



# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

*Left message w/ Susan  
- need site plan 5/22/12*

**PROJECT NAME:** In'finiti Fermentation & Distillation

**PROJECT ADDRESS:** 250 Commercial Street **CHART/BLOCK/LOT:** 31/L/34

**APPLICATION FEE:** \_\_\_\_\_ (\$50.00)

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

Interior renovations to provide for Brew Pub installation and exterior  
800 sq. ft. deck at rear of building.

**CONTACT INFORMATION:**

**OWNER/APPLICANT**

**Name:** CM Waterfront Properties  
**Address:** PO Box 7467  
Portland, ME 04112  
**Work #:** (207) 772-8160  
**Cell #:** \_\_\_\_\_  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**E-mail:** cpoole@customfloat.com

**CONSULTANT/AGENT**

**Name:** Archetype  
**Address:** 48 Union Wharf  
Portland, ME 04101  
**Work #:** (207) 772-6022  
**Cell #:** (207) 831-8627  
**Fax #:** (207) 772-4056  
**Home #:** \_\_\_\_\_  
**E-mail:** lloyd@archetypepepa.com

**RECEIVED**

**MAY 15 2012**

City of Portland  
Planning Division

**Criteria for an Administrative Authorization:**

(see section 14-523(4) on pg .2 of this appl.)


- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

**Applicant's Assessment Planning Division**

**Y(yes), N(no), N/A**

**Y(yes), N(no), N/A**

<u>Yes</u>	_____
<u>Limited Demo and new exterior deck</u>	_____
<u>Yes</u>	_____
<u>No</u>	_____
<u>Yes</u>	_____
<u>Yes</u>	_____
<u>No</u>	_____
<u>Unknown</u>	_____
<u>No</u>	_____
<u>N/A</u>	_____
<u>Yes</u>	_____
<u>No</u>	_____
<u>N/A</u>	_____
<u>No</u>	_____

<b>Signature of Applicant:</b> 	<b>Date:</b> <u>5-15-12</u>
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**Planning Division Use Only**

Authorization Granted \_\_\_\_\_ Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

**Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.**

Planner Signature \_\_\_\_\_ Date \_\_\_\_\_

**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.**

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

**Administrative Authorization Decision – Portland Maine**

**In'Finiti Fermentation and Distribution**

**250 Commercial Street**

Criteria for an Administrative Authorizations:  
(See Section 14-523 (4) on page 2 of this application)

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

Planning Division  
Use Only

a) Is the proposal within existing structures?	Yes	Renovation and exterior changes
b) Are there any new buildings, additions, or demolitions?	Limited demo and exterior deck	Plan revised to eliminate the deck and only has 2 exit stairs
c) Is the footprint increase less than 500 sq. ft.?	yes	The 800 sf deck is not approved and has been removed from the plan dated May 23, 2012
d) Are there any new curb cuts, driveways or parking areas?	no	No
e) Are the curbs and sidewalks in sound condition?	yes	Yes
f) Do the curbs and sidewalks comply with ADA?	yes	Yes
g) Is there any additional parking?	no	No
h) Is there an increase in traffic?	unknown	no
i) Are there any known stormwater problems?	no	no
j) Does sufficient property screening exist?	n/a	n/a
k) Are there adequate utilities?	yes	Need to obtain license from DPS for Industrial Pretreatment
l) Are there any zoning violations?	no	no
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	no	no

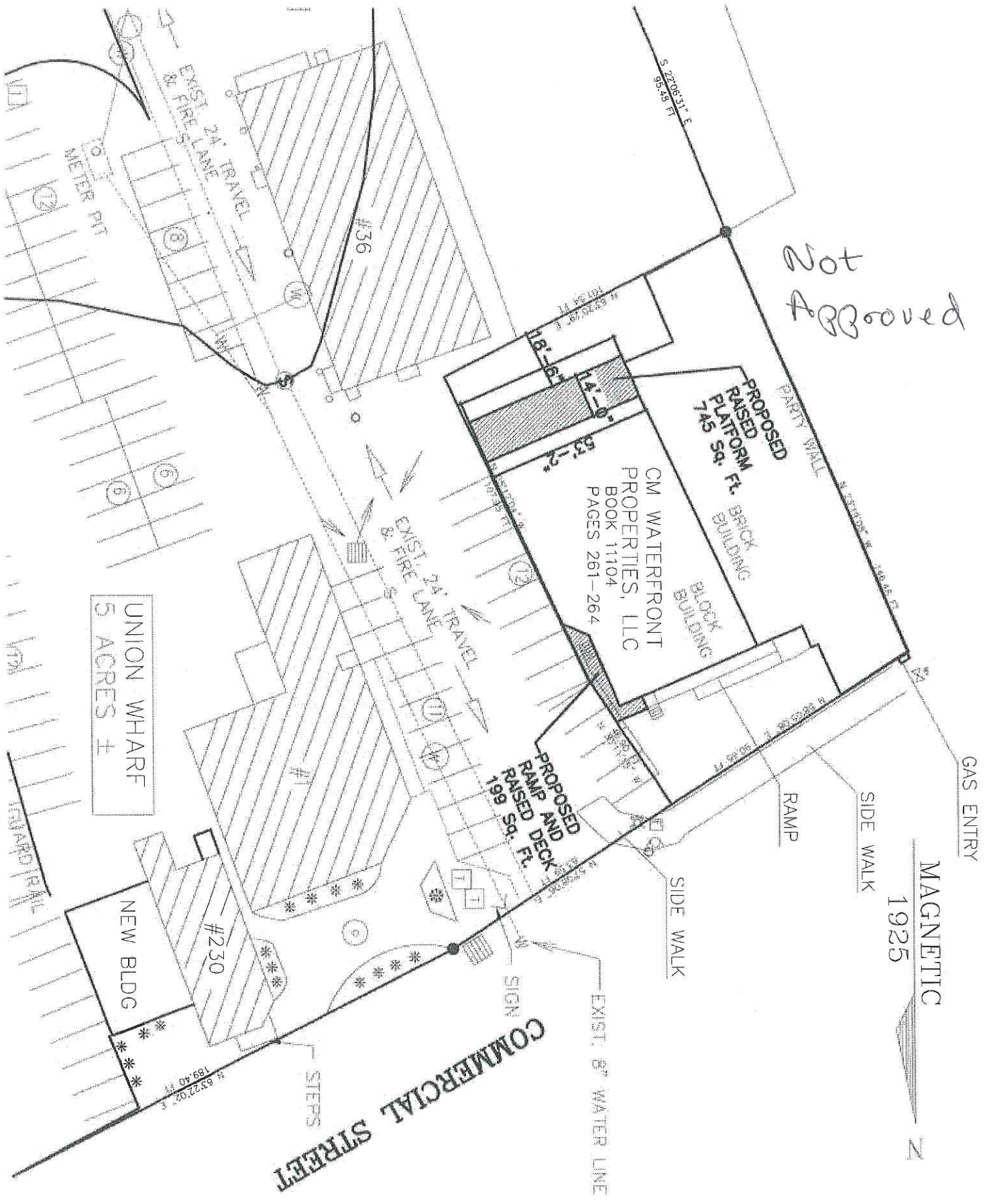
The Administrative Authorization for 250 Commercial Street was approved by Barbara Barhydt, Development Review Services Manager on June 1, 2012 with the following Condition(s) of Approval listed below:

1. The applicant shall obtain an Industrial Pre-Treatment License from the Department of Public Services prior to the issuance of a building permit. Please contact Steve Harris at 874-8843.
2. This approval is for the site plan dated May 23, 2012, which does not include a deck. Any proposal for an exterior deck shall be submitted for the appropriate level of site plan review.
3. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt, Development Review Services Manager  
June 1, 2012

Not Approved



UNION WHARF  
5 ACRES ±

COMMERCIAL STREET

MAGNETIC  
1925

N

BUILDING INFORMATION			
BLDG. #	GROUND FLOOR AREA	GRADE ELEVATION	
#1	4680 S.F.	F.F. EL. 11.3'	
#230	1481 S.F.	F.F. EL. 11.9'	
#36	5014 S.F.	F.F. EL. 11.2'	
#38	DEMOLISHED 2002	F.F. EL. 11.7'	
#41	1560 S.F.	F.F. EL. 8.7'	
#48	6691 S.F.	F.F. EL. 10.3'	
#50	1557 S.F. & 663 S.F.	F.F. EL. 10.2'	
#50A	722 S.F.	F.F. EL. 11.9'	
#52	200 S.F.	F.F. EL.	
#35	DEMOLISHED AS PER 7/20/97	F.F. EL. 9.2'	
#30	1080 S.F.	F.F. EL. 8.5'	
#28	1864 S.F.	F.F. EL. 9.2'	
#14	10900 S.F.	F.F. EL. 11.6'	
CM WATERFRONT PROPERTIES, LLC	10400 S.F.	NOT IN FLOOD ZONE	

LEGEND: (EXISTING FEATURES)

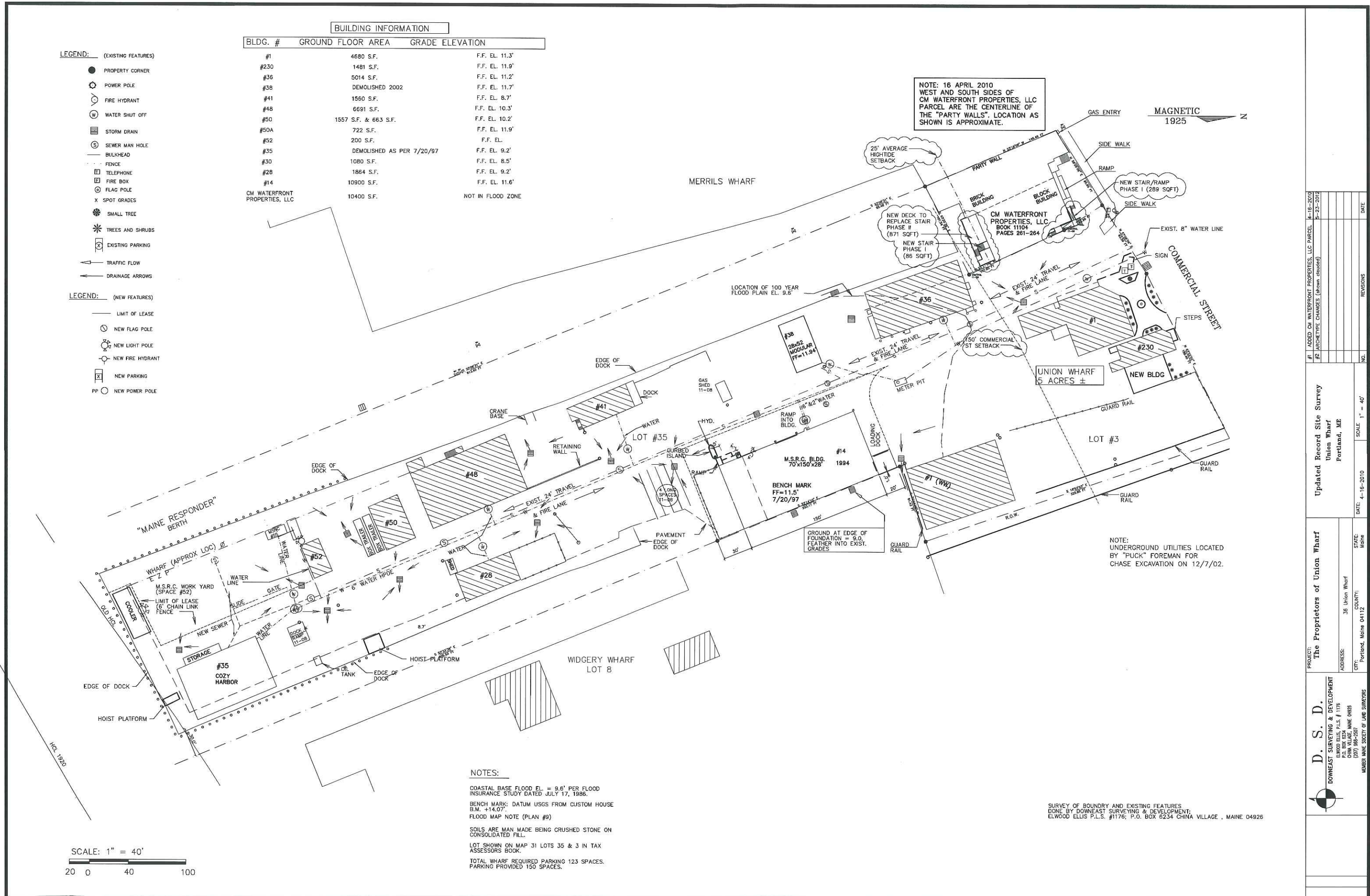
- PROPERTY CORNER
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER SHUT OFF
- ▬ STORM DRAIN
- ⊙ SEWER MAN HOLE
- ▬ BULKHEAD
- ▬ FENCE
- ☎ TELEPHONE
- ☎ FIRE BOX
- ⊙ FLAG POLE
- ⊙ SPOT GRADES
- ✪ SMALL TREE
- ✪ TREES AND SHRUBS
- ⊙ EXISTING PARKING
- ↔ TRAFFIC FLOW
- ↔ DRAINAGE ARROWS

LEGEND: (NEW FEATURES)

- ▬ LIMIT OF LEASE
- ⊙ NEW FLAG POLE
- ⊙ NEW LIGHT POLE
- ⊙ NEW FIRE HYDRANT
- ⊙ NEW PARKING
- ⊙ NEW POWER POLE

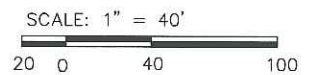
NOTE: 16 APRIL 2010 WEST AND SOUTH SIDES OF CM WATERFRONT PROPERTIES, LLC PARCEL ARE THE CENTERLINE OF THE "PARTY WALLS". LOCATION AS SHOWN IS APPROXIMATE.

MAGNETIC 1925



NOTE: UNDERGROUND UTILITIES LOCATED BY "PUCK" FOREMAN FOR CHASE EXCAVATION ON 12/7/02.

NOTES:  
 COASTAL BASE FLOOD EL. = 9.6' PER FLOOD INSURANCE STUDY DATED JULY 17, 1986.  
 BENCH MARK: DATUM USGS FROM CUSTOM HOUSE B.M. +14.07'.  
 FLOOD MAP NOTE (PLAN #9)  
 SOILS ARE MAN MADE BEING CRUSHED STONE ON CONSOLIDATED FILL.  
 LOT SHOWN ON MAP 31 LOTS 35 & 3 IN TAX ASSESSORS BOOK.  
 TOTAL WHARF REQUIRED PARKING 123 SPACES. PARKING PROVIDED 150 SPACES.



4-16-2010	ADDED CM WATERFRONT PROPERTIES, LLC PARCEL	DATE
8-23-2012	#2 ARCHITYPE CHANGES (shown clouded)	REVISIONS
		NO.

