



Memorandum  
 Department of Planning and Urban Development  
 Pre-Application Meeting Request

To request a pre-application meeting please fill out the form below with as much detail as possible. Return the form along with any electronic drawings or supporting documentation via e-mail to Desiree Kelly, [dmk@portlandmaine.gov](mailto:dmk@portlandmaine.gov). Two 30 minute meetings will be scheduled each Wednesday from 12:00-1:00 p.m. in Room 209, 2<sup>nd</sup> Floor of City Hall. These meetings are by appointment only and can be scheduled by Desiree Kelly at the e-mail address above or by telephone 207-874-8720.

Contact Information	
Name:	<i>Wick</i> Nicholas Ray <i>Scott Dyer WCZ Zone</i>
E-Mail Address:	<i>nicholas@tecassoc.com = Rep. D. Millos</i>
Phone:	(207) 767-6068
Proposed Project Information	
Chart, Block, Lot (s)	Map E10NW, Lot 030 H001
Address	One Long Wharf
Current Use	Marina
Proposed Use	Marina <i>1-67.9</i>
Lot Size	<i>2-71.9</i> +/- 3.1 Acres
New Building or Addition Sq. Ft.	+/- 560 SF
New impervious surface area	0 <i>Flood Resistance? Adequately Anchored</i>
Brief description of proposed project:	<i>There is a definition of Piers-wharfs</i>
<i>Addition of new docks to existing west set of docks at DIMillo's Old Port Marina.</i>	
<i>Level II or Level I Flood Plain</i>	
For Office Use Only	Date: _____ Time: _____

*Power pencil*

*14 - 307(a) 20 - Noncommercial berths 1/4 MAXIMUM  
 (50) linear feet per p  
 Harbor Commission Parking Fee  
 AR by Code -  
 2014-106*

## Marge Schmuckal - Re: DiMillo's Marina Float Extension

**From:** Marge Schmuckal  
**To:** Nicholas Ray  
**Date:** 4/30/2014 3:12 PM  
**Subject:** Re: DiMillo's Marina Float Extension  
**CC:** AmandaSt.Peter; Barbara Barhydt; David Margolis-Pineo; Jonathan Rioux...

Hi Nicholas,

I am determining that this project is not a "pier" but "floats" and therefore would not be limited to the 50' for piers. I would still need to see all the approvals that go with this type of project. - DEP - Army Corps - Harbor master - (I am blanking out on any others right now).

We would still need a site plan or a Administrative Authorization from Planning and a building permit.

Marge

>>> Nicholas Ray <nicholas@tecassoc.com> 4/30/2014 2:34 PM >>>  
Good Afternoon Marge,

I wanted to check in again on the above mentioned project. I'm unable to move forward with preparing a Level I Site Plan Application until we have determined whether or not City Code will allow the project to proceed.

Thank you,


Nicholas J. Ray, EI  
TEC Associates  
46 Sawyer Street  
South Portland, ME 04106  
Office: (207) 767-6068 x 208  
Cell: (207) 756-0961  
Fax: (207) 767-7125

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<p><b>Services</b></p> <hr/> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q &amp; A</p> <hr/> <p><a href="#">browse city services a-z</a></p> <hr/> <p><a href="#">browse facts and links a-z</a></p> <hr/>  <hr/> <p>Best viewed at 800x600, with Internet Explorer</p>	<p><b>CBL</b> 030 H001001</p> <p><b>Land Use Type</b> MULTI-USE COMMERCIAL</p> <p>Verify legal use with Inspections Division</p> <p><b>Property Location</b> 144 COMMERCIAL ST</p> <p><b>Owner Information</b> DIMILLO ARLENE ETALS TRUSTEES LONG WHARF PORTLAND ME 04101</p> <p><b>Book and Page</b> 15642/047</p> <p><b>Legal Description</b> 30-H-1 31-H-1-2 COMMERCIAL ST 144-182 W-116426 SF</p> <p><b>Acres</b> 2.6728</p>
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**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	4294	<b>OWNER OF RECORD AS OF APRIL 2013</b>
<b>LAND VALUE</b>	\$1,914,100.00	DIMILLO ARLENE ETALS TRUSTEES
<b>BUILDING VALUE</b>	\$2,424,900.00	LONG WHARF
<b>NET TAXABLE - REAL ESTATE</b>	\$4,339,000.00	PORTLAND ME 04101
<b>TAX AMOUNT</b>	\$84,220.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

	<b>Building 1</b>
<b>Year Built</b>	1927
<b>Style/Structure Type</b>	BANK
<b># Units</b>	1
<b>Building Num/Name</b>	1 - GORHAM SAVING'S BANK
<b>Square Feet</b>	5286

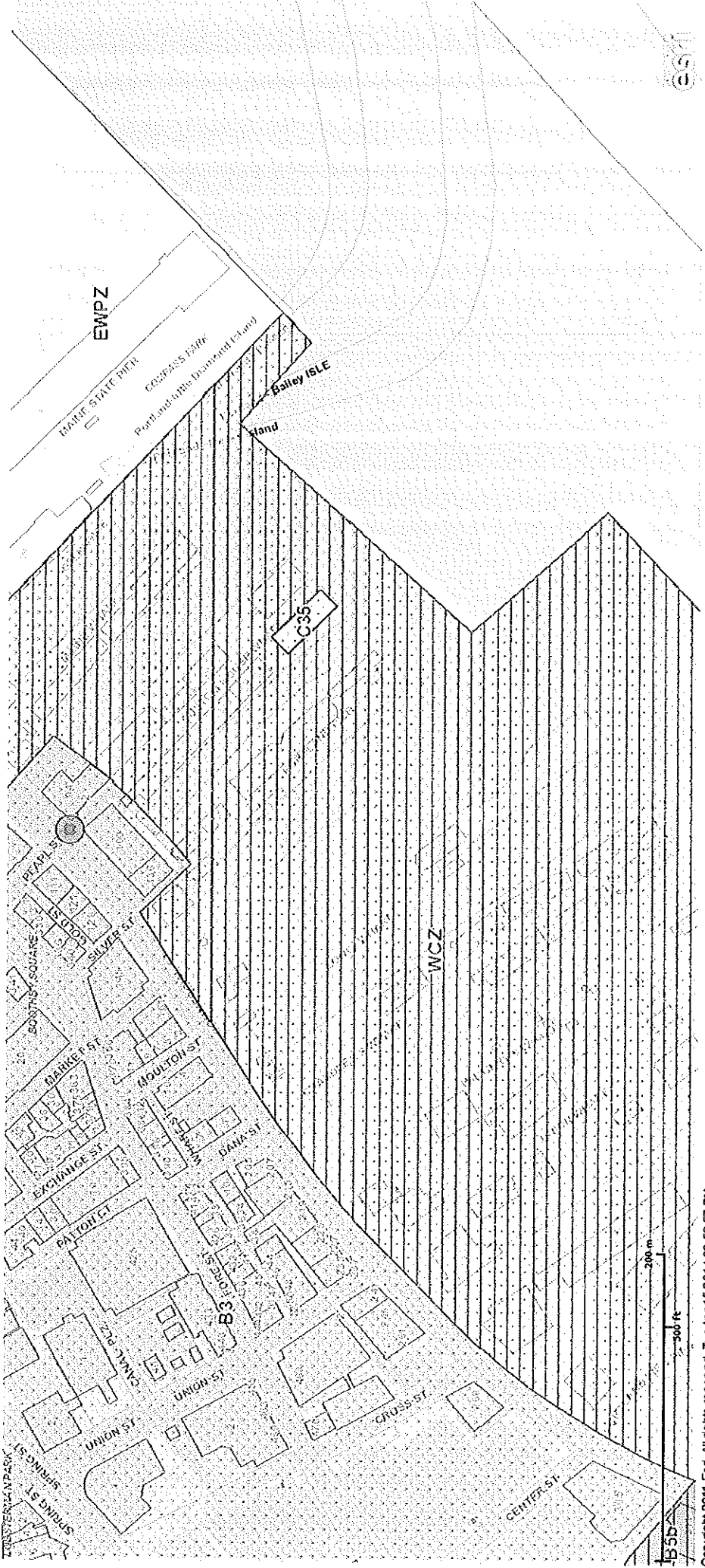
[View Sketch](#)
[View Map](#)
[View Picture](#)

	<b>Building 2</b>
<b>Year Built</b>	1999
<b>Style/Structure Type</b>	RETAIL - SINGLE OCCUPANCY
<b># Units</b>	1
<b>Building Num/Name</b>	2 - DIMILLOS MARINA
<b>Square Feet</b>	3678

[View Sketch](#)
[View Map](#)
[View Picture](#)

**Exterior/Interior Information:**

	<b>Building 1</b>
<b>Levels</b>	01/01
<b>Size</b>	2643



EWpz

MAINE STATE PIWA  
COOPASS 148R  
Portland to the Diamond Island

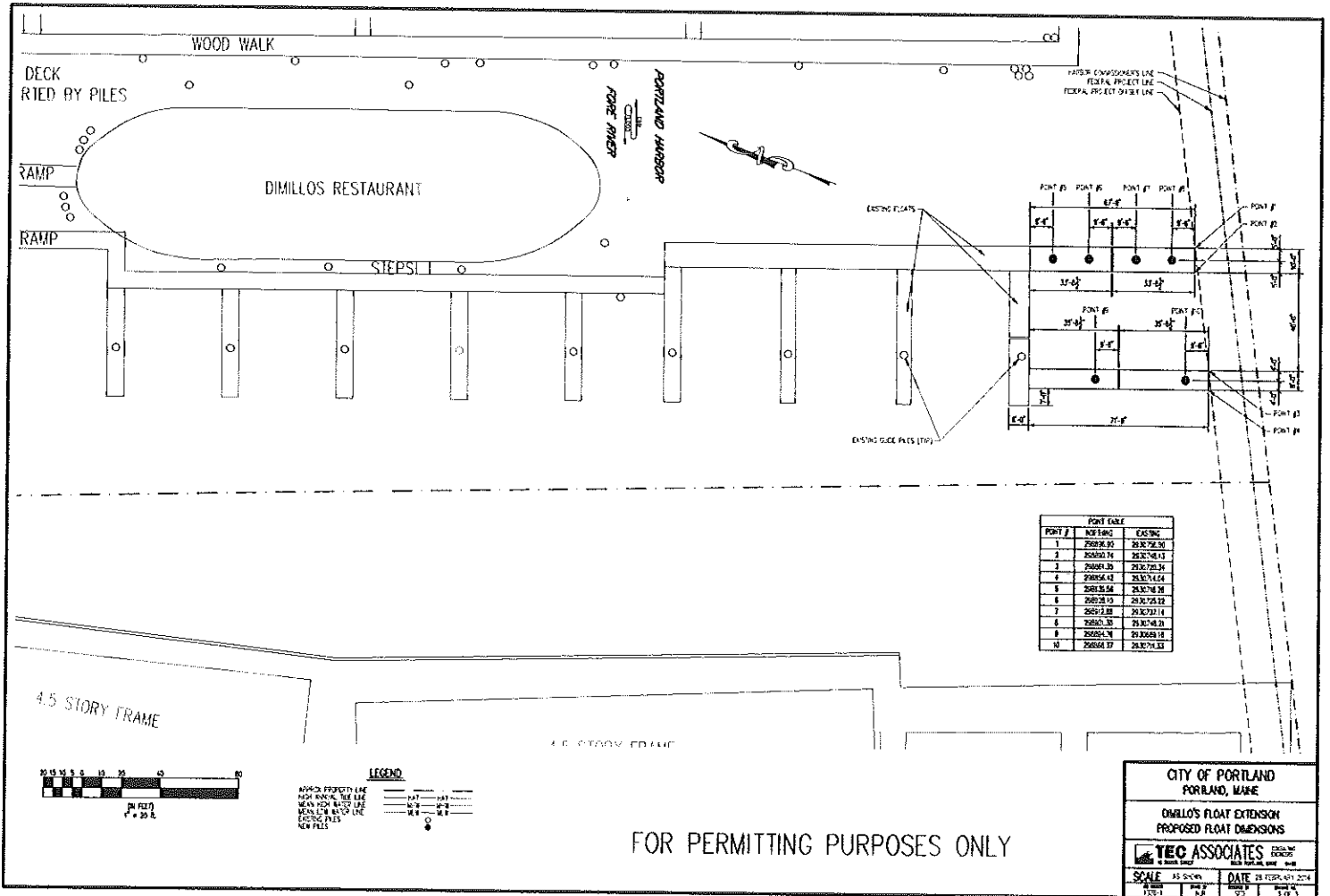
Bailey ISLE

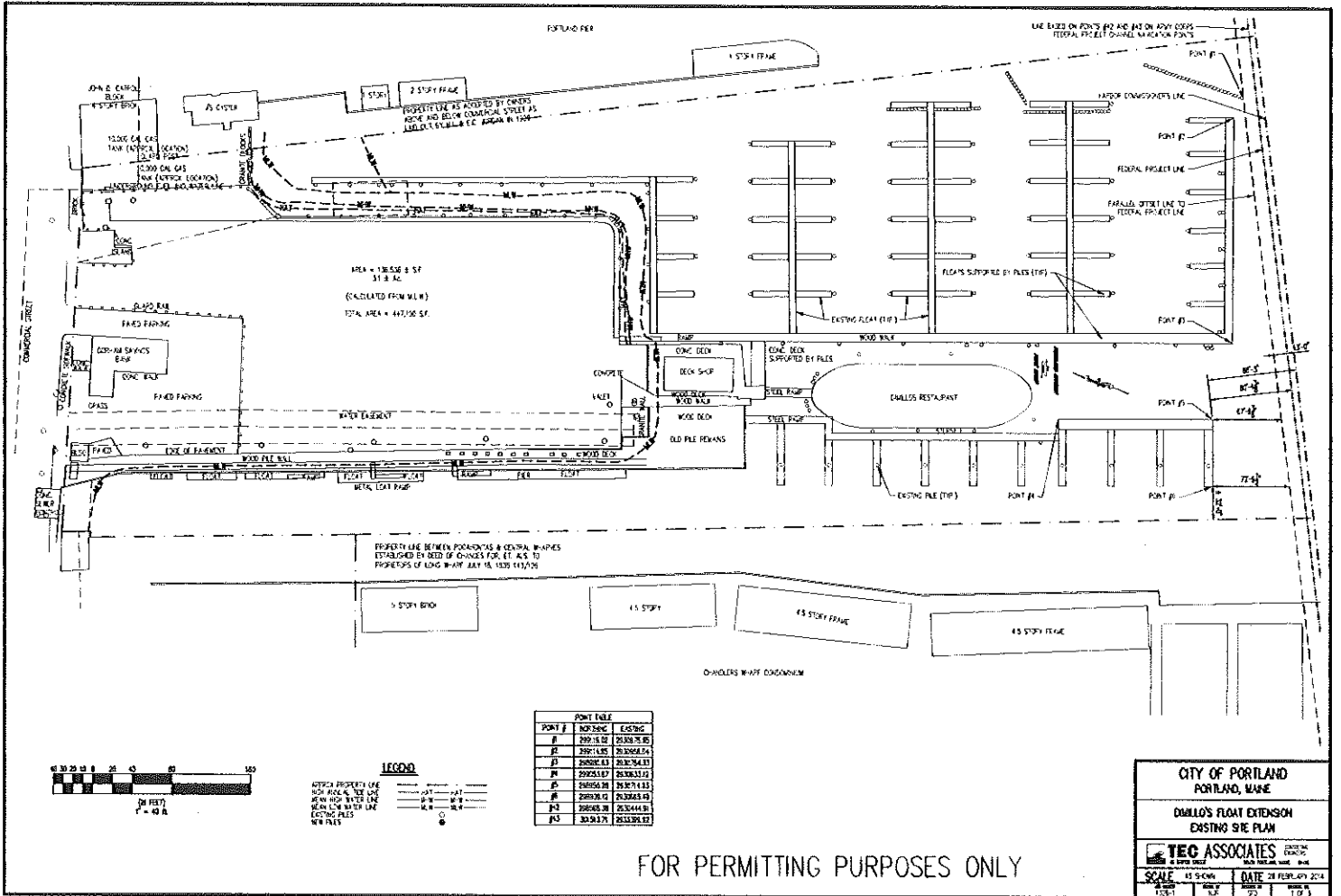
C35

WCZ

200 m  
500 ft

wooden docks





POINT	NORTHING	EASTING
P1	29915.02	25328.76 (E)
P2	29914.85	25328.68 (E)
P3	29920.43	25328.64 (E)
P4	29925.17	25328.33 (E)
P5	29925.16	25327.13 (E)
P6	29929.12	25328.13 (E)
P7	29948.38	25324.44 (E)
P8	30321.71	25323.93 (E)

