

check 38 Preble St
microfiche
for Chandler's Wharf
condos

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form



Central Wharf Assoc.

Applicant: Central Wharf Assoc.
 Address: 38 Preble St, Portland, ME 04103
 Phone: 772-9548
 Address of Proposed Site: Chandler's Wharf
 Proposed Use of Site: 88 condominiums
 Area of Site / Ground Floor Coverage: 96,500 sq. ft. in plan area
 Site Identifier(s) from Assessor: W-1
 Zoning of Proposed Site: W-1
 DEP Review Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Proposed Number of Units: _____
 Total Floor Area: _____

Other Comments: _____
 Date of Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation: _____

- Use complies with Zoning Ordinance — Staff Review Below

DATE	ZONE LOCATION	INTERIOR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA OF FAMILY

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

REASONS:

SIGNATURE OF REVIEWING STAFF/CITY CLERK
 ORIGINAL

BUILDING DEPARTMENT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 25, 1987

RE: Chandler's Wharf/Temporary Certificate of Occupancy

The Liberty Group
Attn: Mr. James A. Corriveau
38 Preble Street
Portland, Maine 04101

Dear Sir:

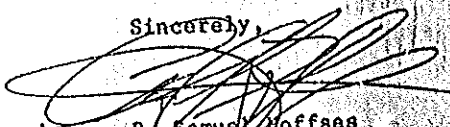
Under Article I, Section 119.5 of the Portland (BOCA) Building Code, I am authorized to issue temporary certificates of occupancy for buildings, structures, or parts thereof, before the entire work covered by the certificate is completed, provided those portions may be occupied safely and without completion of the building or structure without endangering life or public welfare.

As per our discussion of February 23, 1987, there are still some minor improvements to be completed on this project. Therefore, I am prepared to issue temporary certificates of occupancy for not more than 6 months for building No. 4 only, after the items we discussed concerning both fire and building code requirements have been completed.

I am not prepared to issue any other certificates of occupancy until such improvements as plantings and walkways have been completed and the fish boat as the pending amendment concerning fish boat berthing have been received.

If you have any questions on this matter, please call this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
Richard Flewelling, Corporation Counsel

BERNSTEIN, SHUR, SAWYER AND

COUNSELORS AT LAW

A Professional Corporation

One Monument Square

P.O. Box 9729

Portland, Maine 04104-5029

(207) 774-1200

Telecopier 774-1127

Telecommunications 761-2971

Barnett I. Shur
Louis Bernstein
Sumner T. Bernstein
Herbert H. Sawyer
Leonard M. Nelson
William W. Willard
Gregory A. Tselikis
F. Paul Prinsko
Peter J. Rubin
Alan R. Atkins
Richard P. LeBlanc
Eric F. Saunders
Gordon C. Ayer

Gordon F. Ormes
Phillip H. Gleason
Stephen V. Hodsdon
Geoffrey H. Hoke
James H. Young II
Mary L. Schendel
John M. R. Paterson
Linda A. Monka
Charles E. Miller
Craig W. Friedrich
Lee K. Bragg
Andrew J. Bernstein
Christopher L. Vankolis

Kennebunk Office
Post Road Center
62 Portland Road
Kennebunk, Maine 04043
207-985-7132

Augusta Office
2 Central Plaza
Augusta, Maine 04301
207-623-1100

Israel Bernstein (1890-1967)

March 3, 1987

Mr. P. Samuel Hoffses
Chief of Inspection Services
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

Re: Liberty Group - Chandler's Wharf

Dear Sam:

I am in receipt of a copy of your letter directed to Liberty Group with regard to the project for the above captioned project.

I note from your letter that you indicate that you have not issued any other Certificates of Occupancy until the site plan has been completed and a pending amendment to the site plan has been resolved.

I would urge you to consult with corporate counsel and the City if you intend to refuse further Certificates of Occupancy for this project. Please note that there exist no other Certificates of Occupancy for your refusal to issue said Certificates in that the City has received all required local approvals for the project. As you can well imagine, your insistence on the project as described in your letter presents the potential for severe economic consequences to the developer.

2

BERNSTEIN, SHUR, SAWYER AND NELSON

TO

Should you wish to review this matter further, please
to contact me.

Very truly yours,


F. PAUL FRINSKO

FPF:ps

cc: Mr. Richard Flewelling
Assistant Corporation Counsel

Mr. Joseph Gray
Director of Planning

Mr. David Cope
Mr. Jamie Corriveau

CITY OF PORTLAND, MAINE
MEMORANDUM

P. Samuel Hoffses, Chief of Inspection Services

M: David A. Lourie, Corporation Counsel

E: March 24, 1987

SUBJECT: Chandlers Wharf/Temporary Certificate of Occupancy

I have reviewed your letter to James Corriveau dated February 1987 with reference to the above captioned matter.