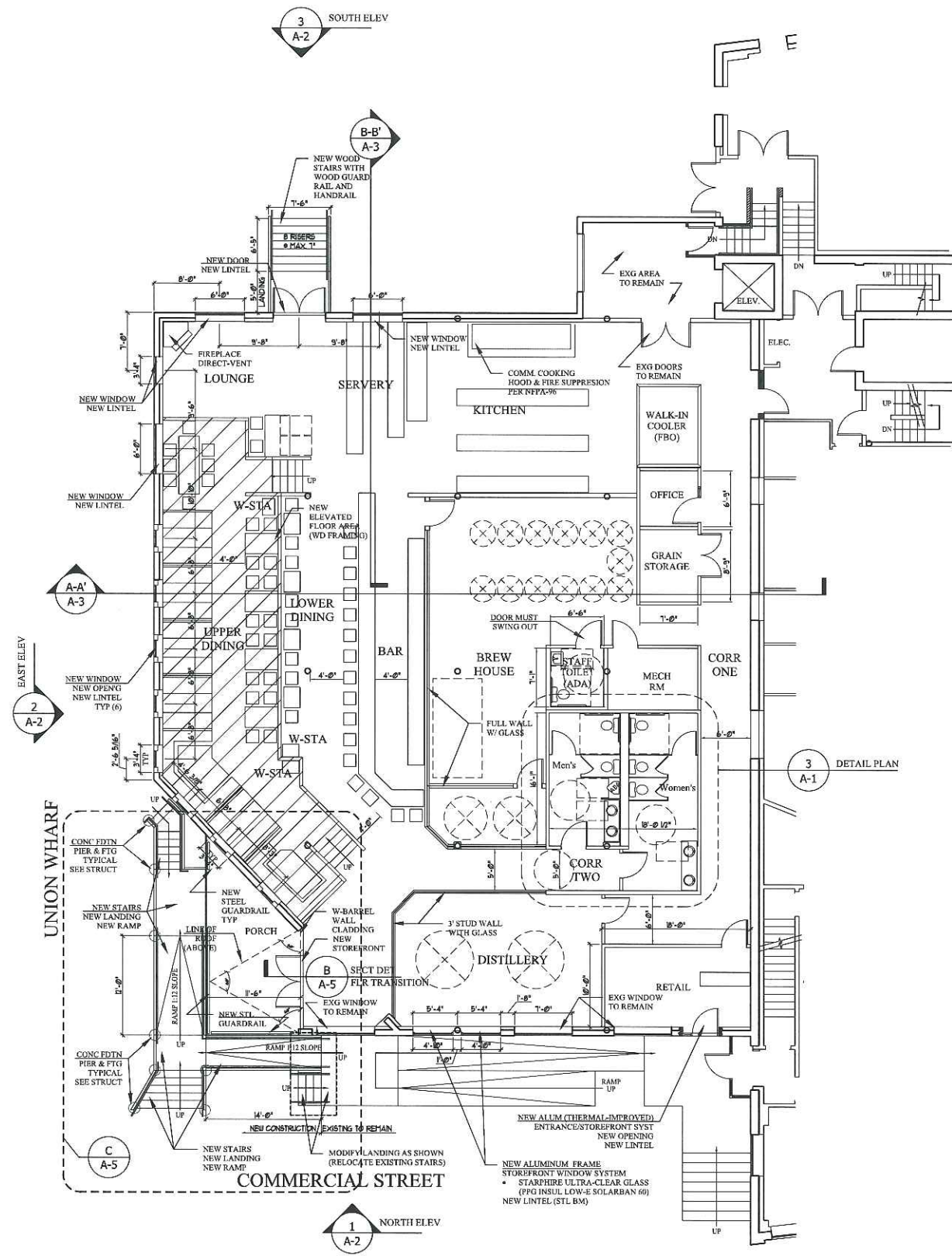
Updated Record Site Survey  
 Union Wharf  
 Portland, ME

PROJECT: The Proprietors of Union Wharf  
 ADDRESS: 36 Union Wharf  
 CITY: Portland, Maine 04112  
 STATE: Maine  
 DATE: 4-16-2010  
 SCALE: 1" = 40'

