

**AGENDA ITEM #3
Meeting of October 10, 2017**

Planning Department Memorandum to Planning Board

Subject: Site Plan — 16 Hill Street — JLJ Construction, LLC

INTRODUCTION

JLJ Construction is requesting site plan approval to improve a 15,682 SF lot by adding 384 SF to an existing house and constructing a 2,006 SF two-unit attached building. The parcel is further identified as Assessor's Tax Map 25, Lot 281, located within the Residential G zoning district.

Public hearing notices were mailed on September 29, 2017, to the 62 property owners within 500 feet of the proposed project, the applicant and were sent via email to the Conservation Commission, Planning Board, and City Council.

This site plan submission will be reviewed under Chapter 27, Article XIV Site Plan Review, and in compliance with Article V Residential G Zoning District.

SUBMISSION CHRONOLOGY

Site plan application submitted: August 1, 2017

Application complete for review: August 1, 2017

PROJECT DATA

Zoning:	Residential G	
Land Area:	15,682 SF (0.39 acres)	
Existing Land Use:	1,968 SF Single-family home	
Proposed Land Use:	384 SF Building addition, 1,991 SF two-unit attached building, additional parking area, and drainage facilities	
Maximum building height:	Permitted: 40'	Proposed: 28.5'
Parking:	Required: 8 spaces	Proposed: 8 spaces
Maximum building coverage:	33% of lot	Proposed: 24%
Estimated Sanitary Sewage:	630 GPD	

PERFORMANCE REVIEW

1. Zoning, Performance Standards

This submission is for a permitted use, meets the space and bulk requirements, and satisfies the performance standards for the Residential G zoning district.

2. Traffic, Access, and Parking

According to the applicant, the proposed project is not expected to increase Hill Street traffic by more than four cars per day. All parking will be contained on-site resulting in no parking impact to Hill Street.

3. Utilities

All new utilities will be underground and will be extended from Hill Street. An 8-7-17 letter from the Portland Water District (PWD) states that capacity is available for the development of the project, per Section 27-1426(c).

The applicant is proposing the generation 630 GPD of sanitary flow, which will be treated by the City of South Portland's treatment plant. The applicant has provided a copy of the Director of Water Resource Protection's 8-29-17 "Capacity to Service" letter.

There are fire hydrants on Hill Street and Broadway located within 500 feet of the proposed project.

4. Drainage, Stormwater Management, Erosion Control

Existing Conditions

The 0.39-acre site is a level, grassy house lot. The site currently has approximately 1,900 SF of impervious surface, or 12% of the site.

Soils on the site consist entirely of Swanton fine sandy loam, a material that is generally found in marine or lake plane outwash areas.

Proposed Conditions

The proposed project will result in a total of 7,794 SF of impervious surface, or 50% of the site.

With the granting of a waiver, the proposed project will meet the requirements of the City's Basic Stormwater Plan and thus will have adequately provided for the management of the quality and quantity of stormwater generated by the project. The Basic Stormwater Management Plan seeks to ensure the treatment of 0.5" of runoff from 90% of the impervious surfaces on the site, and 0.2" of runoff from all disturbed pervious areas. Given the lack of space on the site in which to fit BMP's, a waiver is requested to treat 0.5" from 90% of impervious surfaces and 0.2" from 64% of disturbed pervious surfaces.

The applicant indicates that an effort was made to minimize the amount of impervious area as much as possible. One driveway was created to be shared by both buildings, rather than having two driveways, and the driveway width was narrowed to 12.5' as it approaches the proposed duplex before widening to accommodate needed parking. In addition, two parking spaces were reduced to 8'x16' in an effort to minimize impervious area.

The proposed stormwater management system consists of a series of grassed underdrained infiltration swales. The first of these structures will be constructed along the driveway on the southwest edge of the site, and the underdrain will be connected to the City's stormwater (MS4) system. The other will be constructed on the eastern side of the duplex and will be tied into the underdrain of the first structure. These low impact design (LID) BMP's are designed to hold and treat the required amount of runoff while having overflows for extreme events. In addition to this, the basement sump pump from the proposed two-unit will be routed directly to the underdrain in the infiltration swale on the southwest edge of the site.

In terms of stormwater runoff from the existing structure, none is currently treated while post-development 50% will be treated. This goes beyond the City's ordinance requirements.

The applicant is proposing to retain ownership of the stormwater management facility and system and has provided an acceptable Maintenance Plan and Drainage Maintenance Agreement per Section 27-1536 (c) (1 through 3).

