



CITY OF PORTLAND

August 13, 2003

Proprietors of Union Wharf
Charles Poole
41A Union Wharf
P.O. Box 7467 DTS
Portland, ME 04112

31 L35

RE: 38 Union Wharf
CBL: 031 L035001

Dear Mr Poole:

On August 13, 2003, the Portland Planning Authority granted minor site plan approval for the placement of a modular building at 38 Union Wharf, as shown on the approved plan. The modular unit will be used as an office for the float and dock fabrication business currently located on Union Wharf. Any future tenant of this office space will also need to meet the zoning requirements of the Waterfront Central Zone.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Since no site work is proposed for the site, a performance guarantee will not be required.
3. A check for an inspection fee of \$300.00, payable to the City of Portland, must be submitted prior to issuance of a building permit.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
—Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

31 L 35

From: "elwood ellis" <eellis@pivot.net>
To: Portland.CityHall(MJN)
Date: Thu, Nov 13, 2003 4:09 PM
Subject: Union Wharf elevation

Mike, the spike (actually a mag nail) near the base of a power pole located near the northeasterly corner of the proposed modular structure is 10.9' based in the Custom House USGS bench mark .

Sincerely Elwood Ellis PLS # 1176

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
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Erin Rodriguez
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CBL

031-L-~~038~~
135

September 13, 2000

Proprietors of Union Wharf
Charles Poole, Wharfinger
41A Union Wharf
P.O. Box 7467 DTS
Portland, ME 04112

re: 230 Commercial Street, Sapporo Restaurant expansion.

Dear Mr. Poole:

On September 12, 2000 the Portland Planning Authority voted 5 to 0 (Krichels and Hagge absent) to approve the site plan application for an expansion of the Sapporo Restaurant facility at 230 Commercial Street.

The proposed site plan was found to be in conformance with the Conditional Use section of the Waterfront Central Zone and the Site Plan Ordinance of the Land Use Code and approval is subject to the following conditions:

1. That the applicant submit for planning staff review and approval a revised landscape plan showing a landscape buffer and/or fence feature which will define the exterior seating area and discourage parking in front of the addition.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board # 46-00, which is attached. