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## Wastewater Department Comments on potential zone change to allow more housing on Patterson Hill

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**From** Travis Jones <travis@olverassociatesinc.com>

**Date** Sun 9/29/2024 9:22 PM

**To** Bub Fournier <directorplanning@cityofbelfast.org>

**Cc** Alexandra Sykes <cityplanner@cityofbelfast.org>; annaleis@olverassociatesinc.com <annaleis@olverassociatesinc.com>; Mandy Holway <Mandy@olverassociatesinc.com>

Dear Bub,

As requested, please find the Wastewater Department's comments for the proposed change to the Residential 5 zoning district boundaries along Robbins Road. Specifically, this proposal concerns three properties which are being considered for rezoning to Residential 6. The property owner has indicated they have deeded access to the private sewer line serving the 24 apartments at 2 East Avenue (Penquis), which would allow for connection.

Upon review, we would like to bring to your attention the following comments regarding this potential development:

- The development would be served by the Robbins Road III pump station, a duplex pump station that is currently close to capacity.
- The station's performance is often compromised by "flushable" products, which cause the pumps to plug and fail. When this happens in situations of high flows, there is a very limited response window for operators to address the issue due to the station's hydraulic capacity.
- In most cases, when a pump fails, operators need to pull the affected pump(s) and manually remove the "rags" clogging the them, ensuring raw wastewater does not overflow the wet-well.
- While the station continues to manage current demands, a complete upgrade will be necessary in the future to handle increased flow and mitigate the issue of "flushable" products.
- At this point, it has not been fully assessed how many more dwellings the station can support before reaching its operational limit. Given the station's current state, we are not working from a solid foundation.
- Additionally, the station's location may also present challenges. An upgrade would likely require an increased footprint to meet regulatory requirements. This will also need further assessment and information gathering.

Please let us know if you require any further details or analysis regarding this request. We would be happy to gather more information to ensure informed decision-making.

-Travis

Travis Jones

ASSISTANT OPERATIONS MANAGER

OLVER ASSOCIATES INC.

290 MAIN ST

PO Box 679

WINTERPORT, MAINE 04496

207-479-3330 – C

207-223-2232 – O

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**From:** Bub Fournier <directorplanning@cityofbelfast.org>

**Sent:** Thursday, September 26, 2024 8:22 AM

**To:** Travis Jones <travis@olverassociatesinc.com>; Annaleis Hafford <annaleis@olverassociatesinc.com>; Mandy Holway <Mandy@olverassociatesinc.com>

**Cc:** Alexandra Sykes <cityplanner@cityofbelfast.org>

**Subject:** Re: Potential zone change to allow more housing on Patterson Hill

Good Morning,

I briefly discussed this with Travis recently and mentioned that we wouldn't be taking this to the Board until possibly November. Recent development review submissions have come up short for prime time, so we are pivoting to this for the Oct. 9<sup>th</sup> PB meeting. Any light you may be able to shine on this before then would be greatly appreciated. After the discussion with Travis, I do think I could convey the gist of the message, but some sort of correspondence from WWTP would be helpful for the Board. We will be sending out packets next Thurs. Oct. 3 so if possible before then. Thanks.

Bub Fournier

Director, Planning and Codes Department

City of Belfast

131 Church Street Belfast, ME 04915

(207) 338-3370 X125

[directorplanning@cityofbelfast.org](mailto:directorplanning@cityofbelfast.org)

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**From:** Bub Fournier

**Sent:** Tuesday, September 17, 2024 10:23 AM

**To:** [travis@olverassociatesinc.com](mailto:travis@olverassociatesinc.com) <[travis@olverassociatesinc.com](mailto:travis@olverassociatesinc.com)>; [annaleis@olverassociatesinc.com](mailto:annaleis@olverassociatesinc.com) <[annaleis@olverassociatesinc.com](mailto:annaleis@olverassociatesinc.com)>; Mandy Olver <[mandy@olverassociatesinc.com](mailto:mandy@olverassociatesinc.com)>

**Cc:** Alexandra Sykes <[cityplanner@cityofbelfast.org](mailto:cityplanner@cityofbelfast.org)>

**Subject:** Potential zone change to allow more housing on Patterson Hill

Hi Annaleise, Mandy and Travis,

I am reaching out regarding a proposal to make a slight change to the boundaries of the Residential 5 zoning district that currently includes properties along Robbins Road. The proposal would consider changing the 3 properties outlined in black on the attached map (Map 18 Lots 48,49, and 50) to Residential 6 from Residential 5. The property owner has indicated he has deeded access to connect to the private sewer line coming down the hill cross country from the 24 apartments controlled by Penquis at 2 East Avenue. The property owner of the subject lots would like to have the Planning Board consider this change to facilitate increased housing opportunities. The 2.6 acre subject properties currently have 4 dwelling units on septic. The zone change, coupled with connection to sewer, could potentially allow 22 dwellings.

The reason I am reaching out is that the Planning Board would like to know if the Wastewater Treatment Plant as well as the infrastructure from the apartments on East Ave could support the additional dwellings. Information regarding the capacity of downstream pump stations would be helpful as well. If you don't mind responding in writing after you consider what I've written here,

that would be helpful in conveying your response to the Board as we will begin to look at this proposal in the coming weeks. Thanks.

Sincerely,

Bub Fournier  
Director, Planning and Codes Department  
City of Belfast  
131 Church Street Belfast, ME 04915  
(207) 338-3370 X125  
[directorplanning@cityofbelfast.org](mailto:directorplanning@cityofbelfast.org)