

27-A-1

2001-0131

25 Preble St.

Outdoor Cafe - Public Market

Mark Wood

add to Spreadsheet

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2001-0131
Application I. D. Number

5/31/01
Application Date

Wood, Mark
Applicant
25 Preble St., Portland, ME 04101
Applicant's Mailing Address
Wood, Mark
Consultant/Agent
Applicant Ph: (973) 783-2878 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

25 - 25 Preble St., Portland, Maine
Address of Proposed Site
027 A001001
Assessor's Reference: Chart-Block-Lot

640 SqFt Addition
Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Public Market: Food Service**

640 SqFt
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **5/31/01**

Planning Approval Status:

Reviewer **Jonathan Spence**

- Approved** **Approved w/Conditions** See Attached **Denied**

Approval Date **6/13/01** Approval Expiration **6/13/02** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jonathan Spence** **6/13/01**
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |



Hugh A. Boyd, Architects

ARCHITECTURE / DEVELOPMENT /
HISTORIC PRESERVATION

271 Grove Street, Montclair, NJ 07042
973 - 783 - 2878 • fax 973 - 783 - 1418

May 31st, 2001

Michael J. Nugent
Manager Director
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

Re: Portland Public Market
Outdoor Cafe - Elm Street Sidewalk
Commissary Restaurant
Minor Site Plan Application

Dear Mr. Nugent,

Find enclosed (9) sets of the construction documents for the Public Market Outdoor Cafe and plot plan of the Market. Also enclosed is a copy of the application and a check for \$400.

Thank you for your attention to this matter. If you see any questions, please call.

Sincerely,

Hugh A. Boyd, FAIA
Hugh A. Boyd, Architects

HAB/ahb
Enc.

cc: Matthew Kenney
Mark Wood

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 29, 2001

Mr. Hugh A. Boyd
Hugh A. Boyd, Architects
271 Grove Street
Montclair, NJ 07042

RE: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant

Dear Mr. Boyd:

The proposed café space along Elm Street for the Commissary Restaurant at the Portland Public Market requires approval from the planning department as a minor site plan.

If you have any questions, please do not hesitate to contact me at (207) 756-8083.

Sincerely,

Jonathan Spence
Planner

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

MARK WOOD
 Applicant
COMMISSARY
25 PREBLE STREET PORTLAND ME 04101
 Applicant's Mailing Address

5/31/2011
 Application Date

HUGH A. BOYD FAIA
 Consultant/Agent

COMMISSARY - OUTDOOR CAFE
 Project Name/Description
PORTLAND PUBLIC MARKET
25 PREBLE STREET
 Address Of Proposed Site

973-783-2878 973-783-1418 (F)
 Applicant/Agent Daytime telephone and FAX

27-A-1
 Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other(Specify) OUTDOOR CAFE - TEMPORARY (SEASONAL)

640 SQ FT Proposed Building Square Footage and /or # of Units COMMERCIAL Zoning

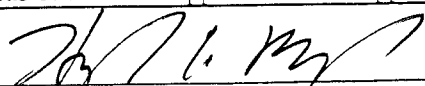
Major Site Plan _____ Minor Site Plan X

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>5/31/2011</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



CITY OF PORTLAND

June 13, 2001

Mr. Hugh A. Boyd
Hugh A. Boyd, Architects
271 Grove Street
Montclair, NJ 07042

RE: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant, 25 Preble Street
CBL# 027-A-1

Dear Mr. Boyd:

On June 13, 2001 the Portland Planning Authority granted minor site plan approval with no conditions for the proposed café space along Elm Street for the Commissary Restaurant at the Portland Public Market. It should be noted that this approval in no way addresses the possible conflict resulting from the proximity of the outdoor seating to the existing bus operation. No changes to the bus operation are anticipated, suggested or required as a result of this approval or the operation of the outdoor seating.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\DEVREVW\COMMISSARY\APPRVLTR.DOC



Hugh A. Boyd, Architects

ARCHITECTURE / DEVELOPMENT /
HISTORIC PRESERVATION

271 Grove Street, Montclair, NJ 07042
973 - 783 - 2878 • fax 973 - 783 - 1418

May 31st, 2001

Michael J. Nugent
Manager Director
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

Re: Portland Public Market
Outdoor Cafe - Elm Street Sidewalk
Commissary Restaurant
Minor Site Plan Application

Dear Mr. Nugent,

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Thank you for your attention to this matter. If you see any questions, please call.

Sincerely,

Hugh A. Boyd, FAIA
Hugh A. Boyd, Architects

HAB/ahb
Enc.

cc: Matthew Kenney
Mark Wood

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 29, 2001

Mr. Hugh A. Boyd
Hugh A. Boyd, Architects
271 Grove Street
Montclair, NJ 07042

RE: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant

Dear Mr. Boyd:

The proposed café space along Elm Street for the Commissary Restaurant at the Portland Public Market requires approval from the planning department as a minor site plan.

If you have any questions, please do not hesitate to contact me at (207) 756-8083.

Sincerely,

Jonathan Spence
Planner

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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MARK WOOD
 Applicant
COMMISSARY
25 PREBLE STREET PORTLAND ME 04101
 Applicant's Mailing Address

5/31/2011
 Application Date

COMMISSARY - OUTDOOR CAFE
 Project Name/Description
PORTLAND PUBLIC MARKET
25 PREBLE STREET
 Address Of Proposed Site

HUGH A. BOYD FAIA
 Consultant/Agent
973-783-2878 973-783-1418 (F)
 Applicant/Agent Daytime telephone and FAX

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 Assessor's Reference, Chart#, Block, Lot#

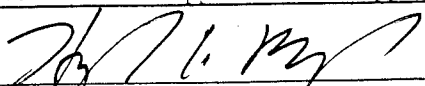
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640 SQ FT Proposed Building Square Footage and /or # of Units COMMERCIAL Zoning
 Acreage of Site

Major Site Plan _____ Minor Site Plan X

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Signature of applicant: 	Date: <u>5/31/2011</u>
---	------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

100 Middle Street, West Tower, P.O. Box 9729, Portland, Maine 04104-5029
207-774-1200 Fax 207-774-1127
Internet: mainelaw.com

May 14, 2001

Via Telefax 756-8258
and Regular Mail

Jonathan Spence, Planner
City of Portland
Planning and Urban Development Office
389 Congress Street
Portland, ME 04101

Re: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant

Dear Mr. Spence:

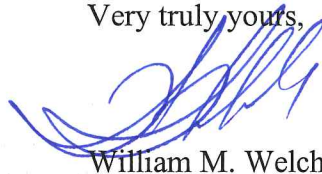
My office is counsel to The Matthew Kenney Group in connection with its Commissary Restaurant at the Portland Public Market. In response to the request in your letter to Hugh A. Boyd Architects dated April 12, 2001, the following is a brief narrative outlining the proposed operation of the outdoor café at Commissary Restaurant on Elm Street.

Commissary intends to operate the outdoor café seven (7) days per week from 12:00 noon until 10:00 p.m. The café will be open for business from approximately mid-May through the end of September. Each evening during the season after closing, the tables, umbrellas, planters and other equipment will remain in place and be secured by means of fastening and locking devices; all chairs, food, glassware, utensils, etc. will be secured inside the restaurant. During the remainder of the year no furniture, equipment or structures will remain in the sidewalk area.

You are also advised that my office has made application through the Portland City Business Licensing Office for an amendment to Commissary's existing food service/liquor license to cover the café area.

Please feel free to contact me or Hugh Boyd directly if you have any questions or if you need additional information. Thank you.

Very truly yours,



William M. Welch

cc: Mark Wood
Hugh Boyd

30946-1 006

100 Middle Street, West Tower, P.O. Box 9729, Portland, Maine 04104-5029
207-774-1200 Fax 207-774-1127
Internet: mainelaw.com

May 30, 2001

Via Telefax 756-8258
and Regular Mail

Jonathan Spence, Planner
City of Portland
Planning and Urban Development Office
389 Congress Street
Portland, ME 04101

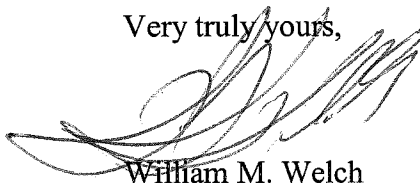
Re: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant

Dear John:

This letter is a follow up to our telephone conversation yesterday regarding the outdoor café which Commissary intends to open on the Elm Street sidewalk. You informed me that at the review meeting held last week, the Portland Police expressed a concern about the security of the furnishings which will remain outside in the evening after the café is closed. In my letter to you of May 14, 2001, I indicated that all food, glassware, utensils, equipment and chairs would be secured inside the restaurant. Only the tables and planters will remain in place and will be secured with chains, locks and/or other fastening devices. This approach is similar to that used by the Portland Public Market in connection with its outdoor seating area at the opposite end of the Market.

