

2012-621



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: AT&T MOBILITY WIRELESS NEW SITE INSTALLATION

PROJECT ADDRESS: 794 Congress Street

CHART/BLOCK/LOT: 029 E009001

APPLICATION FEE: \$50.00 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Installation of 6 Wireless Communications Antennas and associated equipment to on building rooftop

CONTACT INFORMATION:

OWNER/APPLICANT

CONSULTANT/AGENT

Name: AT&T Mobility
Address: c/o SAI Communications
22 Keewaydin Dr
Work #: Salem, NH
Cell #: (603) 531-9230
Fax #: ATT: Toby Slagle
Home #: _____
E-mail: Toby.Slagle@SAI-Comm.com

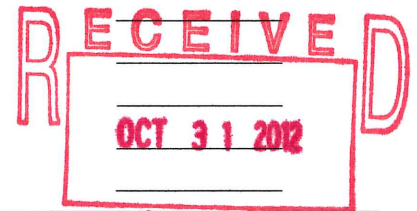
Name: Peter Cooke
Address: POB 874
Wolfeboro, NH 03894
Work #: 978-399-8600
Cell #: 978-399-8600
Fax #: _____
Home #: _____
E-mail: pcooke@wellmanassociates.net

Criteria for an Administrative Authorization:
(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division
Y(yes), N(no), N/A

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Yes	_____
No	_____
Yes	_____
No	_____
Yes	_____
Yes	_____
No	_____
No	_____
No	_____
Yes	_____
Yes	_____
No	_____
N/A	_____
No	_____



Signature of Applicant:

[Handwritten Signature] *Agent for Applicant*

Date:

10/31/12

City of Portland
Planning Division

Planning Division Use Only Authorization Granted ____ Partial Exemption ____ Exemption Denied ____

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Planner Signature _____ Date _____

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

**Prepared For:
AT&T Mobility
Site Name:
HOLT HALL
Site No.: ME2980
794 Congress Street
Portland, ME 04102**

Photos taken on: 10/11/12
Simulation Based On: Rev-A Zoning
Drawings Dated: 10-30-12.

For visual reference only. Actual visibility
is dependent upon weather conditions,
season, sunlight, and viewer location.

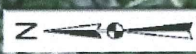



550 Cochituate Road
Suites 13 & 14
Framingham, MA 01701

HOLT HALL
Site No.: ME2980
DEWBERRY NO.50048546
(Page 1 of 11)



Dewberry
Dewberry Engineers Inc.
280 Summer St.
10th Floor
Boston, MA 02210




HOLT HALL
 Site No.: ME2980
 794 Congress Street
 Portland, ME 04102
 (Page 2 of 11)

Actual View




 **HOLT HALL**
Photo 1A
View Facing West
From Congress Street
(Page 3 of 11)



Proposed View

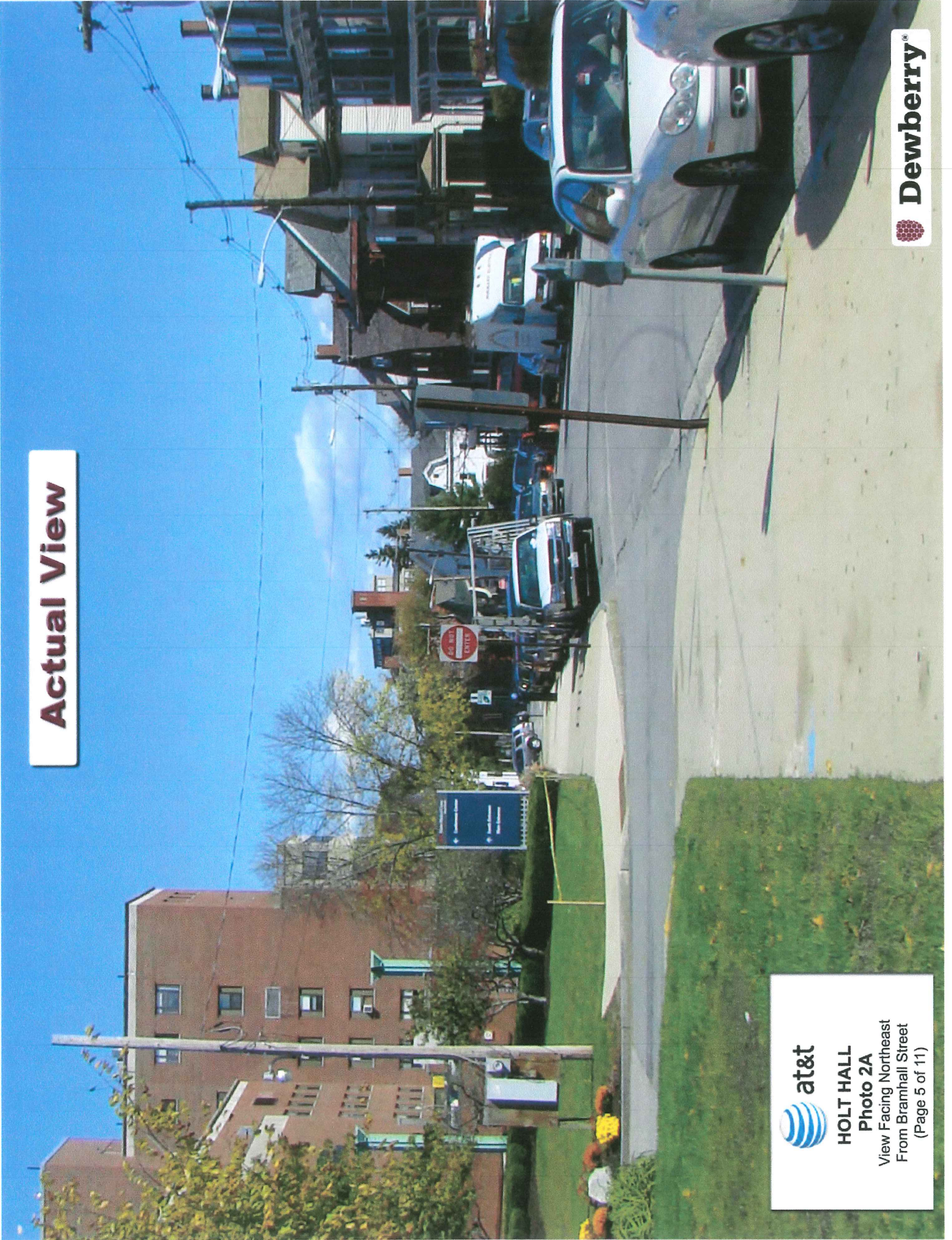
Proposed Stealth Flue On Ballast
Frame (Typ.-2)




