

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

---

Carol Morrissette, Chair  
Stuart O'Brien, Vice Chair  
Elizabeth Boepple  
Timothy Dean  
Sean Dundon  
Bill Hall  
David Silk

RECEIVED

August 20, 2013

**AUG 21 2013**

Maine Wharf, LLC  
Pat Tinsman  
72 Commercial Street  
Portland, Maine 04101

Dept. of Building Inspections  
City of Portland Maine

William Hopkins, MLA  
Archetype  
48 Union Wharf  
Portland, Maine 04101

Project Name: Maine Wharf Building Additions  
Project ID: #2013 104  
Address: 68-72 Commercial Street CBL: 030 D001001  
Applicant: Maine Wharf, LLC, Pat Tinsman  
Planner: Bill Needelman, Senior Planner

Dear Mr. Tinsman,

On August 13, 2013, the Planning Board considered a proposal by Maine Wharf, LLC for building additions to 68-72 Commercial Street on Maine Wharf. The proposal included adding up to two floors totaling an additional +/-15,200 square feet to an existing building located at the northerly end of the wharf. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan and Shoreland Zoning Regulations. The Planning Board voted 5 to 0 (O'Brien and Beopples absent) to approve the application based on the following motion and subject to the conditions presented below:

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in Planning Board Report #36-13 for Application #2013 104 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

1. The applicant shall provide a revised plan regarding the development and use of pedestrian and vehicular circulation for Maine Wharf:
  - The design of the walkway (along the side of the Flatbread/RiRa building) shall return to the Planning Authority for review and approval.
    - The walkway shall meet all ADA regulations.
    - Wayfinding signage shall be installed that guides pedestrians to the walkway.
  - Provide for review and approval final design details for the walkway along the subject building.
  - Provide information that notes how the RiRa's and Flat Bread Restaurants will be utilizing the side of their buildings (on the Wharf) following the implementation of the walkway.
  - A vehicle turnaround shall be established and signed to assist vehicles in circulating off the Wharf.
  - Provide for review and approval evidence of right, title and interest to improve and use the Flatbread/RiRa pathway as proposed.
2. The applicant shall provide water and sewer capacity letters.
3. The applicant is requested to submit to the City a drawing depicting the water infrastructure for each facility on the wharf and to provide individual "Radio Read" water meters (Portland Water District Standard with readings in HCF) for each business on Maine Wharf.
4. Any over board discharges shall be regulated by the Maine DEP and those flows not entering the City's sewer system shall be monitored by water sub meters.
5. The applicant shall convey all sanitary and industrial waste generated on Maine Wharf to the City collection system utilizing the collector sewer in the pier. This private sewer shall meet all current applicable City of Portland Codes and Technical and Design Standards.
6. The applicant shall provide a design for a fire safely standpipe system for Maine Wharf.
7. The applicant provides evidence of a current submerged lands lease consistent with proposed uses listed on the permit application.
8. The applicant shall confirm the ability to retain the existing finished floor elevation under Flood Plain Management Regulations, Division 26.5 of the Land Use Code by providing the estimated cost of the subject building improvements compared to the value of the current conditions for review and approval by the Planning Authority.

The applicant shall furthermore add a note to the final site plan requiring that structures on lots in the development be constructed in accordance with section 14-450.8 Flood Plain Management Standards of the Land Use Code. The note shall clearly articulate that the municipality may enforce any violation of the construction requirement of Flood Plain Management Regulations, Division 26.5 of the Land Use Code.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in the Planning Report #36-13 for application #2013 104, which is attached.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
  
7. **Department of Public Services Permits** 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. 8828. (Only excavators licensed by the City of Portland are eligible.)
  
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Bill Needelman, Senior Planner at (207) 874-8722.

Sincerely,



Carol Morrissette, Chair  
Portland Planning Board

Attachments:

1. Planning Board Report
2. Performance Guarantee Packet

**Electronic Distribution:**

**cc:** Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Bill Needelman, Senior Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Danielle West-Chuhta, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File

Comments submitted 8/12/13

City of Portland

Bill - 2722

Development Review Application  
Planning Division Transmittal Form

213-164

Admin Authority for - ~~meant to Bldg~~ B

**Application Number:** 2013-104      **Application Date:** 04/24/2013

**CBL:** 030 D001001      **Application Type:** Level III Site Plan Under 50,000 sq f

**Project Name:** Building Addition - Maine Wharf

**Address:** 68 COMMERCIAL ST

**Project Description:** Renovate and expand building #1, exterior work, interior renovations, add roof top addition to southerly end of building #2. Building will remain a marine use.

**Zoning:** WCZ

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>	Bill Needelman	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

Comments needed by 8/19/2013

A R C H E T Y P E

---

August 5, 2013

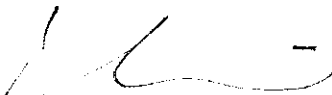
Bill Neddleman  
City of Portland  
389 Congress Street  
Portland, ME 04101

Bill,

A few items we are adding to our application for the Maine Wharf Planning Board Hearing.

1. The code review as requested by Captain Perrone is attached. It has been emailed to you and the Captain.
2. Dumpster Enclosure: We have added a dumpster pen with two dumpsters against the property line with the "Drydock Restaurant". One dumpster will be for flatbreads and the other for Maine Wharf. See attached site plan for location and detail.
3. Light cuts for the exterior lights are attached.
4. Flood Plane: At this time we are only proposing building phase 1. The cost of which is far less than the 50% threshold required to comply with flood plain.
5. Boat offloading area at south west corner is shown on attached site plan.

Sincerely,



Bill Hopkins  
Maine Licensed Architect

RECEIVED

AUG 12 2013

Dept. of Building Inspections  
City of Portland Maine

**A R C H I T E C T Y P E**

May 29, 2013

Bill Needelman, AICP  
 Planning and Development Department  
 City of Portland, Maine  
 389 Congress Street  
 Portland, Maine 04101-3509

Bill,

The following is our response to the Development Standards for Sec. 14-311 for Maine Wharf – 68 Commercial Street.

**(a) 1. 55% Marine Use on Ground Floor**

There are 20, 901 sf of first floor space of which 8, 516 sf is in Building 1. Building 2, at 12,385 sf or 61.7 % of total first floor space, is all marine uses. The tenant list is below.

<u>TENANT</u>	<u>BUILDING</u> <u>SQ. FT.</u>	<u>MONTHLY</u>	<u>ANNUAL</u>	<u>ASSIGNED</u> <u>PARKING SPACES</u>
Marina Sales	2150	\$1,800	\$21,600	2
Morrison's	7500	\$6,000	\$72,000	4
Ripple Effect	700	\$291	\$3,492	
Upstream	6036	\$4,400	\$52,800	6
<b><u>DOCKAGE</u></b>				
	<u>LINEAL FT.</u>			
Fogg	50	\$320	\$3,840	1
Herguth	50	\$300	\$3,600	
Leask	50	\$420	\$5,040	
McCann	50	\$310	\$3,720	
Robinson	50	\$309	\$3,708	
Sea Tow	125	\$1,288	\$15,456	2
Williams	50	\$325	\$3,900	
<b><u>PARKING</u></b>				
	<u>SPACES</u>			
Key Bank	8	\$1,155	\$13,860	8
		<b>\$16,918</b>	<b>\$203,016</b>	

There are currently no tenants in Building 1. All previous tenants left last fall after a partial collapse of the floor slab.

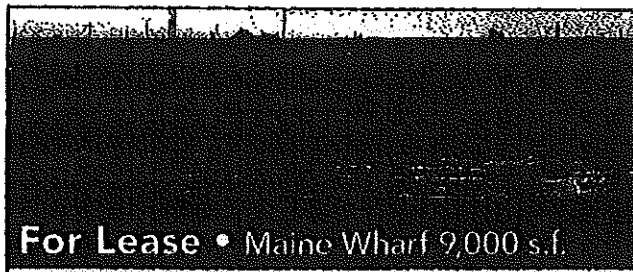
**(a) 2. 55% Marine Use Required for all Open Space**

We do not propose any change to the existing open space except for pedestrian stripping and bollards alongside the west wall of Building 1.

**(a) 3. Ground floor vacancies and change of occupancy offered to water dependent/ marine uses.**

The first floor is currently being marketed to marine uses. See below, it will be in the "Working Waterfront" for May and June and can also be found on Craig's List.





**For Lease • Maine Wharf 9,000 s.f.**

- Location: 72 Commercial Street, Portland, Maine
- Building Size: 9,000 +/- sf
- Type of Space: Ground Floor - Marine Related Business
- 250 lineal feet of dockage
- 2nd Floor - Office Space
- Zoning: WCZ - Waterfront Central Zone
- Available Space:
  - Ground Floor - 6,800 s.f.
  - 2nd Floor - 2,200 s.f.
- \$12.00 / sf NNN (Net @ \$3.50 / sf)

**Akers Associates, Inc. • 408 Fore Street, Portland, Maine 04101 • 207-774-8300**

**CRAIG'S LIST:** Wharf Space: Portland – 9,000 s.f. of Marine Related space plus 250 lineal feet of dockage on Maine Wharf. 2 floors, metal building, Avail. Immediately. Rent \$12/sf NNN – Akers Associates 207-774-8300

**(a) 4. Pier Edge Reserved for Marine Use**

We do not propose any change to the existing pier edge.

**(b) 1. Vessel Access**

We propose no change to vessel access.

**(b) 2. Maximum Setback for new development for lots with 75' of frontage**

The proposal for the Maine Wharf is a building addition. The site has 35' of frontage. We do not propose removing the rented parking spaces for Key Bank.

**(b) 3. Investment in Marine Infrastructure**

The pilings are currently being rebuilt along with new concrete slabs as a result of the failure of the floor slab in Building 1 and the need for fire access to the wharf. We will submit the cost upon completion of the work. We propose to also replace all utility services.

**(c) Contract or Conditional Rezoning Standards**

We are not seeking either a contract zone or any rezoning.

**(d) Performance Standards**

**1. Outdoor storage of material**

We propose no new storage of material on the wharf.

**2. Noise**

We propose no additional generation of noise on the wharf.

**3. Vibration**

We propose no additional vibration on the wharf.

#### **4. Emissions**

We propose no new emissions into the air exceeding Federal, State, and City regulations.

#### **5. Discharges into Harbor Areas**

We propose no additional discharge into the harbor. Sewage disposal is into the City system.

#### **6. Storage of Vehicles**

We propose no storage of unregistered vehicles.

#### **7. Landfill of Docking Areas**

We propose no landfill of docking areas.

#### **8. Off Street Parking and Loading**

a. Semi trailers either back down the wharf or are off loaded from the median strip in Commercial St. Panel trucks either back down the wharf or turn around at the south end of the wharf. The turnaround area does not layout with a standing turn template but can be accomplished through a series of multi point maneuvers.

b. There are 35 parking spaces on the wharf. 20 spaces (55%) are required for marine use. Currently 15 spaces are marine and 8 are rented to Key Bank. The balance of 12 spaces will be divided into 5 for marine use, 2 accessible spaces, and 5 spaces for any non-marine use in Building 1. The width of the wharf on the west side along Building 1 is +/- 30'. The parking spaces along the wharf edge use about 9 ft. leaving some 21 ft for drive lanes and pedestrians. It is our intent to allow vehicular access to the wharf only to those renting spaces or to commercial vehicles.

#### **c. Non Marine Parking Location**

We propose no change to the parking layout.

#### **d. Location of Marine Use Parking**

Parking is currently located near to either vessels or lease areas.

#### **9. Shore Land and Flood Plan Management**

We propose no change to the existing building in terms of the above.

#### **10. Lighting**

We propose no additional lighting on the wharf except for walls pack at any overhead doors.

#### **11. Signs**

We will submit for a signage permit at such time as there is a tenant.

**12. Storage of Pollutants**

We propose no storage of pollutants.

**13. Urban Design**

The existing building is located more than 100 ft. from Commercial Street and within 100 ft. of the water and as such the urban design guidelines do not apply

**14. Pier and Wharf Expansion**

We are not proposing any expansion of the wharf

**15. Compatibility of non-marine uses with marine uses.**

We are not proposing any change to the existing access, circulation, parking etc.

**16. Functional utility of piers and access to the water's edge**

We are not proposing any change to the functional layout of the wharf in terms of storage, movement of goods etc.

**17. Public View Protection**

The wharf does not appear on the view corridor protection plan.

**Regarding Additional Site Plan Information:**

**Trip Generation:**

There are currently no tenants for Building 1. Sebago Technics is preparing a trip generation schedule based on a theoretical marine industrial use for the 1<sup>st</sup> floor and office use of the 2<sup>nd</sup> and 3<sup>rd</sup> floor. As previously noted the wharf does not have the capacity to handle any additional traffic load other than for the existing parking spaces and commercial pickups and deliveries. The wharf will be posted for no entry for all other vehicles.

**Pedestrian Access:**

We are proposing to stripe a pedestrian walkway from the side walk on Commercial Street as far as the entrance to the upper office floors at Building 1. In addition we are adding bollards at building entry doors. See detail on SP-1

**Bike Rack:**

A 7-bike rack has been added between Buildings 1 and 2.

**Exterior Lighting:**

Exterior light is limited to wall packs at the new overhead doors at Building 1.

Please let me know of any additional information required.



Bill Hopkins  
Maine Licensed Architect

## PROJECT DATA

(The following information is required where applicable, in order complete the application)

<b>Total Site Area</b>	.1375		
<b>Proposed Total Disturbed Area of the Site</b>	0 sq. ft.		
<b>(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)</b>			
<b>IMPERVIOUS SURFACE AREA</b>			
• Proposed Total Paved Area	29,062 sq. ft.		
• Existing Total Impervious Area	52,306 sq. ft.		
• Proposed Total Impervious Area	52,306 sq. ft.		
• Proposed Total Impervious Area	52,306 sq. ft.		
• Proposed Impervious Net Change	0 sq. ft.		
<b>BUILDING AREA</b>			
• Proposed Building Footprint	Bld 1	Bld 2	sq. ft.
• Proposed Building Footprint Net change			sq. ft.
• Existing Total Building Floor Area	0	0	sq. ft.
• Proposed Total Building Floor Area	9093	15,524	sq. ft.
• Proposed Building Floor Area Net Change	23,640	16,495	sq. ft.
• Proposed Building Floor Area Net Change	+15,232	+971	sq. ft.
• New Building	(yes or no)		
<b>ZONING</b>			
• Existing	WCZ		
• Proposed, if applicable			
<b>LAND USE</b>			
• Existing	Marine/Vacant		
• Proposed	Marine/Office/Mercantile/Assembly/Storage		
<b>RESIDENTIAL, IF APPLICABLE</b>			
• Proposed Number of Affordable Housing Units	N/A		
• Proposed Number of Residential Units to be Demolished			
• Existing Number of Residential Units			
• Proposed Number of Residential Units			
• Subdivision, Proposed Number of Lots			
<b>PARKING SPACES</b>			
• Existing Number of Parking Spaces	34		
• Proposed Number of Parking Spaces	34		
• Number of Handicapped Parking Spaces	2		
• Proposed Total Parking Spaces	34		
<b>BICYCLE PARKING SPACES</b>			
• Existing Number of Bicycle Parking Spaces	N/A		
• Existing Number of Bicycle Parking Spaces			
• Proposed Number of Bicycle Parking Spaces			
• Total Bicycle Parking Spaces			
<b>ESTIMATED COST OF PROJECT</b>			
	\$500,000 Bld. #1	\$100,000 Bld. 2	

## MAINE WHARF RENT ROLL

<u>TENANT</u>	<u>BUILDING</u>	<u>SQ. FT.</u>	<u>MONTHLY</u>	<u>ANNUAL</u>	<u>ASSIGNED PARKING SPACES</u>
Marina Sales		2150	\$1,800	\$21,600	2
Morrison's		7500	\$6,000	\$72,000	4
Ripple Effect		700	\$291	\$3,492	
Upstream		6036	\$4,400	\$52,800	6

	<u>DOCKAGE</u>	<u>LINEAL FT.</u>			
Fogg		50	\$320	\$3,840	1
Herguth		50	\$300	\$3,600	
Leask		50	\$420	\$5,040	
McCann		50	\$310	\$3,720	
Robinson		50	\$309	\$3,708	
Sea Tow		125	\$1,288	\$15,456	2
Williams		50	\$325	\$3,900	

	<u>PARKING</u>	<u>SPACES</u>			
Key Bank		8	\$1,155	\$13,860	8
			\$16,918	\$203,016	

**68 Commercial Street  
Maine Wharf  
Preliminary Site Plan Submission  
4/23/13**

***Written Description of Project:***

The Project is in two parts.

1. We propose to renovate and expand building # 1. It is currently being repaired with new pilings, columns and slab work. The scope of new work would include new exterior including siding, glazing and roofing. The interior work would include raising the clear headroom of the 1<sup>st</sup> floor to 15' as required in the marine zone, the removal of partial 2<sup>nd</sup> floor and assorted mezzanines and its replacement with a new 2<sup>nd</sup> floor, along with the addition of a partial new 3<sup>rd</sup> floor. There are no lease agreements for the building at this time. We propose the use the first for marine uses in compliance with section 14.307(a) and 154-311 development standards. We propose the use of the 2<sup>nd</sup> and 3<sup>rd</sup> floors to be in compliance with section 14.307(b).
  
2. We propose to add a roof top addition to the southerly end of building #2. The building is currently and will remain a marine use. We are not to our knowledge seeking any variance from the allowable provisions of the zoning ordinance.

***Written summary of the project's consistency with related city master plans***

This project is consistent with the City's Comprehensive Plan by revitalizing the existing buildings located on the Maine Wharf. The work to be done to these buildings is described above. We plan to add office space, a new restaurant and a fish market. We believe this will generate life to this area and keeps with the required marine use.



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
<b>COMMUNITY</b>	City Of Portland Cumberland County Maine	<b>NO PROJECT</b>	<b>COASTAL ANALYSIS NEW TOPOGRAPHIC DATA</b>
	<b>COMMUNITY NO.:</b> 230051		
<b>IDENTIFIER</b>	Great Maine Wharf <span style="margin-left: 50px;"><i>30-D-00167</i></span>	<b>APPROXIMATE LATITUDE &amp; LONGITUDE:</b> 43.656, -70.249 <b>SOURCE:</b> USGS QUADRANGLE <b>DATUM:</b> NAD 27	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
<b>TYPE:</b> FIRM* <b>NO.:</b> 2300510014B <b>DATE:</b> July 17, 1986		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.  
\* FIRM - Flood Insurance Rate Map

**FLOODING SOURCE & REVISED REACH**

Casco Bay - From 75 feet seaward of Commercial Street to approximately 1,000 feet seaward of Commercial Street

**SUMMARY OF REVISIONS**

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Casco Bay	Zone A1-A30	Zone A1-A30	YES	NONE
	Zone V1-V30	Zone V1-V30	NONE	YES
	BFEs	BFEs	YES	NONE

\* BFEs - Base Flood Elevations

**DETERMINATION**

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Todd A. Steiner, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

- Legend
- 1% annual chance (100-Year) Floodplain
  - 1% annual chance (100-Year) Floodway
  - 0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 400'



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
PORTLAND, MAINE  
CUMBERLAND COUNTY

PANEL 14 OF 17  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

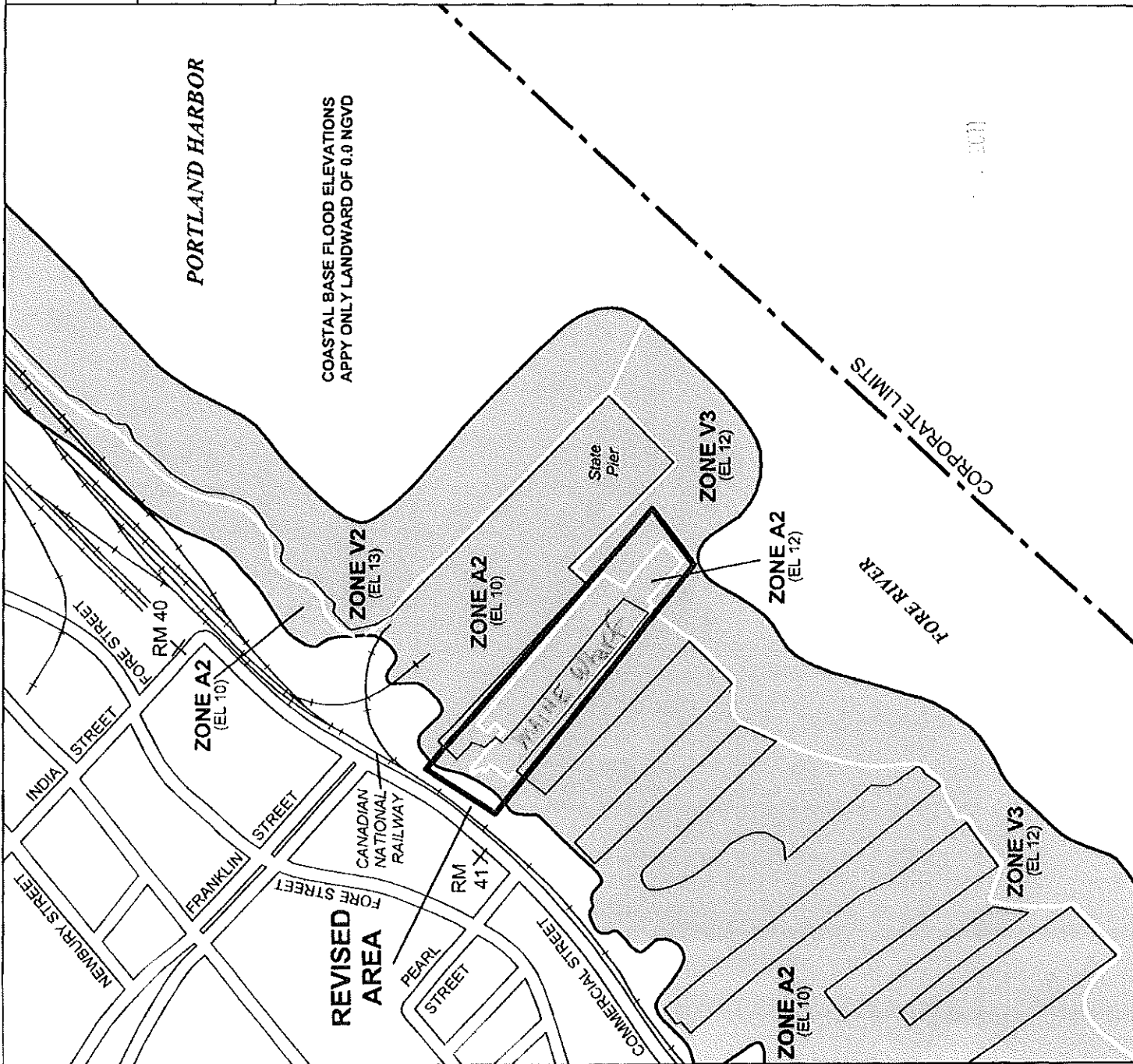
REVISED TO  
REFLECT IOMR  
EFFECTIVE:  
SEPTEMBER 27, 2011

COMMUNITY-PANEL NUMBER  
230051 0014 B

EFFECTIVE DATE:  
JULY 17, 1986



Federal Emergency Management Agency







Federal Emergency Management Agency  
Washington, D.C. 20472

LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Casco Bay	Approximately 75 feet seaward of Commercial Street	10	12	2300510014B

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below.

LOCAL NEWSPAPER      Name: *The Portland Press Herald*  
Dates: October 11, 2011    October 18, 2011

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Todd A. Steiner, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

## **Marge Schmuckal - Maine Wharf**

---

**From:** Marge Schmuckal  
**To:** William Needleman  
**Date:** 8/12/2013 4:02 PM  
**Subject:** Maine Wharf

---

Hi Bill,

I have reviewed the brief memo from Bill Hopkins dated August 5, 2013. Number 4 refers to Floodplain requirements. I would need more fleshing out with specifics. In other words, what is the estimated cost of the building compared to the cost of the new work that is being proposed. There are forms that need to be filled out with this information. I want to confirm the statement being made.

thank you,

Marge



**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-01328	Issue Date:	CBL: 030 D001001
--------------------------	-------------	---------------------

Location of Construction: 68 COMMERCIAL ST Building B)	Owner Name: GREAT MAINE WHARF LLC	Owner Address: 42 MARKET ST PORTLAND , ME 04101	Phone:
Business Name:	Contractor Name: Landmarc Construction mgagnon@landmarccorp.com	Contractor Address: 414 Congress Street, Suite 202 Portland ME 04112	Phone (207) 699-2572
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: WCZ
Past Use: First floor marine use, offices above	Proposed Use: First floor marine use, offices above	Permit Fee: \$620.00	Cost of Work: \$60,000.00
Proposed Project Description: Mezzanine addition to building B - adding partial 3rd floor for office use and deck (740 sf)		INSPECTION:  PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Signature: _____ Date: _____	
CEO District: 2			

Permit Taken By: bjs	Date Applied For: 06/26/2013	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>		<b>Special Zone or Reviews</b> <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"/> Date: _____	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> 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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**Marge Schmuckal - RE: 68 Commercial St - Maine Wharf**

---

**From:** Susan Geffers <sue@archetypepa.com>  
**To:** Marge Schmuckal <mes@portlandmaine.gov>  
**Date:** 1/9/2014 3:26 PM  
**Subject:** RE: 68 Commercial St - Maine Wharf

---

Marge,  
I just spoke with Bill and there are no tenant at 68 commercial at all at this time.  
Sue

**Susan Geffers, Office Manager/Associate**  
[sue@archetypepa.com](mailto:sue@archetypepa.com)  
Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.712.4997 | [www.archetype-architects.com](http://www.archetype-architects.com)

**From:** Susan Geffers [<mailto:sue@archetypepa.com>]  
**Sent:** Thursday, January 09, 2014 2:26 PM  
**To:** Marge Schmuckal ([mes@portlandmaine.gov](mailto:mes@portlandmaine.gov))  
**Cc:** Bill Hopkins  
**Subject:** 68 Commercial St - Maine Wharf

Hello Marge,  
To answer some of your questions, yes, Bld. A is one and Bld. B is 2.  
I will have the plans changed in the future so that's not so confusing.  
From what I understand you fill out the flood plain forms, is that correct?  
As for the uses, I will have to speak with Bill to verify that and will let you know asap.  
Sue

**Susan Geffers, Office Manager/Associate**  
[sue@archetypepa.com](mailto:sue@archetypepa.com)  
Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.712.4997 | [www.archetype-architects.com](http://www.archetype-architects.com)

**Marge Schmuckal - 68 Commercial St - Maine Wharf**

---

**From:** Susan Geffers <sue@archetypepa.com>  
**To:** Marge Schmuckal <mes@portlandmaine.gov>  
**Date:** 1/9/2014 2:26 PM  
**Subject:** 68 Commercial St - Maine Wharf  
**CC:** Bill Hopkins <hopkins@archetypepa.com>

---

Hello Marge,  
To answer some of your questions, yes, Bld. A is one and Bld. B is 2.  
I will have the plans changed in the future so that's not so confusing.  
From what I understand you fill out the flood plain forms, is that correct?  
As for the uses, I will have to speak with Bill to verify that and will let you know asap.  
Sue

**Susan Geffers, Office Manager/Associate**

[sue@archetypepa.com](mailto:sue@archetypepa.com)

Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.712.4997 | [www.archetype-architects.com](http://www.archetype-architects.com)

**Marge Schmuckal - Maine Wharf - 68 Commercial Street**

---

**From:** Susan Geffers <sue@archetypepa.com>  
**To:** Marge Schmuckal <mes@portlandmaine.gov>  
**Date:** 9/16/2013 2:50 PM  
**Subject:** Maine Wharf - 68 Commercial Street  
**CC:** Bill Hopkins <hopkins@archetypepa.com>  
**Attachments:** flood permit.pdf

130-D-001

Hello Marge,  
Attached is the flood hazard development permit application for Phase 1, Building 1 of the Maine Wharf.  
Please call with any questions.  
Sue

**Susan Geffers, Office Manager**  
Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.712.4997 | [www.archetype-architects.com](http://www.archetype-architects.com)