Please confirm with our architect, Hugh Boyd that this arrangement is sufficient to alleviate the Police Department concerns, and if not please let him know what specific additional measures are necessary to do so. Thank you.

Very truly yours,



William M. Welch

cc: Mark Wood
Hugh Boyd

30946-1 009



CITY OF PORTLAND

April 12, 2001

Mr. Hugh A. Boyd
Hugh A. Boyd, Architects
271 Grove Street
Montclair, NJ 07042

RE: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant

Dear Mr. Boyd:

The Planning Department has received your sketches of the proposed café space along Elm Street for the Commissary Restaurant at the Portland Public Market. In order to effectively evaluate the proposal, staff requests additional submittal items including:

1. A survey that clearly demonstrates the location of the property line so that a determination can be made as to what extent the project will encroach into city property.
2. Detailed construction plans including elevations.
3. A brief narrative that outlines issues including security, hours of operation, months of use, extent of breakdown after closing (will tables/chairs remain?) and the degree of permanence off-season.

Per our phone conversation this morning, I will be in touch upon receipt of the above-mentioned items so that we can review the steps necessary to gain approval for this project.

In addition to receiving approval for this project from planning, this project must also receive a license to operate through the City Clerk's office (207) 874-8481 in addition to building and sidewalk operations permits, both issued by the Inspections/Zoning Department.

If you have any questions, please do not hesitate to contact me at (207) 756-8083.

Sincerely,


✓ Jonathan Spence
Planner

CC: Sarah Hopkins, Development Review Services Manager

O:\PLANDEVREVW\Commissary\Boyd 04-12-01.doc



Hugh A. Boyd, Architects

ARCHITECTURE / DEVELOPMENT /
HISTORIC PRESERVATION

271 Grove Street, Montclair, NJ 07042
973 - 783 - 2878 • fax 973 - 783 - 1418

April 3rd, 2001

Sarah Hopkins
Senior Planner
Dept. of Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Portland Public Market
Outdoor Cafe - Elm Street Sidewalk
Commissary Restaurant

Dear Sarah,

Find enclosed sketches of the proposed outdoor cafe space along Elm Street for the Commissary Restaurant at the Portland Public Market. Please review the sketches and let me know if you require any further details. I would also appreciate it if you could convey to me what other agencies need to review the cafe design in order to receive the necessary approvals.

Thanks,

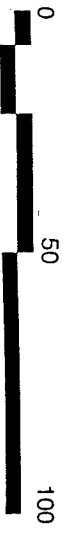
Hugh A. Boyd, FAIA
Hugh A. Boyd, Architects

HAB/ahb
Enc.