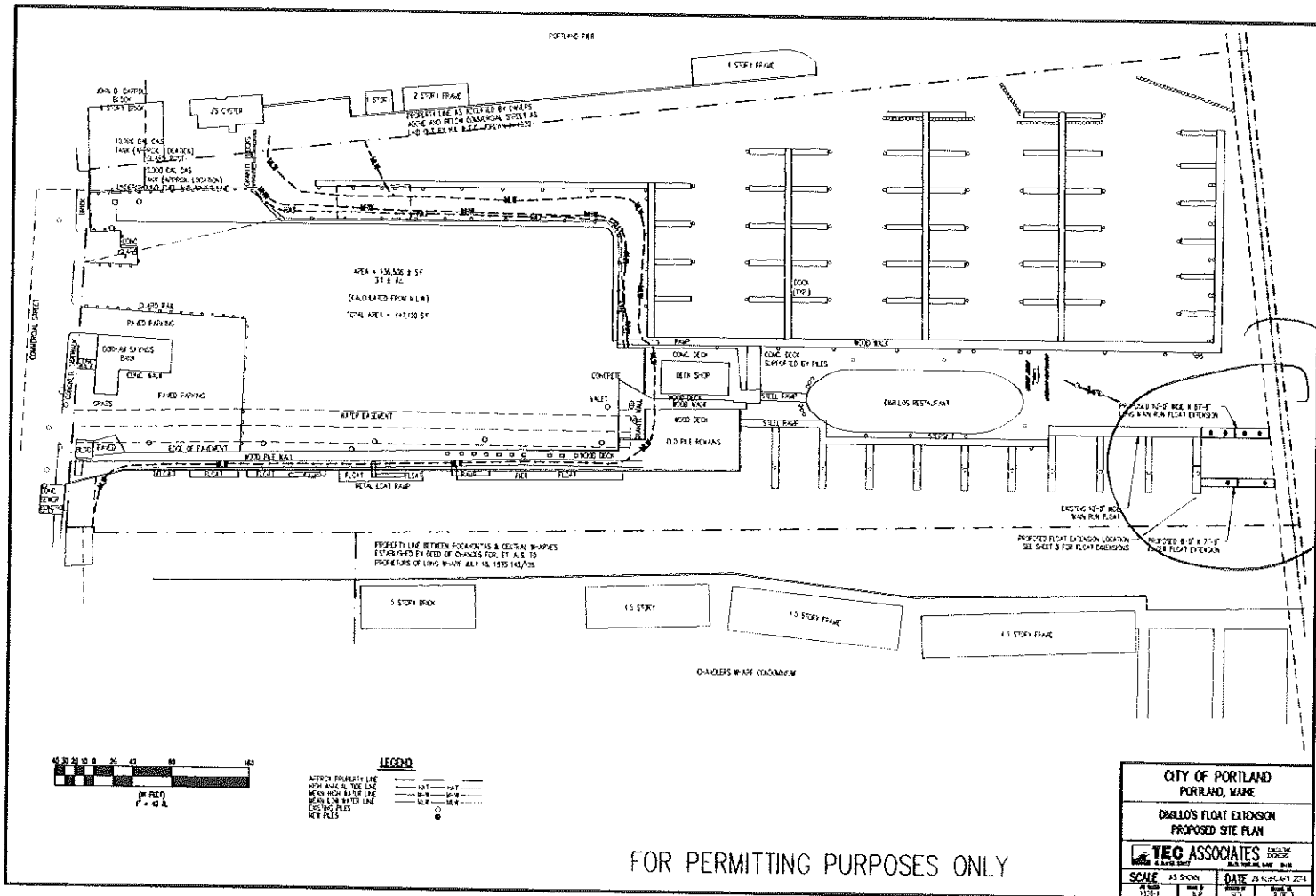
FOR PERMITTING PURPOSES ONLY

CITY OF PORTLAND  
 PORTLAND, MAINE

DUALLO'S FLOAT EXTENSION  
 EXISTING SITE PLAN

TEC ASSOCIATES  
INCORPORATED IN MAINE

SCALE: AS SHOWN DATE: 28 FEBRUARY 2014  
 DRAWN BY: [ ] CHECKED BY: [ ]



FOR PERMITTING PURPOSES ONLY

CITY OF PORTLAND  
 PORTLAND, MAINE

EMILIO'S FLOAT EXTENSION  
 PROPOSED SITE PLAN

**TEC ASSOCIATES**  
 ENGINEERS ARCHITECTS

SCALE: AS SHOWN  
 DATE: 25 FEBRUARY 2014

**Marge Schmuckal - DiMillo's Marina Float Extension**

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**From:** Nicholas Ray <nicholas@tecassoc.com>  
**To:** "mes@portlandmaine.gov" <mes@portlandmaine.gov>  
**Date:** 4/16/2014 2:40 PM  
**Subject:** DiMillo's Marina Float Extension  
**CC:** Amanda St.Peter <amanda@dimillos.com>, Scott Dyer <sdyer@customfloat.com...

Good Afternoon Marge,

Neither the Army Corps or the MDEP have a formal set of definitions that include the words Pier or Dock, but I looked up a glossary of maritime nautical terms and found these definitions:

1. Pier - A raised structure, typically supported by widely spread piles or pillars, used industrially for loading and unloading commercial ships, recreationally for walking and housing attractions at a seaside resort, or as a structure for use by boatless fishermen. The lighter structure of a pier contrasts with the more solid foundations of a quay or the closely spaced piles of a wharf. In North America, the term "pier" used alone connotes either a pier used (or formerly used) by commercial shipping or one used for fishing, while in Europe the term used alone connotes a recreational pier at a seaside resort.
2. Dock - In American usage, a fixed structure attached to shore to which a vessel is secured when in port, generally synonymous with *pier* and *wharf*, except that *pier* tends to refer to structures used for tying up commercial ships and to structures extending from shore for use in fishing, while *dock* refers more generally to facilities used for tying up ships or boats, including recreational craft.

Here is the website that lists these definitions:

[http://en.wikipedia.org/wiki/Glossary\\_of\\_nautical\\_terms#P](http://en.wikipedia.org/wiki/Glossary_of_nautical_terms#P)

We are proposing to install (2) new docks, or as I commonly refer to them, floats. These new docks will be installed off the end of the existing set of docks that make up the marina.

Please let me know if you have any questions or would like to further discuss.

Thank you,

Nicholas J. Ray, EI  
TEC Associates  
46 Sawyer Street  
South Portland, ME 04106  
Office: (207) 767-6068 x 208  
Cell: (207) 756-0961  
Fax: (207) 767-7125