I was concerned that your last paragraph may have meant that deny certificates of occupancy until such time as the issue of Boat Relocation vs. Fish Boat Retention is resolved. After discussing this matter with Dick Flewelling, it is my understanding that this is not the case. It is my understanding that you intend to identify that there remained questions as to the sufficiency of compliance with the retention plan as it presently pertains to fishing vessels.

When, and if, you decide to deny certificates of occupancy, as indicated you would do under certain circumstances, you must be specific in stating your reasons than you were in this letter. It would be helpful if you were to consult with my office in advance to both the reasons and the sufficiency of your written statement. Those reasons prior to actually denying the permit.

Please advise if you have any questions with regard to this letter.

David Lourie

David A. Lourie
Associate Corporation Counsel

cc: Joseph E. Gray, Jr., Director of Planning & Urban Dev.
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
Richard P. Flewelling, Associate Corporation Counsel



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 26, 1987

The Liberty Group
Attn: Mr. James A. Corriveau
38 Preble Street
Portland, Maine 04101

Re: Chandler's Wharf/Temporary Certificate of Occupancy

Dear Sir:

Under Article I, Section 119.5 of the Portland BOCA Basic National Building Code/1984 authorized to issue temporary certificate of occupancy for buildings or structures, or parts thereof before the entire work covered by the permit is completed, provided those portions may be occupied before prior to full completion of the building or structure without endangering life or public welfare.

Under the preceding authorization and pertinent to our meeting of March 26, 1987, if your office can supply the material requested by a letter from Mr. Richard Knowland, Senior Planner for the City of Portland, to your office, this office will continue its prior practice of issuing temporary certificates of occupancy.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Joseph E. Gray, Jr., Director, Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Howelling, Corporation Counsel
Richard Knowland, Senior Planner

/ksc

KIMBALL CH

Civil
Environmental
Engineers
Landscape Architecture

compa
P.O. Box
40 Bridge
Portsmouth
New Ham
603 431-2

April 1, 1987

Liberty Group, Inc.
38 Preble Street
Portland, ME 04101

Attn: Jamie Corriveau

Re: Chandler's Wharf Marina As-Built
Floating Dock Calculations 85-794

Dear Mr. Corriveau:

Enclosed please find additional design calculations covering floating dock system's capabilities to meet the design criteria previously discussed between the City staff and myself. This criteria was presented in the Pile Calculations that Kimball Company previously submitted to yourself and the city staff February 12, 1987. This design criteria included such factors as wave height, wind speed, wind direction, tide height, dockin useful life and other data.

I apologize for not supplying these calculations with our previously submitted Pile Calculations. It was my understanding that A Marina Services had submitted structural design calculations for the Floating Dock System to the City Planning department and therefore, only the pile system calculations were required to be submitted.

I hope this addresses any concerns you may have.

If you have any questions, please feel free to contact me.

Sincerely,

KIMBALL CHASE COMPANY, INC.

Robert M. Snover

Robert M. Snover, P.E.
Project Manager

RMS/sjo

cc: Chris Clark, TFI

Barry W. Kimball
Barry W. Kimball
Vice President



P.S. Hoffman

CITY OF PORTLAND, MAINE
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Michael J. Fenton
Jadine R. O'Brien
Kenneth M. Cole, III

May 7, 1987

David Cope
Fisherman's Wharf Associates
38 Preble Street
Portland ME 04101

Dear Mr. Cope:

On April 28, 1987 the Portland Planning Board approved the site plan of the Fisherman's Wharf project located on Commercial Street between Long and Widgery's Wharves. Present were Chairman Humeniuk, Vice Chairman Vestal and members Cole, DeCoursey, and Fenton. The approval for the project consisted of the following motions:

1. (4-1; Vestal)

That the proposed revision was not substantially different than the plan described in the notice mailed to area residents and property owners as the revision reflected changes previously requested by the Board and were minimal.

2. (4-1; Vestal)

That the plan is in conformance with the Site Plan Ordinance of the Land Use Code with the following conditions of approval:

- a. That the City Traffic Engineer does additional parking calculations, based on the revised plan to confirm that the project provides adequate parking.
- b. That the ticket booth at the parking deck access should be angled clockwise approximately 15 degrees from its current orientation to better position vehicles relative to the horizontal curve just inbound of the booth.
- c. A 6+/- foot protected pedestrian walk area is provided behind the 90 degree parking along the east side of the access drive by virtue of extended end islands which define the parking areas. Plantings shown for these end islands are to be moved toward the building to provide a continuation of the 6+/- foot pedestrian area on these islands.