cc: Matthew Kenney
Mark Wood

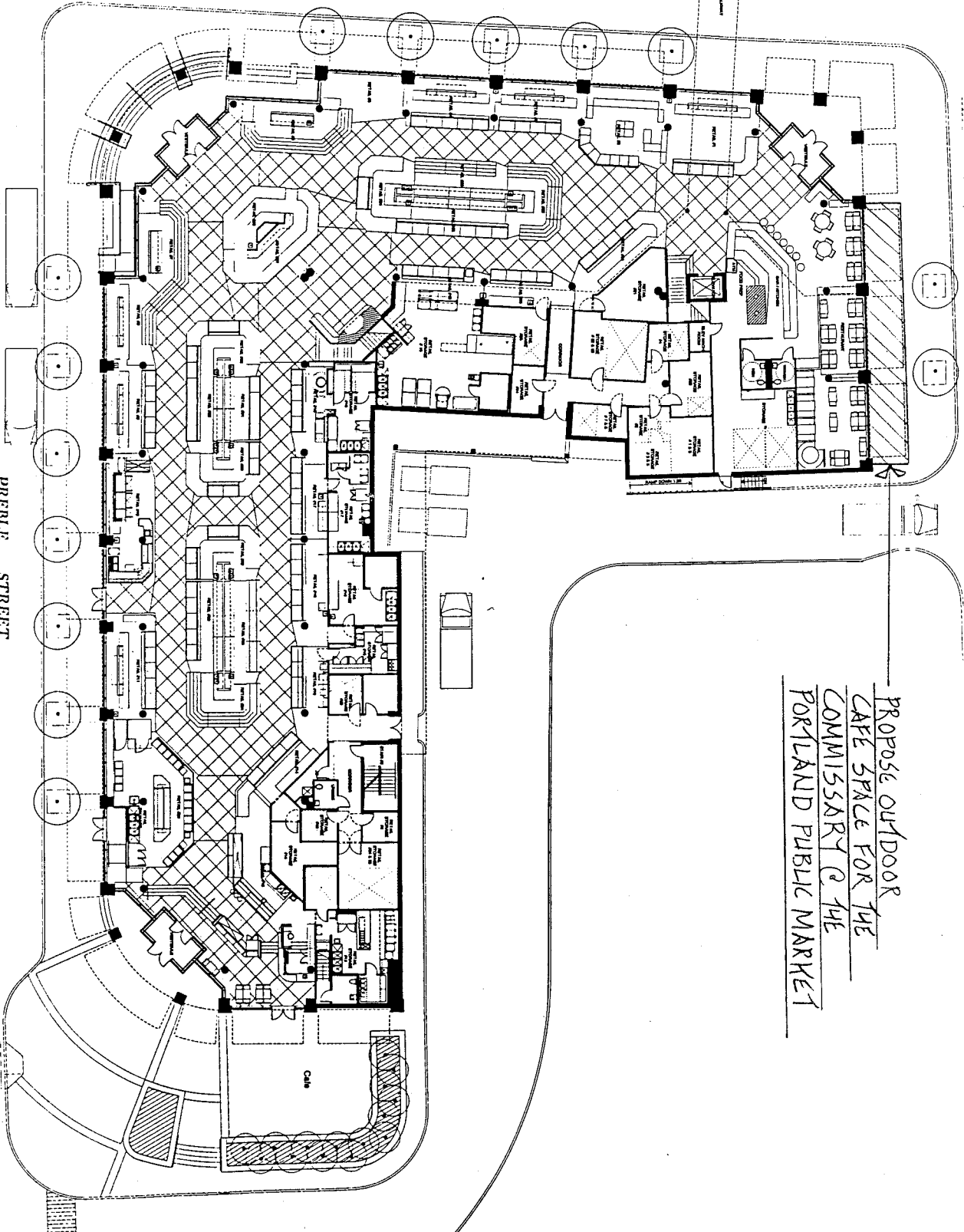
*Inathan
Can you do this one?
It will need a license
from the City Council
at the very least*