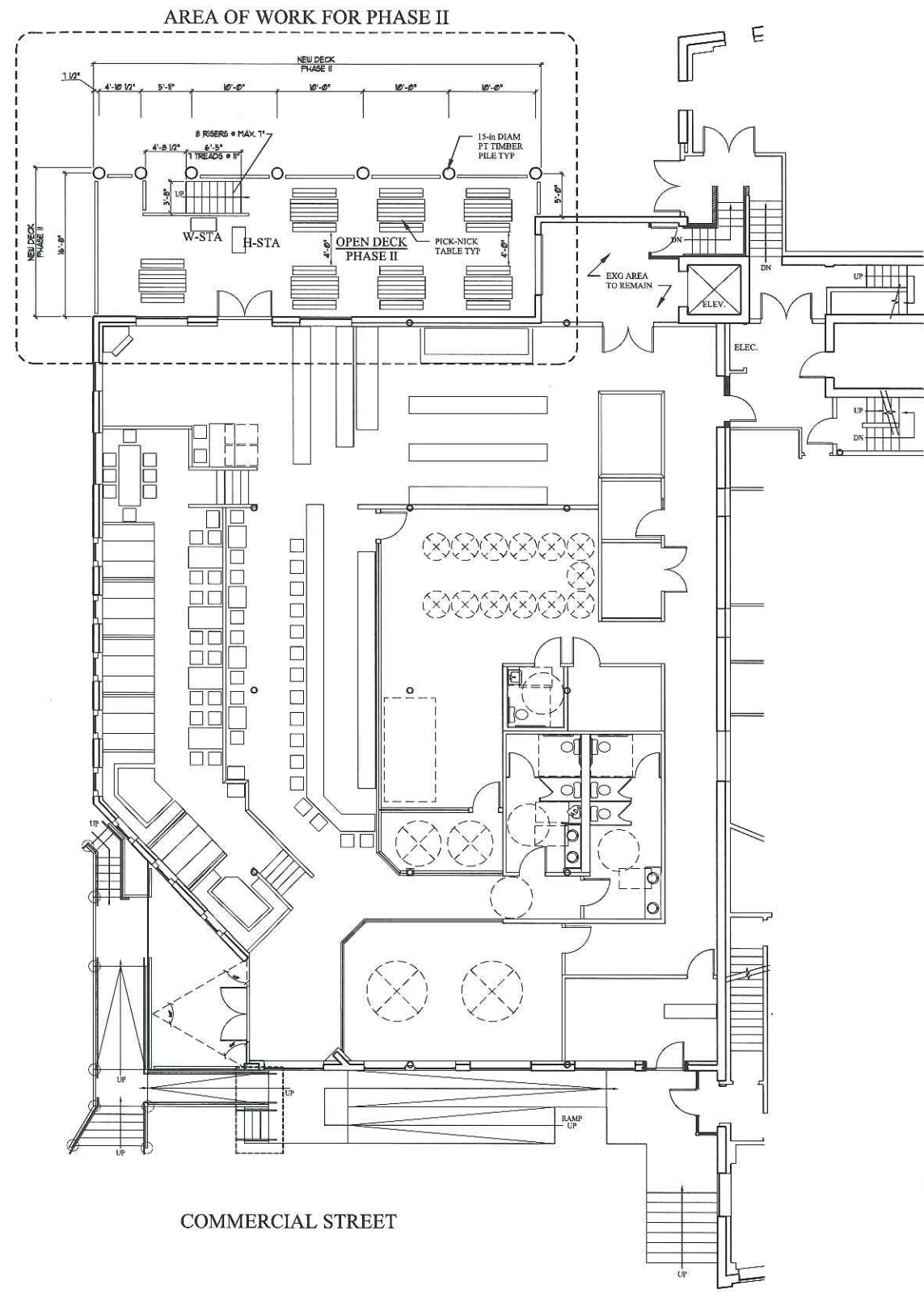
D. S. D.  
 DOWNEAST SURVEYING & DEVELOPMENT  
 P.L.S. # 176  
 P.O. BOX 6234 CHINA VILLAGE, MAINE 04926  
 (207) 896-2507  
 MEMBER MAINE SOCIETY OF LAND SURVEYORS



SURVEY OF BOUNDARY AND EXISTING FEATURES  
 DONE BY DOWNEAST SURVEYING & DEVELOPMENT,  
 ELWOOD ELLIS P.L.S. #1176; P.O. BOX 6234 CHINA VILLAGE, MAINE 04926



1 | FLOOR PLAN - PHASE 1  
SCALE: 1/8"=1'-0"



2 | FLOOR PLAN - PHASE 2 DECK ADDITION  
SCALE: 1/8"=1'-0"

Prepared For:

Consulting Engineer:

Architect:  
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project:  
**250 COMMERCIAL STREET**  
PORTLAND, MAINE 04101

Revisions:

Date: 23 May 2012  
Scale: AS NOTED  
**PHASE I & II**

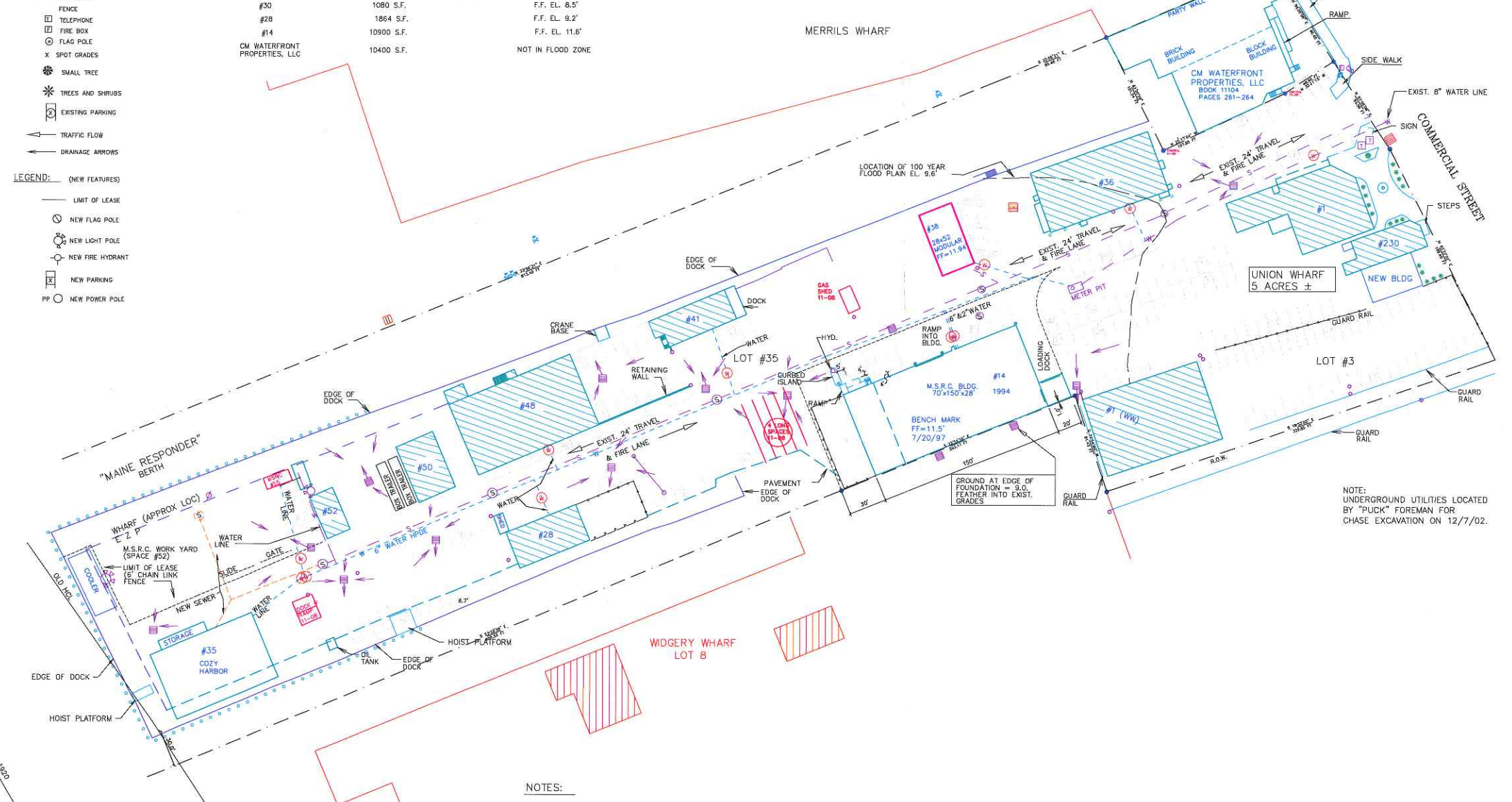
**Ala**

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  - ⊙ WATER SHUT OFF
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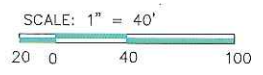
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MAGNETIC 1925



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**D. S. D.**  
 DOWNEAST SURVEYING & DEVELOPMENT  
 225 BOX 824  
 PORTLAND, MAINE 04106  
 MEMBER MAINE SOCIETY OF LAND SURVEYORS

**PROJECT:** The Proprietors of Union Wharf  
 ADDRESS: 38 Union Wharf  
 CITY: Portland, Maine 04112

**Updated Record Site Survey**  
 Union Wharf  
 Portland, ME

DATE: 4-16-2010  
 SCALE: 1" = 40'  
 STATE: Maine

NO.	REVISIONS	DATE

PROJECT: #11 ADED OF WATERFRONT PROPERTIES, LLC PARCEL 4-16-2010

SURVEY OF BOUNDARY AND EXISTING FEATURES  
 DONE BY DOWNEAST SURVEYING & DEVELOPMENT;  
 ELWOOD ELLIS P.L.S. #1176; P.O. BOX 6234 CHINA VILLAGE, MAINE 04926