 **HOLT HALL**
Photo 1B
View Facing West
From Congress Street
(Page 4 of 11)



Actual View



 **HOLT HALL**
Photo 2A
View Facing Northeast
From Bramhall Street
(Page 5 of 11)

 **Dewberry®**

Proposed View

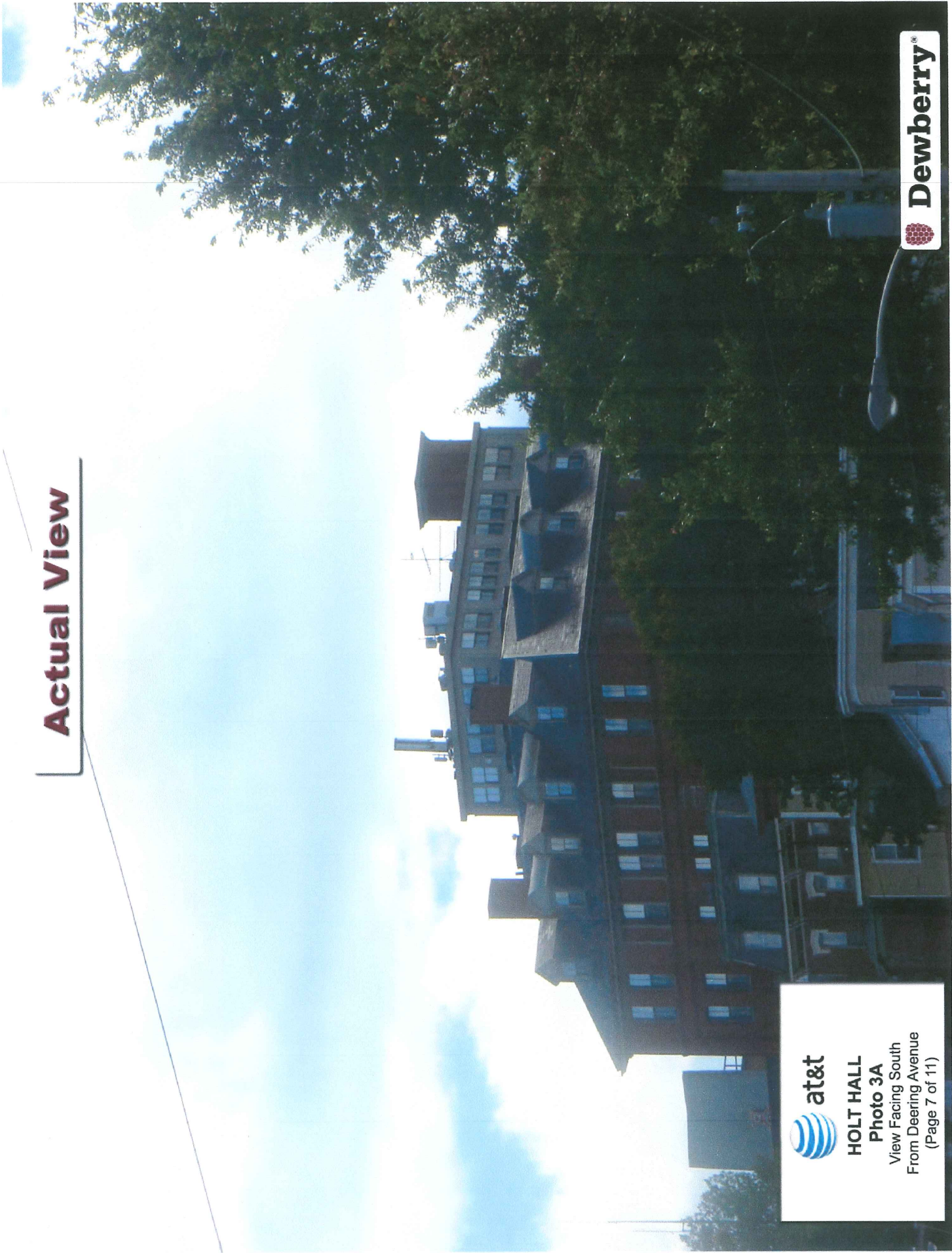
Proposed Stealth Flue On Ballast
Frame (Typ.-2)




HOLT HALL
Photo 2B
View Facing Northeast
From Bramhall Street
(Page 6 of 11)



Actual View



 **HOLT HALL**
Photo 3A
View Facing South
From Deering Avenue
(Page 7 of 11)



Proposed View

Proposed Stealth Flue On Ballast
Frame (Typ.-2)