City clerk



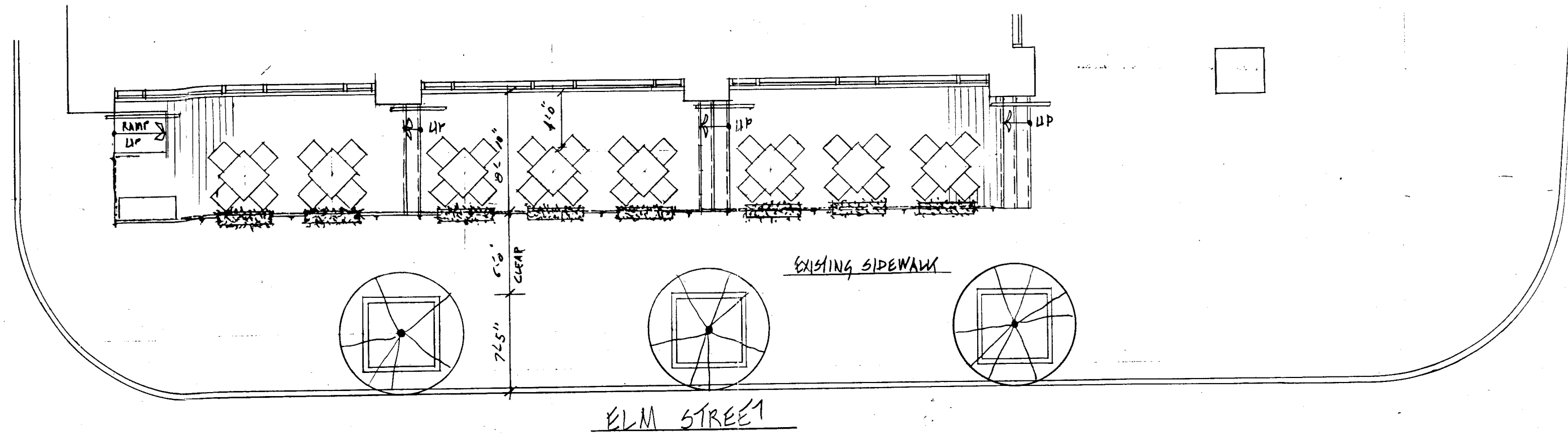
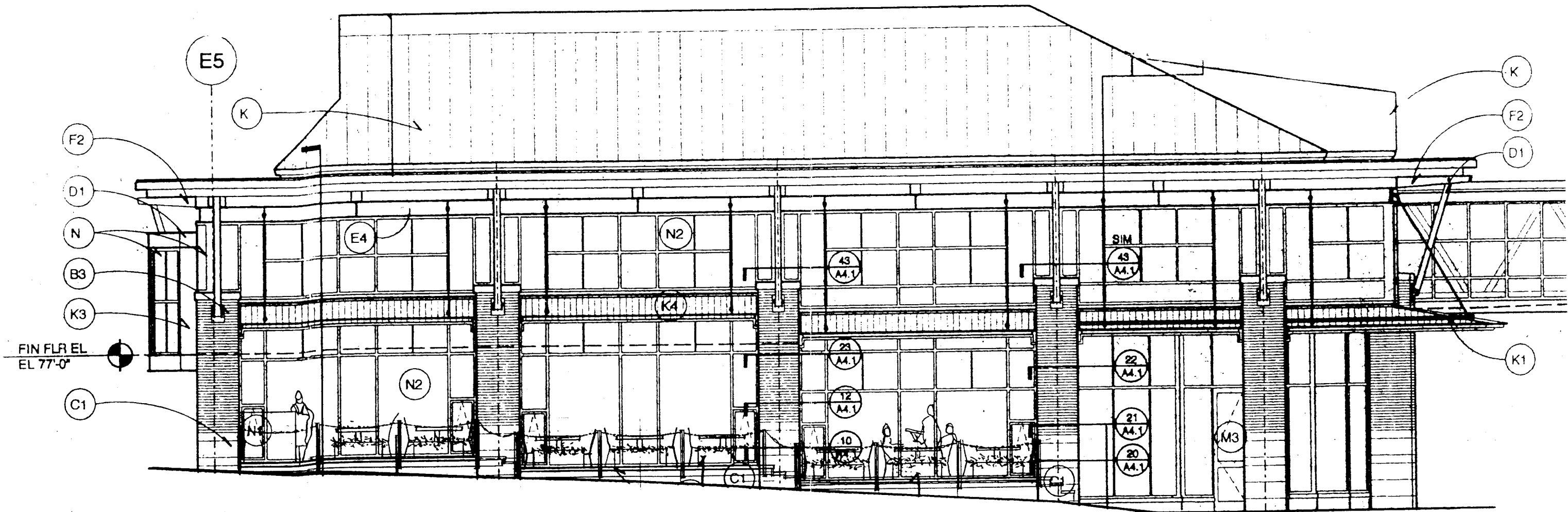
CUMBERLAND AVENUE