Pursuant to Section 27-1426 (f), a satisfactory erosion and sedimentation control program proposal has been submitted.

5. Landscaping

Landscaping benefitting the site currently consists of a variety of shrubs in front of the single-family home, a large grassed lawn, and trees on the abutting properties. Additional landscaping appears likely to be at the discretion of the future residents.

6. Potential Nuisances and Noise

No potential nuisances are anticipated. The project is not anticipated to generate noise impacts above those permitted by Chapter 30, Control of Noise from New Development.

7. Legal, Technical, and Financial Capability

Per Section 27-1426 (r), the applicant has submitted documentation from the Maine Secretary of State's Office that JLJ Construction, LLC is a Maine limited liability company in good standing.

Per Section 27-1426 (t), the estimated project cost is \$237,350. The financial capacity requirement has been met by the submission of a letter of commitment from Biddeford Savings for up to \$405,000.

RECOMMENDATION

Based on the technical review of information submitted by the applicant from August 1, 2017, through October 3, 2017, and drawings from August, 2017, through October, 2017, staff recommends the following action for the Board:

WAIVERS

I move to approve the waiver of request of Section 27-1428 (a), Time Limitations, for the opportunity to have an 18-month extension to the approval period for the start of construction, expiring on October 10, 2019.

I move to approve the waiver request of Section 27-1536(d)(1)(b) to allow for the treatment of 0.5" from 90% of impervious surfaces and 0.2" from 64% of disturbed pervious surfaces.

SITE PLAN APPROVAL

I move to approve the site plan application of JLJ Construction, LLC dated August 1, 2017, through October 3, 2017, and drawings from August, 2017, through October, 2017, for the addition of a duplex to a house lot as follows:

CONDITIONS

1. Planning Board Regulation #5, standard condition of approval: This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. No project, plan or development previously approved by the Planning Board may be altered or modified without securing prior approval of the Planning Board in the form of an amended approval; provided, however, that, if at any time it becomes necessary or desirable to make modifications to the project, plan or development, the Planning Director may approve modifications determined by the Planning Director to be de minimis in that they (i) do not amount to a waiver or substantial alteration of any condition or requirement set by the Planning Board; (ii) do not affect any approval standard; (iii) meet all applicable ordinances and laws; (iv) are reviewed and approved by all appropriate City staff and consultants; and (v) do not involve any change to lot lines. De minimis changes include only the modifications listed in Section 24-27 of the Subdivision Ordinance and Section 27-140 of the Zoning Ordinance.
2. Prior to scheduling a pre-construction meeting with the City, the applicant shall pay all outstanding review escrow account fees and post the necessary performance guarantee(s) in such amount(s) as established by the City.
3. The property is subject to a Stormwater Management System Maintenance Agreement that runs with the land and is binding upon the property owner and its successors and assigns as their interests may from time to time appear. Prior to the scheduling of a preconstruction meeting, said agreement shall be duly executed and recorded by the applicant at the Cumberland County Registry of Deeds, with a copy of the recorded instrument contemporaneously provided to the Director of Planning and Development.
4. Prior to the issuance of a Certificate of Occupancy for the project, the applicant must submit an inspection report to the Code Enforcement Officer documenting that the stormwater facilities have been installed and are functioning as designed and approved and are fully operational. This

inspection report must be prepared by a qualified inspector as defined in Section 27-1536 (c)(3)(e) of the South Portland Code of Ordinances, as may be amended.

5. On or by July 15th of each year, a completed and signed certification shall be provided by each property owner or applicant to the City's Director of Water Resource Protection in a form provided by that Department, certifying that a qualified inspection employed by the property owner or applicant has inspected, cleaned and maintained the stormwater management facilities, describing any deficiencies found during inspection of the stormwater management facilities and certifying that the person has repaired any deficiencies in the stormwater management facilities noted.
6. The area between the street utility excavations shall be milled so that pavement restoration is unified.
7. The applicant shall provide the Planning & Development Director with proof of filing of the homeowners' association articles of incorporation with the Secretary of State's Office prior to the issuance of any building permits. In addition, the Corporation Counsel must review and approve the homeowners' association documentation for legal sufficiency and to ensure perpetual maintenance of stormwater management infrastructure prior to the issuance of any building permits.



Planning Director
10/4/2017

Attachments:

1. Staff Comments and Applicant's Response