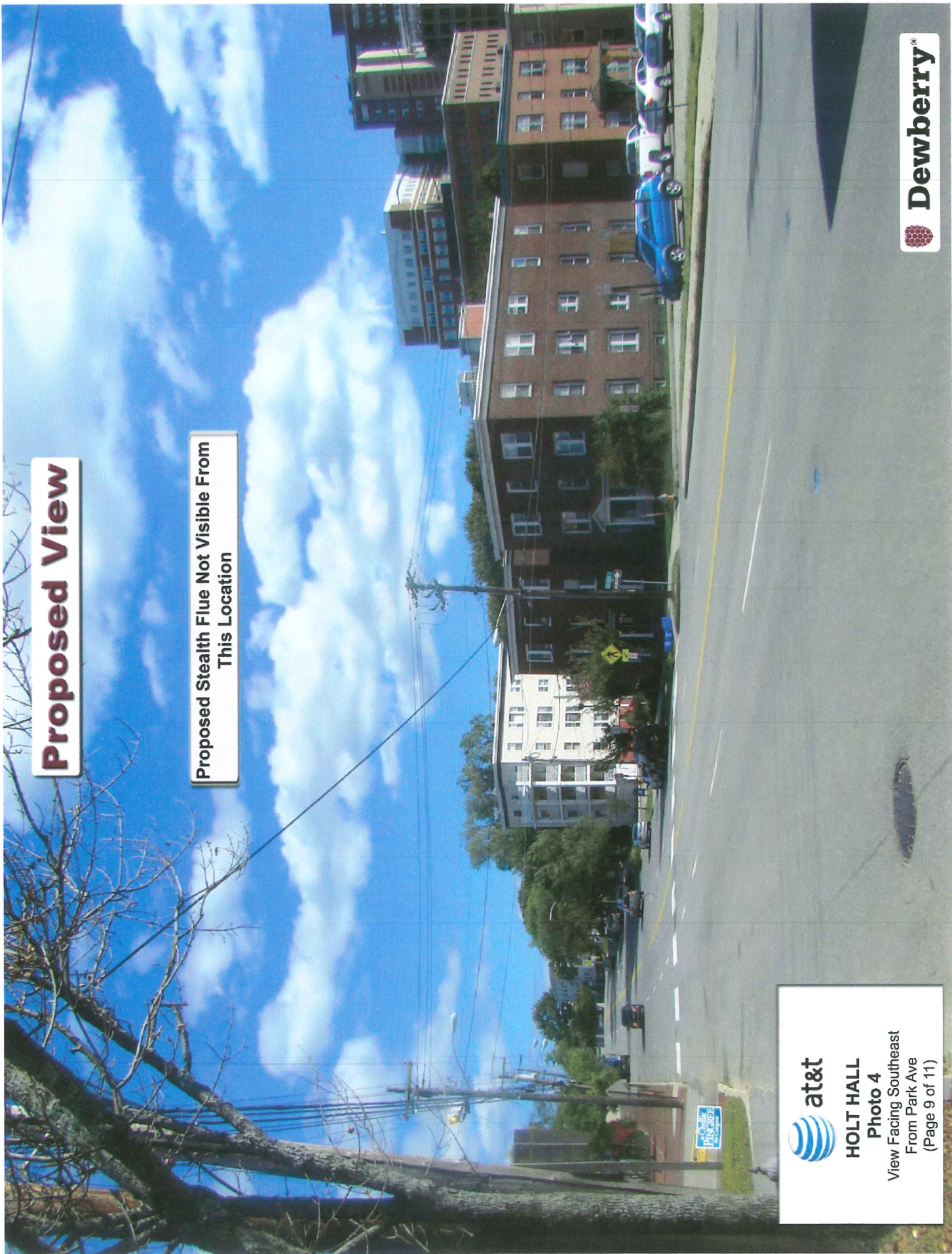



HOLT HALL
Photo 3B
View Facing South
From Deering Avenue
(Page 8 of 11)



Proposed View

Proposed Stealth Flue Not Visible From
This Location




 **HOLT HALL**
Photo 4
View Facing Southeast
From Park Ave
(Page 9 of 11)



Proposed View

Proposed Stealth Flue Not Visible From
This Location



 **HOLT HALL**
Photo 5
View Facing Northeast
From Valley Street
(Page 10 of 11)



Proposed View

Proposed Stealth Flue Not Visible From
This Location



HOLT HALL

Photo 6

View Facing Northwest
From West Street
(Page 11 of 11)





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Wellman Associates, Check Number: 1619
Tender Amount: 50.00

Receipt Header:

Cashier Id: Idobson
Receipt Date: 11/1/2012
Receipt Number: 49868

Receipt Details:

Referance ID:	1832	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-621 - Congress 794 Street; wireless antennas roof top			
Additional Comments: 794 Congress			

Thank You for your Payment!



