



January 30, 2018
BCE File: 17145

Barbara Barhydt, Development Review Manager
City of Portland
389 Congress St.
Portland, ME 04101

**Re: Site Plan Application for The General Store at Diamond Cove
Portland, Maine**

Dear Barbara:

On behalf of Alex C. Wight and Gail P. Landry, we are pleased to submit the enclosed Administrative Authorization Application for the above-referenced project. Alex and Gail own the property and structure located on Lot 32, Diamond Cove, Great Diamond Island, Portland, Maine. This structure has been used as a general store, spa, marina facilities, and apartment by past owners.

Alex Wight, previously owned and operated Flanagan's Table, a communal dining series on a 66 acre property in Buxton that served 50 guests monthly via rotating guest chefs from Maine. She donated a percentage of the proceeds from each dinner to both Maine Farmland Trust and Maine Organic Farmers & Gardeners Association, in addition to supporting Full Plates Full Potential and The Barbara Bush Children's Hospital.

With The General Store at Diamond Cove, Alex hopes to reopen the existing general store as a casual sit down restaurant—the menu showcasing as much Maine product as is possible—with the day spa renovated to accommodate a new general store that will continue to sell ice cream, penny candy, beer and wine, breakfast pastries, newspapers, coffee, sandwiches and fundamental provisions. Through this updated endeavor, she will continue to strive to be the hub of the island — a place where the island's tight-knit community feels comfortable congregating and connecting.

As discussed at the January 17, 2018 City lunch, we are applying for administrative authorization, and Planning Board approval. Sec. 14 145.16 – Development review states that in addition to other applicable requirements, no development shall occur nor shall any new use be established unless the Planning Board finds that the final development plan for the site is in compliance with the following development standards.

The City's regulatory permitting records for this property indicate the current approved use as a general store (retail), and not a restaurant. Retail is limited by ordinance to 9 or fewer seats.

The proposed renovation will host 35 seats thus creating a new restaurant use per the City's definition.

The following are narratives explaining how this project meets the afore-mentioned standards:

Sec. 14 145.16 – Development Review Standards

(a) Transportation:

Vehicular and Pedestrian Circulation

Traditionally, customers have traveled to the Site by foot either from the Casco Bay Ferry Line or around the island. The small increase of use will not have a significant impact on vehicular or pedestrian circulation.

Food and beverage deliveries will continue to come in via Casco Bay Ferry Lines' freight 2-3 times per week as they have in years past.

Project Construction Plan

Please see the enclosed anticipated construction schedule. There will be no substantial impact on the existing island transportation or docking facilities as deliveries (as was with the past general store) will be delivered via the existing Casco Bay Ferry service. Any additional temporary dock space needed for either customers or deliveries will be arranged with the Diamond Cove Marina per their standard operating procedures.

Impact on Existing Island Docking

See above.

(b) Solid Waste:

We conservatively estimate that the general store and restaurant will generate about 28 to 32 large trash bags per week. We estimate this to be an increase of approximately 33% per week based on the past general store use, which also used paper and plastic tableware and cutlery. Please refer to the attached email from the island's transfer station confirming they have adequate capacity for this increase.

(c) Sanitary Waste:

Enclosed is an email from Irene Samur stating that if the design flows are under 370 GPD then there is no need for a license modification. Please note that this email states 10 employees will be working during the day. This has been reduced to 8 employees since this email was written.

The applicant proposes a total of 35 seats for the "paper service" restaurant, with a maximum of 8 employees at any one time. Seats will be located inside only.

The sanitary waste design flows are as follows:

8 employees at 12 gpd =	96 gpd
<u>35 guest seats at 7 gpd =</u>	<u>245 gpd</u>
Total:	341 gpd

Enclosed is an email from the State Division of Environmental and Community Health Drinking Water/Subsurface Wastewater Unit regarding the above flows.

(d) Water:

Attached is an email from the Portland Water District suggesting that the change of ability to serve letter from the Portland Water District.

(e) Shoreland Areas – Preserving Natural Features

No shoreland areas will be disturbed as part of this project.

(f) Environmentally Sensitive Areas – Preserving Natural Features

No environmentally sensitive areas will be disturbed as part of this project.

(g) Recreation and Open Space – Preserving Natural Features

Not applicable.

(h) Financial and Technical Capacity

Enclosed is a letter from Atlantic Trust showing financial capacity to construct the project. Project cost are expected to be well below the dollar amount specified in this letter.

Alex Wight owned the Flanagan's Table restaurant and previously worked in several other restaurants. Further information on Alex's restaurant background can be read in her attached resume.

Blais Civil Engineers is representing The General Store at Diamond Cove. Information regarding Blais Civil Engineers is enclosed.

Adam Ginsberg from Mast Construction Corporation helped the team coordinate the project needs and is the general contractor for the proposed restaurant. Mast Construction Corporation is a full-service restoration, masonry and renovation business serving all areas of Maine.

Glenn Harmon and Nastasi Vail Design worked together to design the floor plan of this proposed restaurant. Glen Harmon is a registered architect with 30 years of experience in all facets of design across a wide range of project types including residential, commercial, institutional, governmental and educational. An engaged

emphasis is placed on sustainable practices, which along with a passion for historic preservation, are interwoven throughout his design process.

(i) Environmental impact analysis

This project will disturb a very small amount of land to replace the sanitary sewer connection at the main, which is within a few feet from the sewer main. This project will have no significant impact on the environment.

(j) Development Phasing

Not applicable.

(k) Emergency Services

This 1,520 square foot structure will not will not place any unreasonable burden on the ability of the City to provide police, fire and other emergency services.

We trust that this application satisfies the Administrative Authorization Application requirements, and we respectfully request to be placed on the next available Planning Board meeting agenda. Please contact me if you have any questions or require further information.

Sincerely,
BLAIS CIVIL ENGINEERS

Steve G. Blais, PE

Enclosures:

1. Administrative authorization application
2. Copy of property deed
3. MDEP email regarding no amendment needed to overboard discharge license
4. Email from MDEP regarding sanitary sewer design flows
5. Financial capacity letter
6. Resumes/qualifications showing technical capacity
7. Construction schedule
8. Site photograph
9. Email from Island Association - solid waste capacity.
10. Email from PWD - ability to serve status
11. Existing conditions floor plan
12. Demolition plan
13. Proposed conditions floor plan - A1.1
14. Proposed conditions floor plan - G1.1
15. Proposed conditions elevations – I1.1