David Cope
Fisherman's Wharf Associates

May 7, 1987
page 2

- d. Delivery vehicles with turning radii larger than 35 feet are to be instructed to use the loading area at Building "A" and transfer goods to Building "B" using handtrucks.
- e. That an escrow account be established to cover the costs of installing new granite curbing and brick sidewalk along the frontage of the site, and a concrete crosswalk. The crosswalk is to be located by the City Engineer.
- f. That the proposed "knob" of curbing in the vicinity of Building "B" be eliminated.
- g. That the Urban Designer and applicant agree on details of lighting and of the plaza area, including public seating.
- h. That the utilities be located underground.
- i. That the final site engineering be approved by the Public Works Department.

3. (4-0; Vestal abstaining)

That the plan was in conformance with the Flood Hazard Review Ordinance of the Land Use Code, with the following condition:

- a. That the applicant provide the staff with proof that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law or that none are required.

4. (5-0) Unanimous

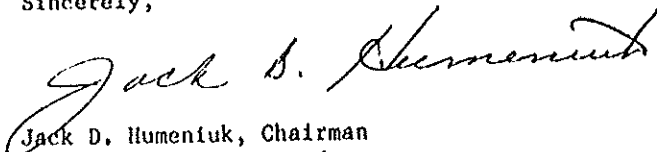
That the plan was in conformance with the Shoreland Zoning Regulations of the Land Use Code including standards set out in Section 14-49 884(b).

David Cope
Fisherman's Wharf Associates

May , 1987
page 3

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #32-87, which is attached. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

Sincerely,



Jack D. Humeniuk, Chairman
Portland Planning Board

DK/eg

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
David Klenk, Planner
P. Samuel Hoffses, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Acting City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist
Philip Meyer, Urban Designer
James Katsiaticas, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
PLANNING BOARD

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Kenneth M. Cole, III

May 7, 1987

Mr. David Cope
Chandler's Wharf Associates
38 Peble Street
Portland ME 04101

Dear Mr. Cope:

On April 28, 1987 the Portland Planning Board approved the revision to the Chandler's Wharf recording plat. Present were Chairman Humeniuk, Vice Chairman Vestal and members Cole, DeCoursey, and Fenton. The approval of the revision consisted of the following motion:

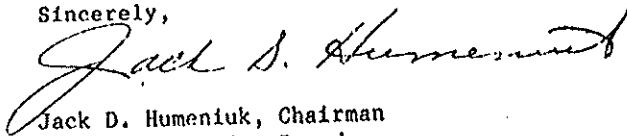
1. (5-0) Unanimous

To approve the revised recording plat to the Chandler's Wharf Subdivision with the following condition:

- a. That the revised recording plat be approved by the Public Works Department.

The approval is based on the submitted plan and the finding related to alterations to an approved plat as found in the Subdivision Ordinance and Planning Report #32-87, which is attached. If you need to make any further modifications to the revised plat, another plat must be submitted for staff approval. If there are questions, please contact the Planning staff.

Sincerely,



Jack D. Humeniuk, Chairman
Portland Planning Board

DK/eg

Enclosure

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jacobson, Chief Planner
David Klenk, Planner
Richard Knowland, Senior Planner
L.P. Samuel Hoffsee, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Acting City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist
James Katsiaticas, Associate Corporation Counsel



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 776-5431

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

August 21, 1987

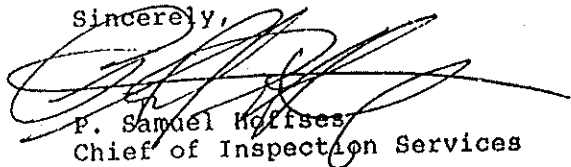
Jamie Corriveau
Project Manager
Chandlers Wharf
38 Preble Street
Portland, ME 04101

Dear Mr. Corriveau:

This letter hereby extends all temporary Certificate's of Occupancy for a period of 60 days for Chandlers Wharf Condominiums located at Central Wharf.

Copies of said are attached hereto.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

PSH/jmr

cc: Copies attached

Cob O's
Location: Chandler's Wharf

Issued to: Chandler's Wharf Assoc. Date: June 25, 1997

Portion of Bldg

Approved Occ

Bldg. 6 unit 03

Single Family
condominium

Bldg 5 unit 04

Bldg 5 unit 05

Bldg 5 unit 06

Bldg 5 unit 07

Bldg 5 unit 08

Bldg 5 unit 09

Bldg 5 unit 12

Limiting Conditions:

1. Temporary Certificate of Occupancy until August 25, 1997
2. Fire Lane will be maintained at all times