lanes. The residents on Wessex already have difficulty, as do I. Does the city intend to install another traffic light? This presents more problems because there are already several traffic lights in the area.

I

- **Scale:**
 - The size of the building is not compatible with the residential / professional buildings in the area.
 - The proposed 4 story height will block sunlight to neighboring residences.
 - The building and associated parking seems to be too large for the lot.
- **Impact of exterior lighting on neighboring residence**
- **Maintenance:** Currently the property is not adequately maintained by Avesta. What assurances do we have the property will be well maintained?

Thank you for considering my concerns.

Judith Stanhope
1001 Brighton Avenue
Portland, Maine 04102