

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>20 Milk St</i>		Owner: <i>20 Milk St - 4th / Eric Blanchette</i>		Phone:	Permit No:	
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:	
Contractor Name: <i>Eiga Solutions</i>		Address: <i>73 Bishop St 2nd Fl, ME 04101</i>		Phone: <i>878-8000</i>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 24 1996 CITY OF PORTLAND </div>	
Past Use: <i>hotel</i>		Proposed Use: <i>Same</i>		COST OF WORK: \$ _____ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ <i>40.00</i> INSPECTION: Use Group: Type:
Proposed Project Description: <i>Erect Signage 75 Sq Ft</i> <i>Reversed Lit</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____		Zone: CBL: <i>029-R-001</i> Zoning Approval: <i>3/4/23/96</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: <i>Mary Grenik</i>		Date Applied For: <i>09 October 1996</i>				

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CERTIFICATION

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Kyle Noyes* ADDRESS: _____ DATE: *09 October 1996* PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____



Location of Construction: 20 Milk St		Owner: 20 Milk St Inc./Eric Cianchette		Phone:	Permit No:
Owner Address:		Leasee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Sign Solutions		Address: 75 Bishop St Ptld, ME 04101		Phone: 878-8000	
Past Use: Hotel		Proposed Use: Same		COST OF WORK: \$	
				PERMIT FEE: \$ 40.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type: <i>300-46/11</i>	
				Signature: <i>[Signature]</i>	
Proposed Project Description: Erect Signage 75 Sq Ft Reversed Lit		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
		Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date: <i>10/14/96</i>	
Permit Taken By: Mary Gresik		Date Applied For: 09 October 1996			

PERMIT ISSUED
OCT 24 1996
CITY OF PORTLAND

Zone: *B-3* CBL: 029-R-001
 Zoning Approval: *[Signature]*
 Special Zone or Reviews: *[Signature]*
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *10/16/96*
[Signature]

CEO DISTRICT 2
A. Fowl

CERTIFICATION

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

[Signature]
 SIGNATURE OF APPLICANT Kyle Noyes ADDRESS: DATE: 09 October 1996 PHONE: 878 8000

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 20 MILK ST ZONE: B-3

OWNER: Eric Chianchette

APPLICANT: Portland Regency

ASSESSOR NO.: 029-R-001

SINGLE TENANT LOT? YES NO

MULTI TENANT LOT? YES NO

FREESTANDING SIGN? YES NO DIMENSIONS _____
(ex. pole sign..)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

BLDG. WALL SIGN? YES NO DIMENSIONS 3' x 25' = 75#
(attached to bldg)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

LOT FRONTAGE (FEET) 80'

BLDG FRONTAGE (FEET) 75' x 2 = 150#

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS ARE ALSO REQUIRED.

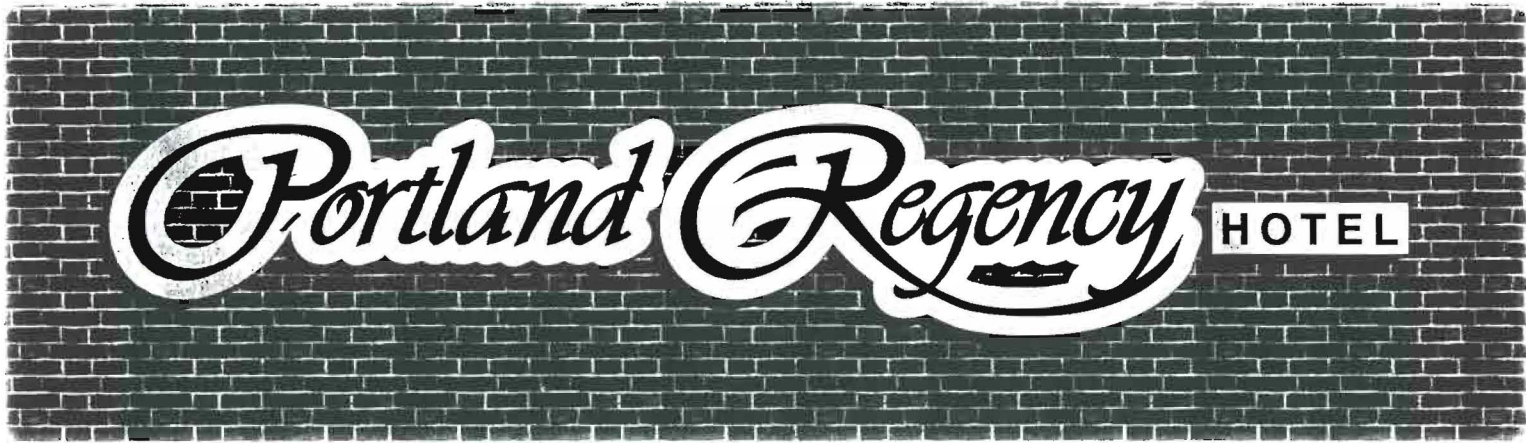
3'



25'

what's length of existing sign?

3'



put letter lit up?

To Replace Existing Sign mounted on wall in the same location

	DATE: 10/4/96	SCALE:
	DWG NO. 3	DESIGNER: Steve Emma
REVISION:	CLIENT: Portland Regency Hotel	
APPROVED:	LOCATION: Portland, ME	

Custom Outline Raceway
 Faces: Gold Reverse lit aluminum
 Returns: Gold Channel letters

Materials: Painted Aluminum Raceway





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

I. D. Number _____

~~SMRT~~ Portland Regency Hotel
Applicant

26 Sept 95
Application Date Regency Hotel 11

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent
Dennis Judd - SMRT - 772-3846

Corner Milk/Silver/Market
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

029-0-003/004

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 Other (specify) Hotel/conference
10,400 GFC 51,000 sq ft 18,575 sq ft
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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer _____

- Approved Approved w/Conditions listed below Denied

1. _____
2. WITHDRAWN
3. _____
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address:

Corner Milk/Silver/Market

Regency Hotel 11

90 MILK ST

CITY OF PORTLAND, MAINE

PLANNING BOARD

November 15, 1995

Kenneth M. Cole III, Chair
Cyrus Hagge, Vice Chair
Joseph R. DeCoursey
John H. Carroll
Donna Williams
Jaimey Caron
Kevin McQuinn

Eric Cianchette
Portland Regency Hotel
20 Milk Street
Portland, ME 04107

RE: Regency Towers - Site Plan and Historic Preservation Approval

Dear Mr. Cianchette:

On November 14, 1995, the Portland Planning Board voted 6-0 (DeCoursey absent) to approve the site plan for Regency Towers. The Committee also voted 6-0 to approve a Certificate of Appropriateness under the Historic Preservation Ordinance. The approval was granted for the project with the following conditions:

- i. That the applicant submit pump specifications to the Department of Public Works to verify maximum flow potential and pipe capacity.
- ii. That the applicant submit to Public Works revised details for site work; as described in memo dated 11/14/95 from Public Works.
- iii. That the applicant arrange a pre-construction conference with Public Works prior to commencement of the site work.
- iv. That noise, odor and vibration mitigation measures for rooftop appurtenances be submitted for review and approval by the Planning Authority.
- v. That the final design and specifications for the front entranceway (including handicap ramps), site paving treatment, and rooftop mechanicals be submitted for review and approval by the Planning Authority.

The approval is based on the submitted site plan and the findings related to the site plan review standards as contained in Planning Report #57 -95, which is attached.

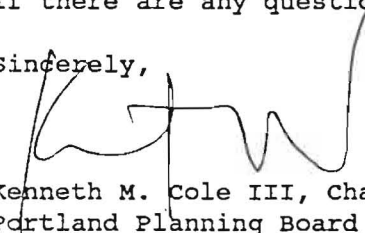
Please note the following provisions and requirements for all site plan approval:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works, representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. 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 Poliskey at 874-8300, ext. 8828. (only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
Mary Conroy, Principal Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File
Dennis Jud, SMRT