



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant A+M PARTNERS, LLC  
120 EXCHANGE ST.  
Applicant's Mailing Address  
775.2100  
Consultant/Agent/Phone Number

11/8/04  
Application Date  
NISSEN'S  
Project Name/Description  
59-75 WASHINGTON AVE  
Address of Proposed Site

CBL: 013-I-043

Description of Proposed Development:

INSTALL GRAVITY BLOCK WALL ALONG BACK EDGE OF ROWESCO ST. PARKING AREAS (SEE ATTACHED PLAN, SAMPLE WALL INFO, AND PHOTOS)

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	

Planning Division Use Only

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

Planner's Signature [Signature] Date 11/24/2004



# NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

11/5/04

TO: SARAH HOPKINS

FROM: MIKE SCARLS

RE: NISSAN BLOCK WALL

SARAH:

ATTACHED IS A LOCATION PLAN FOR THIS "PLASCOTE BLOCK WALL" WE INTEND TO INSTALL ALONG THE REAR EDGE OF THE ROMBERG ST. PARKING AREAS. THE WALL WILL BE 5 BLOCKS (10') HIGH AT THE HIGH POINT TAPERING AS REQ'D TO FOLLOW THE GRADE. WE ARE USING THE SUPT-FACES VERSION OF THE BLOCK (THE ATTACHED MANUFACTURERS CUT SHEET SHOWS THE STANDARD FLAT FACES). I ALSO INCLUDED A COUPLE OF PHOTOS SHOWING THE AREA IN QUESTION. AS PART OF THE WORK WE'LL ALSO REMOVE THE CONCRETE TOWER'S SHOWN IN THE PHOTO. WE'LL HAVE A ENGINEERED CROSS SECTION AVAILABLE FOR OUR BUILDING PERMIT.

THANKS FOR YOUR HELP.

MIKE



# Plas-Crete Blocks in Action!

Large Retaining Wall Project - 400' long x 8' high  
Constructed in just 2 days!