22 KEEWAYDIN DRIVE
 SALEM, NH 03079

HOLT HALL
SITE NO.: ME2980

ZONING DRAWINGS

A 10/30/12 FOR COMMENT



Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310

DRAWN BY: SK

REVIEWED BY: DAS

CHECKED BY: PPB

PROJECT NUMBER: 50003936

JOB NUMBER: 50048546

SITE ADDRESS

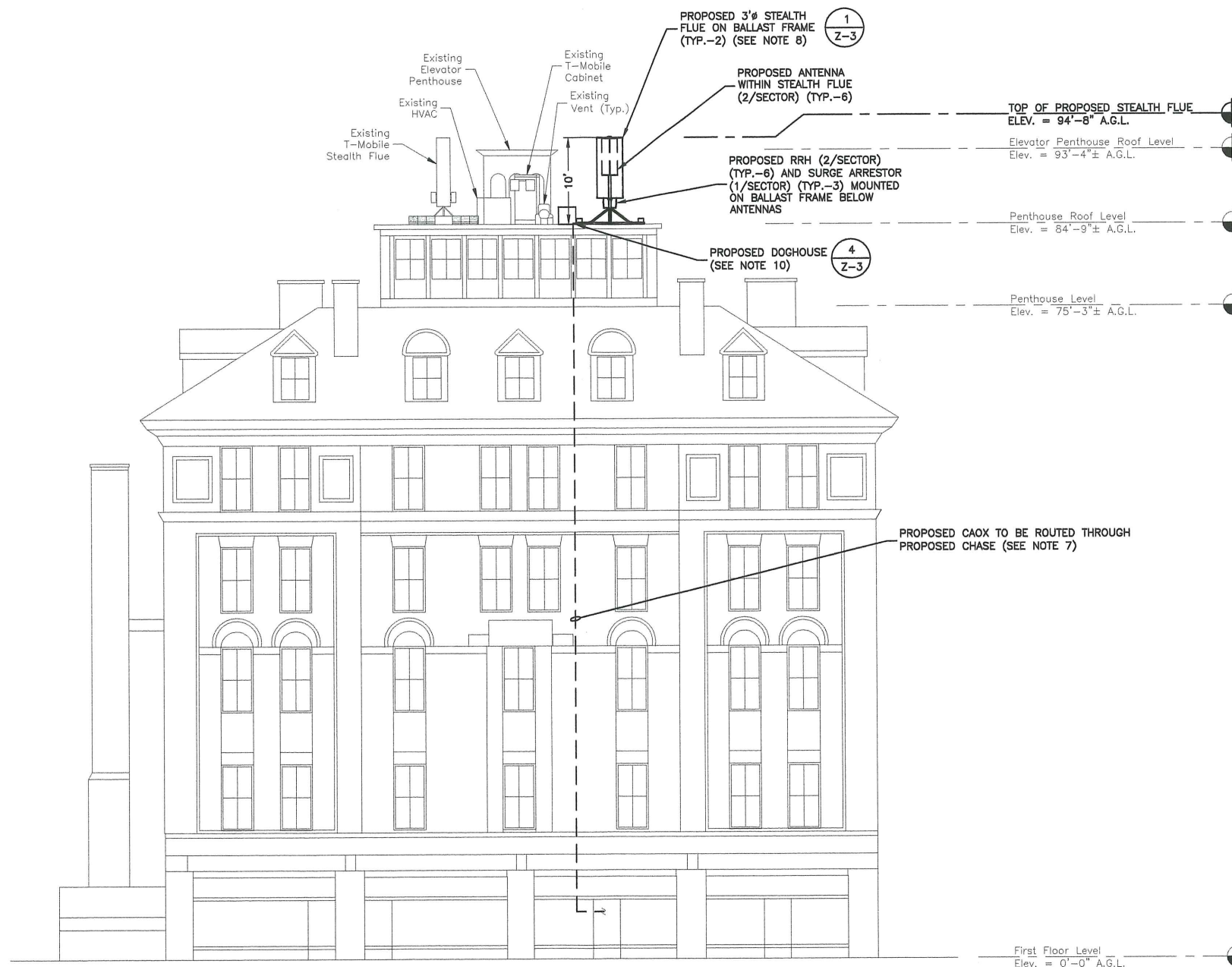
794 CONGRESS STREET
 PORTLAND, ME 04102

SHEET TITLE

PROPOSED ELEVATION

SHEET NUMBER

Z-2

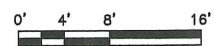


NOTES:

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. POWER AND TELCO FINAL LAYOUT PENDING DESIGN.
4. PLAN BASED ON OBSERVATIONS MADE DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 05-30-12.
5. C.L. CENTERLINE, A.G.L. ABOVE GROUND LEVEL.
6. ELEVATIONS BASED ON PLANS BY THE ARCHITECTURAL TEAM DATED 09-17-97.
7. PROPOSED COAX TO BE ROUTED THROUGH CLOSET SPACE ON INTERMEDIATED FLOORS. ROUTING AT BOTTOM AND TOP LEVELS OF BUILDING TO BE CONFIRMED.
8. FINAL BALLAST FRAME DESIGN AND LOCATION PENDING STRUCTURAL ANALYSIS.
9. DOGHOUSE LOCATION TO BE ALIGNED WITH CABLE CHASE BELOW. LOCATION TO BE VERIFIED.

PROPOSED ELEVATION

SCALE: 1/16"=1' FOR 11"x17"
 1/8"=1' FOR 22"x34"



1