

Permit # 940688 City of Portland BUILDING PERMIT APPLICATION Fee 300. Zone 030-14021 Map #            Lot#             
Please fill out any part which applies to job. Proper plans must accompany form. 595.00

Owner: City of Portland Phone #             
Address: Seafresh USA P.O. box 786 narraganset, R.I. 02882  
LOCATION OF CONSTRUCTION Lot #11 Portland Fish Pier  
Contractor: Alliance Const., Inc. Sub.  
160 Pleasant Hill Rd Scarborough, ME 04074 Phone # 885-0855 *Call Bruce*  
Address:             
Est. Construction Cost:            Proposed Use: Seafood Processing  
115,000 (Site Work/Fnd Only) Past Use: Vacant Lot  
# of Existing Res. Units            # of New Res. Units             
Building Dimensions L            W            Total Sq. Ft.             
# Stories:            # Bedrooms            Lot Size:             
Is Proposed Use: Seasonal            Condominium            Conversion             
Explain Conversion Construct Addition as per plans /Minor SitePlan

For Official Use Only	
Date <u>05 July 1994</u>	Subdivision: <u>          </u>
Inside Fire Limits <u>          </u>	Name <u>          </u>
Bldg Code <u>          </u>	Lot <u>          </u>
Time Limit <u>          </u>	Ownership: <u>-7</u> Public <u>          </u>
Estimated Cost <u>          </u>	Private <u>          </u>
Zoning: <u>WCZ</u>	
Street Frontage Provided: <u>          </u>	
Provided Setbacks: Front <u>          </u> Back <u>          </u> Side <u>          </u> Side <u>          </u>	
Review Required:	
Zoning Board Approval: Yes <u>          </u> No <u>          </u> Date: <u>          </u>	
Planning Board Approval: Yes <u>          </u> No <u>          </u> Date: <u>          </u>	
Conditional Use: <u>          </u> Variance <u>          </u> Site Plan <u>          </u> Subdivision <u>          </u>	
Shoreland Zoning Yes <u>          </u> No <u>          </u> Floodplain Yes <u>          </u> No <u>          </u>	
Special Exception <u>          </u>	
Other (Explain) <u>          </u>	

**Foundation:**

1. Type of Soil:
2. Set Backs - Front            Rear            Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

**Floor:**

1. Sills Size:            Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing:            Size:
4. Joists Size:            Spacing 16" O.C.
5. Bridging Type:            Size:
6. Floor Sheathing Type:            Size:
7. Other Material:

**Exterior Walls:**

1. Studding Size            Spacing
2. No. windows
3. No. Doors
4. Header Sizes            Span(s)
5. Bracing: Yes            No
6. Corner Posts Size
7. Insulation Type            Size
8. Sheathing Type            Size
9. Siding Type            Weather Exposure
10. Masonry Materials
11. Metal Materials

**Interior Walls:**

1. Studding Size            Spacing
2. Header Sizes            Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

**Ceiling:**

1. Ceiling Joists Size:
2. Ceiling Strapping Size            Spacing
3. Type Ceilings:
4. Insulation Type            Size
5. Ceiling Height:

**Roof:**

1. Truss or Rafter Size            Span
2. Sheathing Type            Size
3. Roof Covering Type

**Chimneys:**

- Type:            Number of Fire Places

**Heating:**

- Type of Heat:

**Electrical:**

- Service Entrance Size:            Smoke Detector Required Yes            No

**Plumbing:**

1. Approval of soil test if required Yes            No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

**Swimming Pools:**

1. Type:
2. Pool Size:            x            Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik

Signature of Applicant Bruce M. Sanford Date 14 June 1994

CEO's District Bruce Sanford  
01 July 1994 - Permit Fee/Plans Site Work Fnd Only  
CONTINUED TO REVERSE SIDE

Ivory Tag - CEO 12 MS Munson

White - Tax Assessor

**PERMIT ISSUED  
WITH LETTER**

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WITH LETTER**

Site work started -  
final inspection done - appears to be ok.  
Underground plumbing checked - ok.



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

VESSEL SERVICES, INC.  
Applicant

9/23/2003  
Application Date

1 PORTLAND FISH PIER, PORTLAND ME 04101  
Applicant's Mailing Address

VSI WASTE OIL FACILITY  
Project Name/Description

BEN SNOW FPA/PDOT  
Consultant/Agent/Phone Number  
541-6916

SAME AS MAILING  
Address of Proposed Site

CBL: 0304021001

Description of Proposed Development:

SEE ATTACHED MEMO

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) 7 Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment  
(Yes, No, N/A)

YES

YES

NO

YES

NO

NO

YES

N/A

Planning Office  
Use Only

✓

✓

✓

✓

✓

✓

✓

✓

Planning Division Use Only

Exemption Granted ✓

Partial Exemption

Planner's Signature

Date

10/1/03

White - Planning Office

Pink - Inspections

Yellow - Applicant

Port of Portland  
Portland International Jetport  
Portland Fish Pier Authority  
Portland Intermodal Passenger Facility



Capt. Jeffrey W. Monroe  
Director

Jeff Schultes, AAE  
Jetport Manager

Benjamin Snow, MML  
Maritime Manager

**CITY OF PORTLAND**  
Department of Transportation

**Memorandum**

July 31, 2003

Fm: Ben Snow  
To: Sarah Hopkins

cc: J. Monroe, D. Cohan

Re: Vessel Services, Inc. – Waste Oil Reception Facility

After two years of research and discussion with tenants, the DEP, US Coast Guard and others we are close to execution of a plan to address the issue of proper disposal of waste oil generated by vessels calling at the Portland Fish Pier.

For twenty years, the City provided this service. However, the City facility on the pier was not compliant by way of design and was not being operated in accordance with the DEP best practices guidelines. In addition, the City's HR department barred PDOT staff from handling this type of material which effectively precluded a municipal solution to the problem. PDOT then contracted to have the facility removed from the Fish Pier and advised tenant vessels that they needed to find alternative facilities to accept their oil waste streams.

Vessel Services (VSI) has proposed taking over this essential service. VSI has an existing 500 gallon oil tank within an enclosed and diked area at the northeast corner of their plant. This site is approx. 50 feet from the former municipal oil reception facility. VSI proposes to use their tank (formally a heating oil storage tank) to accept waste oil in accordance with City and DEP procedures and policy. VSI would contract with a licensed commercial hauler to transport the oil from the Fish Pier to a recycling facility.

PDOT's contribution to the facility would involve a small amount of fencing (50ft) around the tank area, signage and 24 hour video surveillance (already in place). An agreement is being drafted to address liability issues, hours of operation, record keeping, fees etc. This agreement will also have a 30 day cancellation clause available to either party (VSI and the Fish Pier Authority).

Prior to execution of the agreement we have been asked by Counsel for guidance from the Planning Authority as to whether the re-use of the existing VSI tank has any site plan or zoning implications. Although waste oil reception facilities are not specifically addressed as permitted, conditional or prohibited uses in the WCZ we believe that they are a bona fide accessory use. In addition, Federal law stipulates that facilities accepting

more than 500,000 pounds of fish are required to file a Certificate of Adequacy with the U.S. Coast Guard demonstrating that the facility has a plan in place to manage solid waste and other types of vessel waste streams including oil.

In addition, we believe this a continuation of an historical, accepted use on the Fish Pier that will take place in almost the same general place on the overall site. The only major difference will be that the operation is now managed privately, with better compliance to better safety and labor practices and with upgraded security and surveillance.

In our opinion, the proposed facility will have no adverse impact on the adjacent marine related, water dependant businesses and will not affect traffic circulation on the pier.