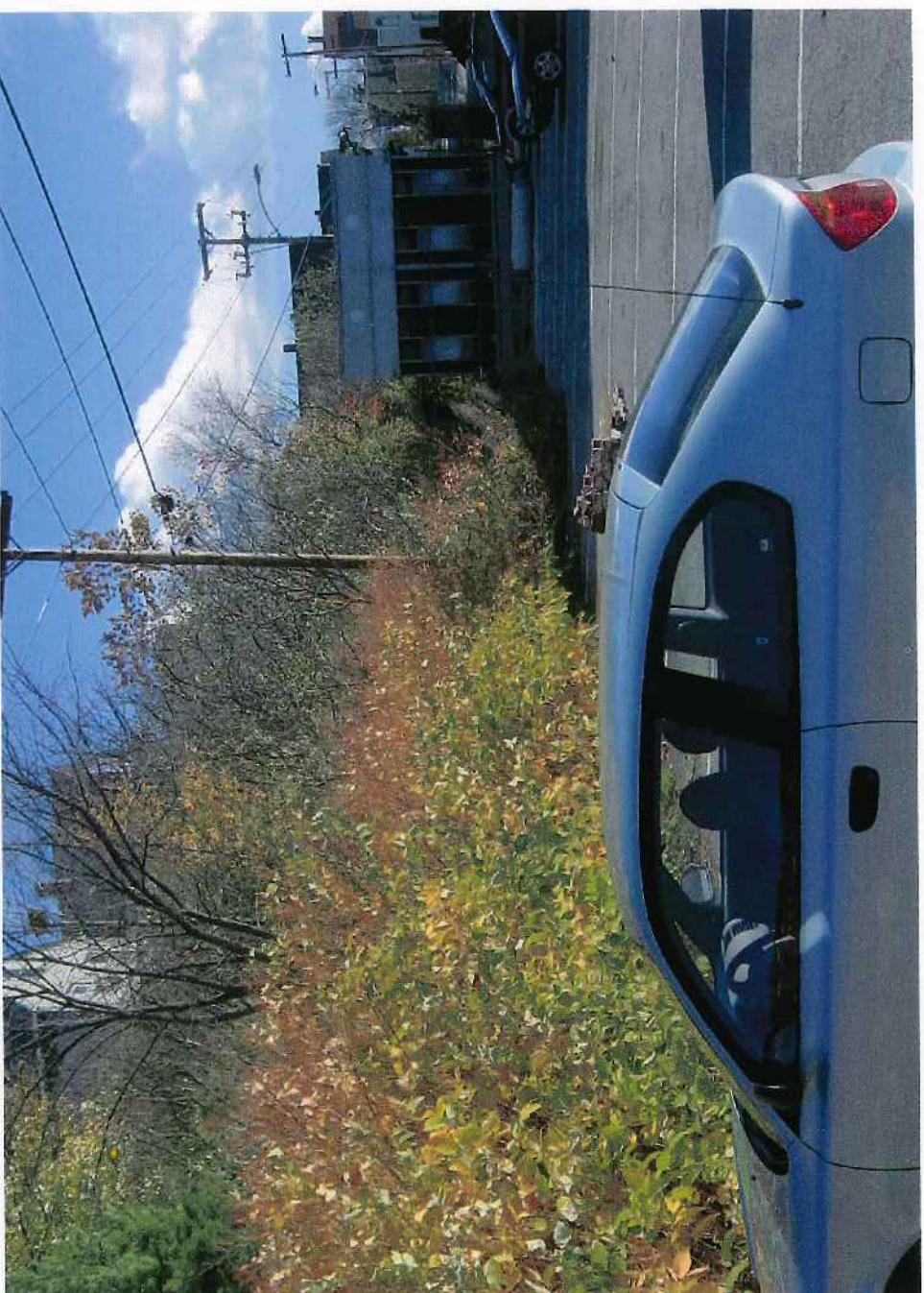
