

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CM WATERFRONT PROPERTIES LLC

Located at

250 COMMERCIAL ST

PERMIT ID: 2012-49767

CBL: 031 L034001

has permission to **Expand load dock for eating/sitting area**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Janine Bonke

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5297-ALTCOMM Located At: 250 COMMERCIAL ST CBL: 031- L-034-001

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions dated received 11/28 and 11/30/12. Any deviation from approved plans requires separate review and approval prior to work.
2. The loading dock use shall not block the egress/exit from the brewery at any time it is open to the public.

Fire

1. Connected with permit 2012-05-3993-CH OF USE. Conditions of that permit remain in effect.
2. All construction shall comply with City Code Chapter 10.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Framing Only

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5297-ALTCOMM	Date Applied: 10/29/2012	CBL: 031- L-034-001	
Location of Construction: 250 COMMERCIAL ST	Owner Name: CM WATERFRONT PROPERTIES LLC	Owner Address: P.O. Box 7467 PORTLAND, ME 04112	Phone: 772-8160 O 939-1431 cell
Business Name:	Contractor Name: OWNER - Charles Poole	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: WCZ
Past Use: Multi-tenant: spa - photographer - distillery Brew Pub	Proposed Use: Same: multi-tenant: spa - photographer - distillery - brew pub, Phase 2: build rear deck, 16'8" x 51' for outside dining and intermittent access to loading dock for brewery	Cost of Work: \$15,000.00	CEO District:
Proposed Project Description: Build outside dining deck/access to load dock		Fire Dept: 12/13/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (58)	Inspection: Use Group: A-2/B Type: 3B FI/F2 MUBEC '09 Signature: <i>[Signature]</i> 11/30/12
Permit Taken By: Brad		Pedestrian Activities District (P.A.D.)	

<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 informatin may invalidate a building permit and stop all work.</p>	Zoning Approval		
	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK - [Signature]</i> 10/31/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>

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 appication 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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Gayle Guertin - 250 Commercial Street, In'finiti Fermentation & Distillery - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 1/24/2013 4:08 PM
Subject: 250 Commercial Street, In'finiti Fermentation & Distillery - Building Permit Issuance

Hi all, this project, site plan #2012-624, the In'finiti Fermentation & Distillery project at 250 Commercial Street, meets minimum DRC site plan requirements for the issuance of the Building Permit.

Let me know if you have any questions. Thanks.

Phil



General Building Permit Application

Extend 10/25/12
BS

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

2012-10-5297 - ALDcomm

Location/Address of Construction: <u>250 Commercial St., Portland, Me.</u>		
Total Square Footage of Proposed Structure/Area <u>854.25 SF</u>		Square Footage of Lot <u>14,948 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>031 L 034-001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>CM Waterfront Prop. LLC</u> Address <u>36 Union Wharf</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-772-8160</u> <u>Office</u> <u>207-939-1431</u> <u>Cell</u>
Lessee/DBA (If Applicant) RECEIVED OCT 29 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>170.00</u> <u>Admin Fee</u> \$ <u>15,000.00</u> Cost Of Fee: \$ <u>50</u> Total Fee: \$ <u>220</u>
	Current legal use (i.e. single family) <u>Commercial building</u> If vacant, what was the previous use? Proposed Specific use: <u>Expansion of loading dock - moving product to and from building + to allow for parttime use as a loading dock, but also as an outside eating/sitting area for the new tenant buildings</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>The loading dock is to be expanded to serve Brew Pub</u>	Contractor's name: <u>CM Waterfront Prop. LLC</u> <u>The Brew Pub.</u> Address: <u>36 Union Wharf</u> City, State & Zip: <u>Portland, ME 04101</u> Telephone: Who should we contact when the permit is ready: <u>Charlie Poole</u> Telephone: Mailing address: <u>36 Union Wharf, Box 7467, Portland ME 04112</u> <u>207-772-8160</u> <u>207-939-1431</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

* Reference 2012-05-3943 - CA

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Charlie Poole Date: 10/26/12

This is not a permit; you may not commence ANY work until the permit is issue

C M Waterfront Properties, LLC
36 Union Wharf- PO Box 7467 - Portland, Maine 04112

October 26, 2012

City of Portland
Building Inspections Division
389 Congress St.
Portland, Maine 04101

Attention: Marge Schmuckal

Dear Marge and Building Inspections;

I am writing to you to apply for the required building permit for the loading dock/rear deck expansion (Phase 2) for the brew/distill pub being located on the first floor at 250 Commercial St.. The original permit, issued under the name CM Waterfront Properties LLC (owners of the building) and Infiniti, Fermentation and Distillation (the new tenant) was issued on 6/22/12 - Job ID # 2012-05-3993 - CH OF USE.

The following is a brief description of Phase 2 - the loading dock/rear deck expansion. Attached you will also find:

1. Administrative Authorization Application
2. General Building Permit Application - cost under \$50,000.00
3. Set of construction plans for the loading dock/rear deck expansion
4. Site plan showing 250 Commercial St., its proximity to the water in the loading dock expansion area and the abutting property, Union Wharf.

#250 Commercial St. - rear loading dock/rear deck expansion

Description of loading dock expansion phase of the brew pub installation at 250 Commercial St.-

1. Infiniti, Fermentation & Distillation are leasing the 1st floor space for their brew/distill pub.
2. Phase 1 of the project is the interior build out with renovations as per the plans already submitted and approved with the permit issued on 6/22/12.
3. Phase 2 - expands the loading dock/deck area by 854.25 sf to allow 2- part time uses- first - a loading dock area for moving goods, equipment, furniture and any large items and products that need to get into or out of the building. The 2nd use is for outside sitting for the Infiniti, Fermentation brew pub when the loading dock is not in use.
4. The loading dock eastern side will have a removable side rail for times when the loading dock needs to be used. When the loading dock is not in use, the side rail will be locked (padlock or similar in place, attended by brew pub management or building owners) in place. There will only be access to and from the rear deck area through the brew pub with the exception of an emergency exit off the deck.
5. Infiniti, Fermentation will be the primary user of the loading dock. The 2nd floor tenants would be using the loading dock for moving in office furniture, large items etc.. The schedule of the deck use as a loading dock would be in the off hours of the brew/distillation pub.

6. The planned seating for the deck area will be a picnic table format. The tables are easily moved to the sides to allow the deck to serve as a loading dock.

Please refer to the attached site plan showing 250 Commercial St.. The loading dock expansion requires a widening of the deck by 5', moving the southern edge slightly closer to the mean low water's (MLW) edge. The following is a description by color of the area at the rear of the building:

1. Pink area – $25' \times 53' = 1,325 \text{ sf} + 15' \times 4' = 60 \text{ sf}$ – total 1,385 sf – which is the entire area between the pier bulkhead and the existing loading dock southern edge.
2. Bright yellow – $25' \times 14'4" = 360 \text{ sf}$ – is inside the pink area but exceeds the 25' set back from MLW.
3. Green area – $5' \times 41' = 205 \text{ sf}$ – is the expansion of the loading dock that falls inside the 25' set back from the MLW line.
4. Blue area – $20' \times 41' = 820 \text{ sf}$ – is the area that is inside the 25' set back from MLW and is used for commercial lobster boat parking and trap holding area for moving to and from the vessel.

Summary of area that is adjacent to the 250 Commercial St. loading dock and the Union Wharf slip:

The total area that is inside the MLW edge and the existing 25' set back from MLW (running parallel to the buildings back wall) = 1,385 sf. 360 sf of this area is beyond the 25' set back from MLW. Of the 1,385 total sf, 205 sf would be the area (within the 25' set back line) required to expand the loading dock by 5' in width and 41' in length. The overall length of the expanded loading dock is 51', but 10' of the 51' is beyond the 25' set back from MLW. The 205 sf represents 15% of the total area and that leaves 85% of the area for lobster vessel truck parking, lobster trap staging and movement to and from the back entrance of 250 Commercial St.. The loading dock expansion does not reduce, impede or in any way disturb the existing uses of the area adjacent to the water's edge. The 2 – fishermen that tie their vessels nearby will still continue to park their vehicles and move their traps through this area 100% of the time.

The loading dock expansion when completed will serve a part time use as a loading dock and a part time use as an outside sitting/eating area for the brew bub customers. The area outside the loading dock expansion will continue to serve the marine interest 24 hrs./day, 365 days/year.

Please call me if you have any questions or need more information.

Sincerely,



Charles A. Poole
CM Waterfront Properties LLC
Partner

C M Waterfront Properties, LLC
36 Union Wharf- PO Box 7467 - Portland, Maine 04112

Union Wharf -

October 23, 2012

CM Waterfront Properties, LLC
36 Union Wharf
Portland, Maine 04101

Contact - Charlie Poole - 207-772-8160 or mobile - 207-939-1431.

RE: #250 Commercial St. - rear loading dock expansion

Description of loading dock expansion phase of the brew pub installation at 250 Commercial St.-

1. Fermentation & Distillation are leasing the 1st floor space for their brew bub.
2. Phase 1 of the project is the interior build out and new entrances as per the plans already submitted and approved.
3. Phase 2 - expands the loading dock area to allow 2- fold use- loading dock area for moving goods, equipment, furniture and any large items and products that need to get into the building. The 2nd use is for outside sitting for the Fermentation brew pub when the loading dock is not in use for moving products.

The following is a description by color of the areas in question at the rear of 250 Commercial St.:

- 1. Pink area - ^{artificial} 25' x 53' = 1,325 sf + 15' x 4' = 60sf - total 1,385 sf - which is 25' set back from mean low water (MLW).
2. Bright yellow - 25' x 12' = 300 sf - is inside the pink area but exceeds the 25' set back from MLW.
3. Green area - 5' x 41' = 205 sf - is the expansion of the loading dock that falls inside the 25' set back from the MLW line.
4. Blue area - 20' x 41' = 820 sf - is the area that is inside the 25' set back from MLW and is used for commercial lobster boat parking and trap holding area for moving to and from the vessel.

consequential commercial

Summary:

Total area = 1,385 sf.. 300 sf is beyond the 25' set back from MLW. Of the 1,385 total sf, 205 sf would be the area required to expand the loading dock by 5' in width and 41' in length. The 205 sf represents 15% of the total area and that leaves 85% of the area for lobster vessel truck parking, lobster trap staging and movement to and from the back entrance of 250 Commercial St..

55 - 45
 85% - $\frac{190}{15}$
 85



Cruc to Planning 10/3/12

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 250 Commercial St. - Brew + Distill Pub
 PROJECT ADDRESS: 250 Commercial St. CHART/BLOCK/LOT: 031-L-034-001
 APPLICATION FEE: \$50 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Construction of loading dock extension @ rear of building
250 Comm. St.

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Cmwater front Prop LLC
 Address: 36 Union Wharf
Portland, ME 04101
 Work #: 207-772-8160
 Cell #: 207-939-1431
 Fax #: 207-772-8471
 Home #: 207-846-6195
 E-mail: c.poodle@customfloat.com

CONSULTANT/AGENT

Name: Charlie Poole
 Address: 36 Union Wharf
Portland, ME 04101
 Work #: _____
 Cell #: _____
 Fax #: SA ME AS
left
 Home #: _____
 E-mail: [Signature]

Criteria for an Administrative Authorization:
 (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment
 Y(yes), N(no), N/A

- | | |
|---|------------|
| a) Is the proposal within existing structures? | <u>yes</u> |
| b) Are there any new buildings, additions, or demolitions? | <u>no</u> |
| c) Is the footprint increase less than 500 sq. ft.? | <u>no</u> |
| d) Are there any new curb cuts, driveways or parking areas? | <u>no</u> |
| e) Are the curbs and sidewalks in sound condition? | <u>NA</u> |
| f) Do the curbs and sidewalks comply with ADA? | <u>NA</u> |
| g) Is there any additional parking? | <u>no</u> |
| h) Is there an increase in traffic? | <u>no</u> |
| i) Are there any known stormwater problems? | <u>no</u> |
| j) Does sufficient property screening exist? | <u>NA</u> |
| k) Are there adequate utilities? | <u>yes</u> |
| l) Are there any zoning violations? | <u>no</u> |
| m) Is an emergency generator located to minimize noise? | <u>no</u> |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>no</u> |

Signature of Applicant: [Signature] Date: 10/25/12

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 1373

Tender Amount: 220.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/29/2012

Receipt Number: 49768

Receipt Details:

Reference ID:	8574	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	170.00	Charge Amount:	170.00
Job ID: Job ID: 2012-10-5297-ALTCOMM - Expand load dock for eating/sitting area			
Additional Comments: 250 Commercial			

Reference ID:	8575	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-10-5297-ALTCOMM - Expand load dock for eating/sitting area			





C M Waterfront Properties, LLC
36 Union Wharf- PO Box 7467 - Portland, Maine 04112

November 28, 2012

Jeanie Bourke
Inspections Division
City of Portland
389 Congress St.
Portland, Maine 0410-3509

Re:

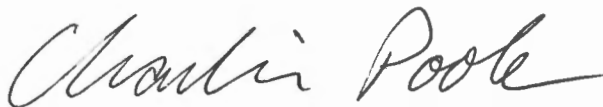
250 Commercial St. - Brew Pub Loading Dock Deck Expansion

Dear Jeanie:

Attached are the updated plans for the loading dock deck expansion at the rear of 250 Commercial St.. You had requested this additional information which is a part of the original application letter dated 10/26/12 and submitted 10/29/12.

Please let me know if you have any questions or need more information.

Sincerely,



Charles A. Poole
CM Waterfront Properties, LLC

RECEIVED
NOV 28 2012
Dept. of Building Inspections
City of Portland Maine