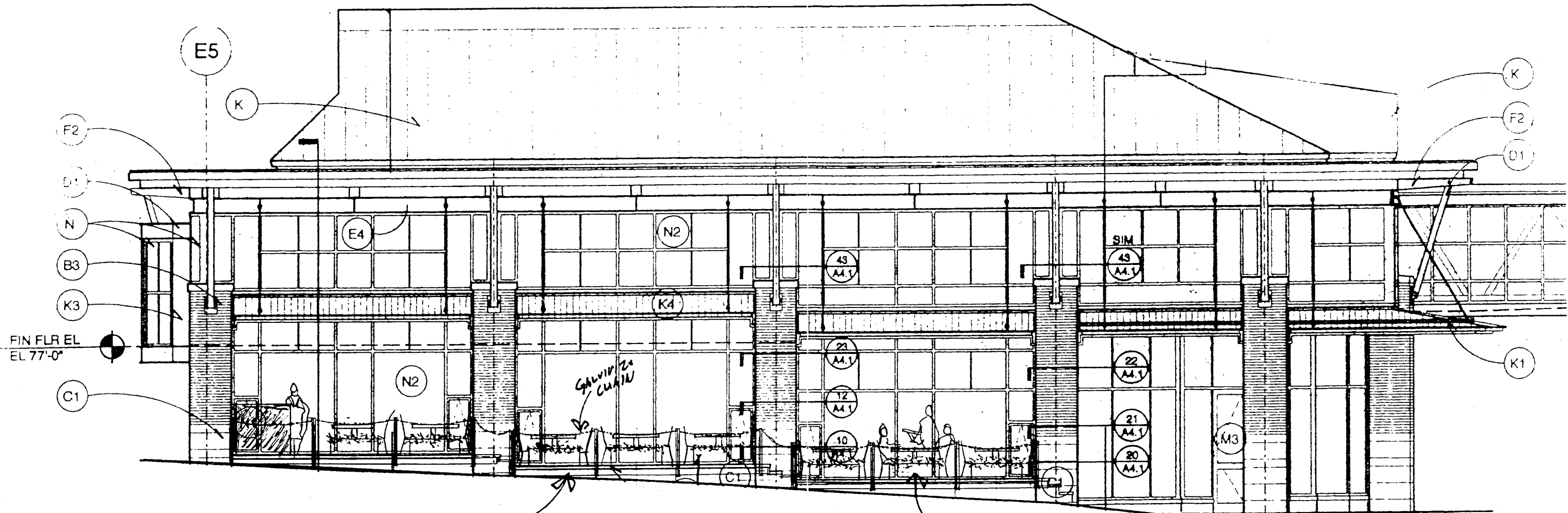
PREBLE STREET



PROPOSE OUTDOOR
CAFE SPACE FOR THE
COMMISSARY @ THE
PORTLAND PUBLIC MARKET

3/18/2061
HUGO B. BOYD ARCH

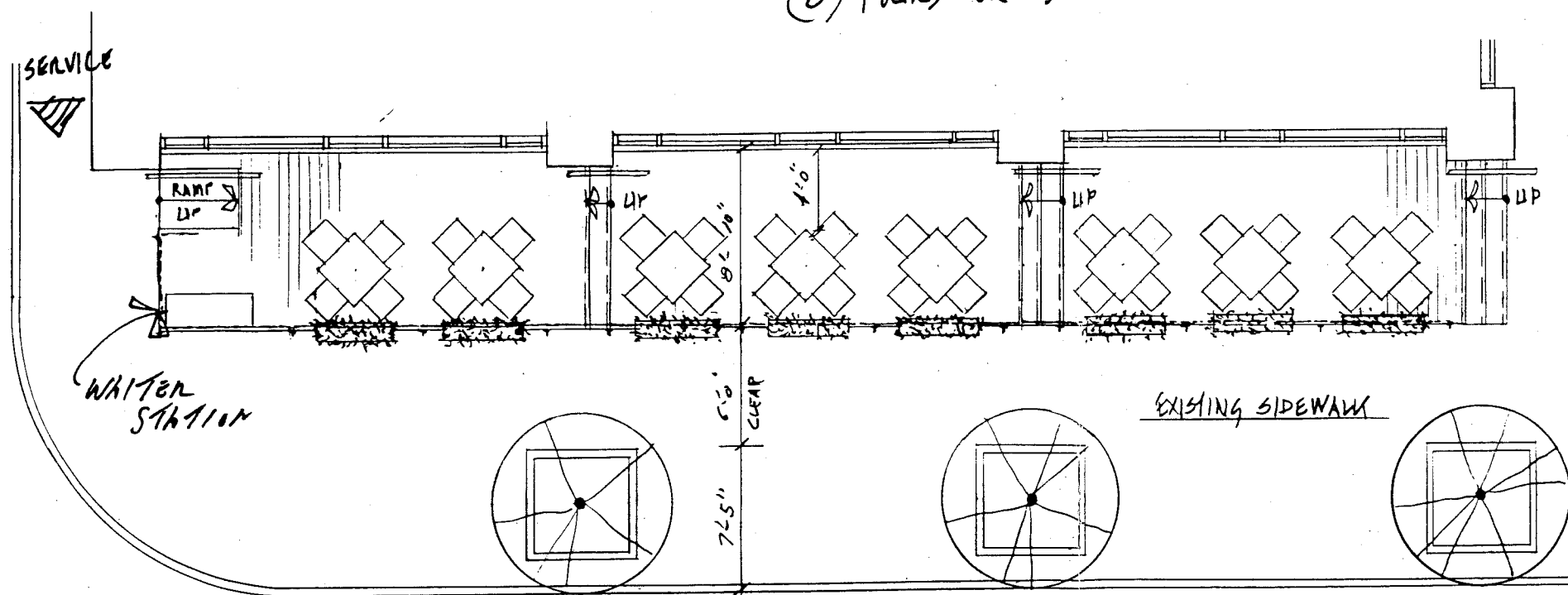




LIGHT GRAY
WOOD DECKING

GALVINIZE FLOWER/PLANTERS

(8) FOURS OR 32 SEATS



PROGRESS

COMMISSARI CAFE
3/18/2001
HUGH A. BOTO ARCH