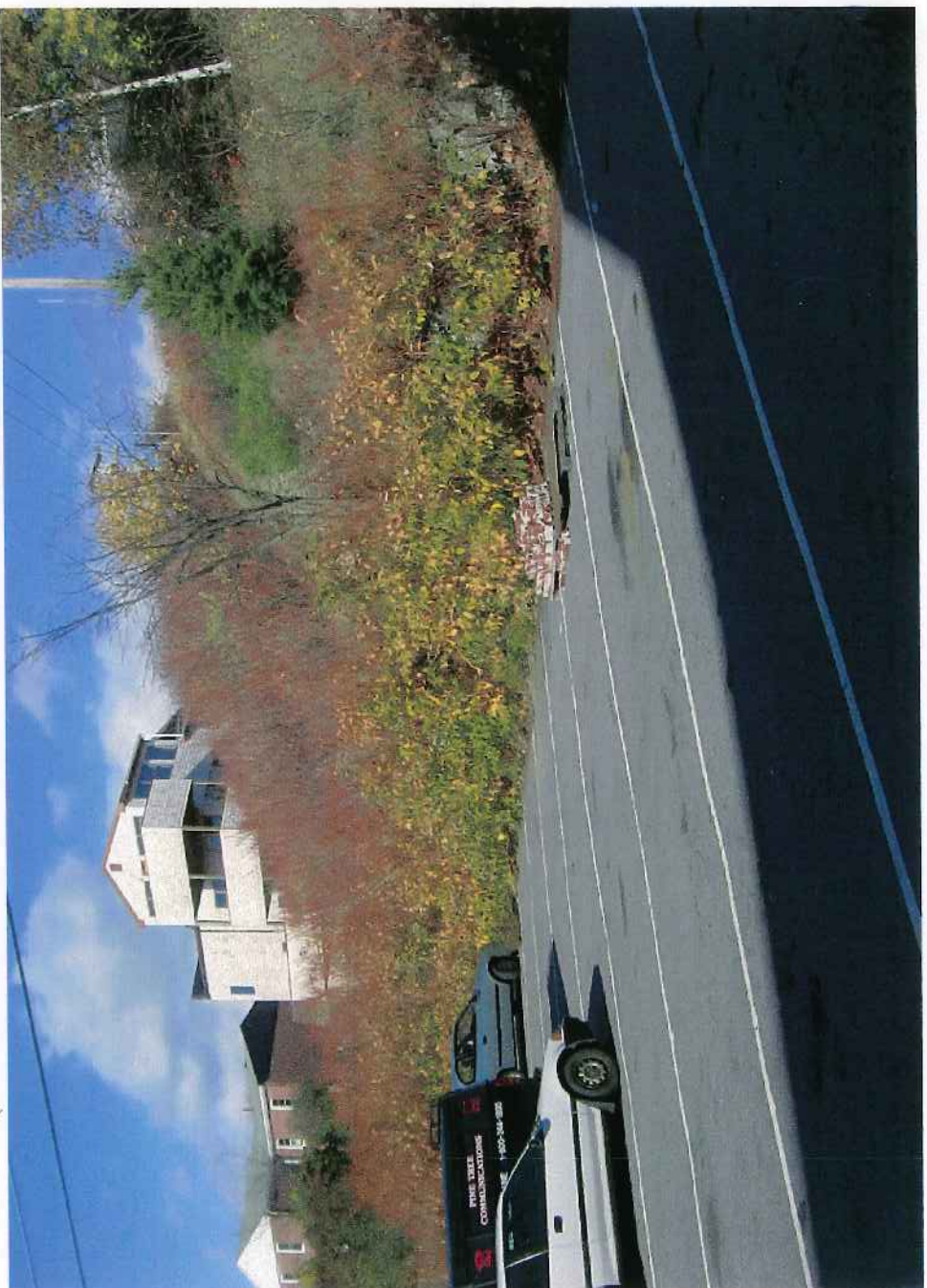


*Geogrid and interlocking knob system works great for taller walls!*

*Plas-Crete blocks are designed to accommodate corners and curves without a problem!*



701 Waverly Street  
Framingham, MA 01702  
(888) CONIG - 25  
fax (508) 653-6672  
[sales@conigliaro.com](mailto:sales@conigliaro.com)  
[www.conigliaro.com](http://www.conigliaro.com)





# NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

TO: SARAH/EITHAN

FROM: MIKE SCARFS

RE: NISSIN'S BLOCK WALL

11/23/01

PAGE 1 OF 2

AS PER OUR MEETING OF FRIDAY (11/12) I HAVE ATTACHED A MORE DETAILED CROSS-SECTION OF THE MOOLAR BLOCK WALL WE WANT TO INSTALL BEFORE BAD WEATHER.

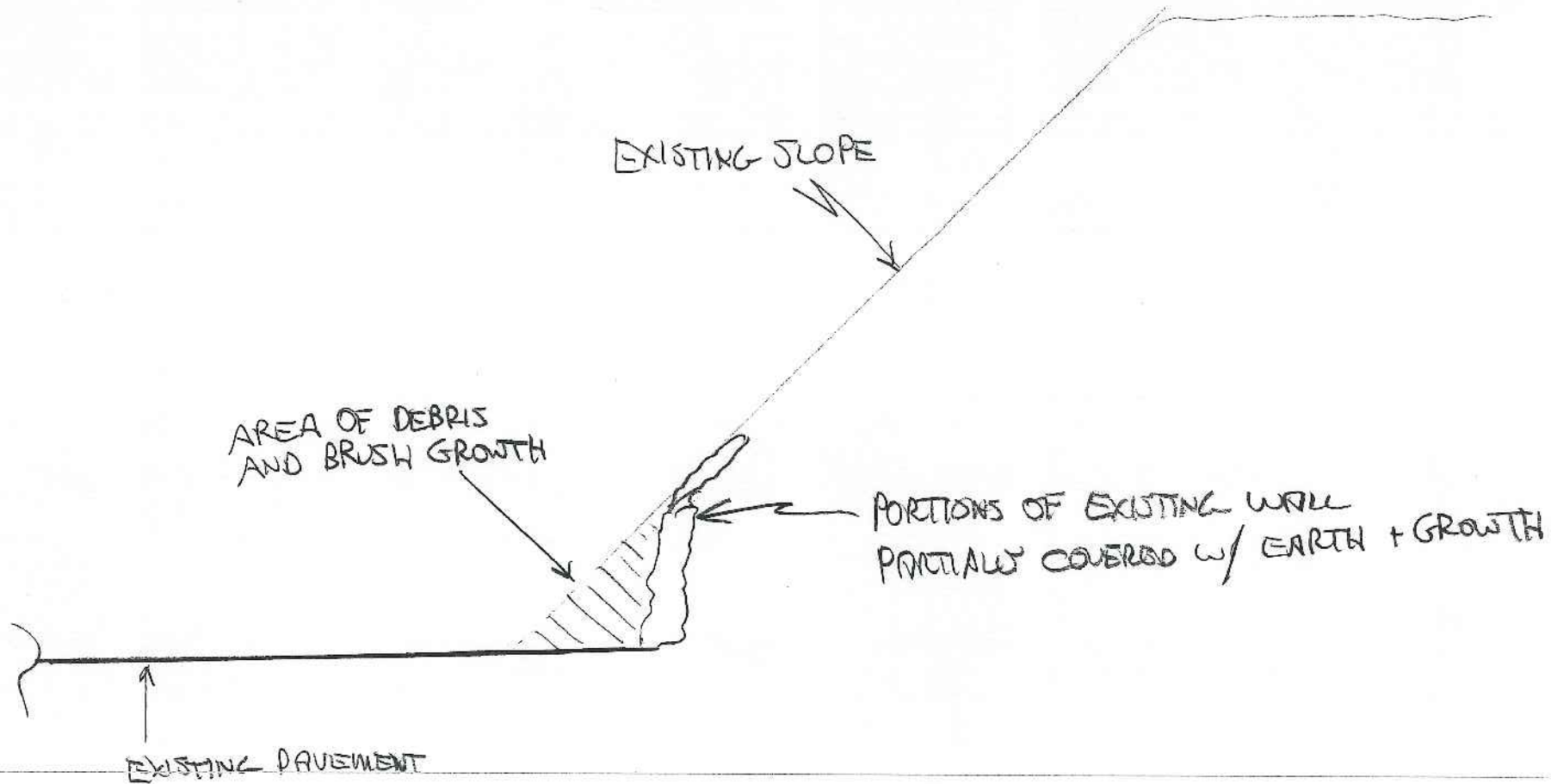
THE REASON FOR THIS WALL IS TO MAKE THIS AREA SUITABLE FOR THE OFFICE TENANTS WE HAVE ATTACHED TO THIS FORMER INDUSTRIAL BUILDING, AS YOU CAN SEE FROM THE EXISTING SITE PHOTOS THAT THIS AREA IS IN A DILAPITATED STATE LIKE MUCH OF THE BUILDING AND SITE WAS BEFORE OUR RESTORATION/RE-POSITIONING.

WE ARE NOT ADDING PRELIM SPACES AND ONLY PRUNING THE NARROW STRIP BETWEEN OUR EXCAVATION (2' DEEP MAX) AND THE EXISTING PAVEMENT. ALL AREAS ABOVE THE WALL WILL REMAIN UNALTERED AND UNUSED EXCEPT FOR RE-PLANTING IMMEDIATELY ADJACENT TO THE UPPER PART OF THE WALL. IT CAN BE AVAILABLE FOR YOUR WEDNESDAY MORNING MEETING IF YOU WANT.

IT IS NO IMPACT THAT WOULD REQUIRE JTS REVIEW AT ANY LEVEL AND HOPE THE CITY WOULD CONTINUE TO PARTNER WITH US IN IMPROVING THIS AREA. I ANTICIPATED STARTING THIS ON 11/15 +/- AND BE COMPLETED BY NOW; I HOPE THIS INFORMATION WILL ALLOW YOU TO COMPLETE THIS PROCESS SO I CAN START NEXT WEEK AND HOPE FOR 2 WEEKS OF GOOD WEATHER.

SINCERELY,

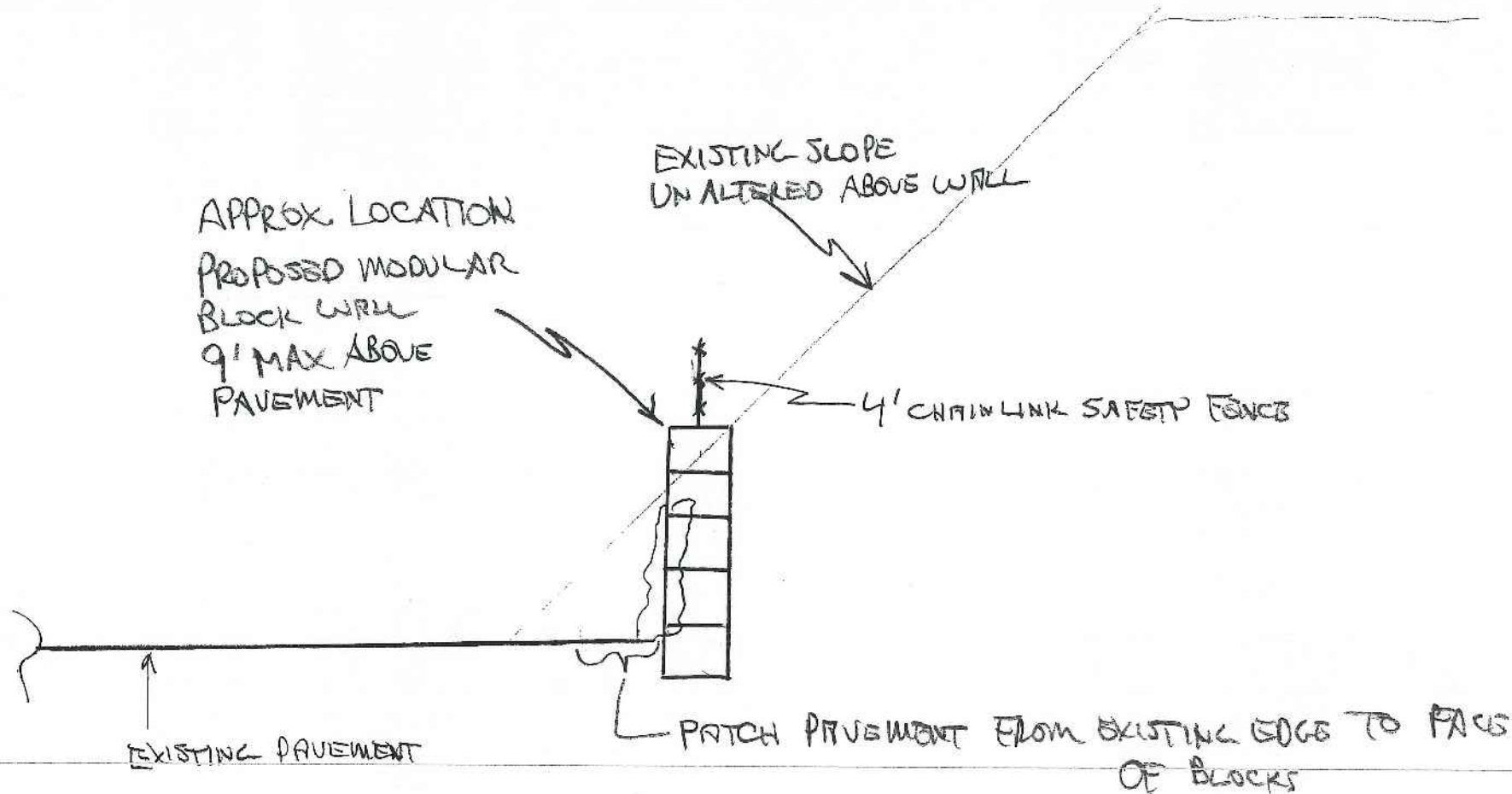
MIKE SEARLES



SECTION A-A

EXISTING CONDITIONS  
N.T.S.





SECTION A-A  
PROPOSED WALL



# NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET PORTLAND, MAINE 04101

u/10/04

TO: PAUL

Z<sup>TOTAL</sup>

FROM: MIKE JARVIS

(508) 653 6672

RE: PORTLAND PROWSET

EXISTING CONDITIONS

SPRINKLER IN  
 HOLE IS IN SIMILAR SIZED  
 OF THE TREE WHICH THIS  
 LARGER SIZE WOULD STAY  
 THIS WILL BE BETTER.

## SECTION A-A

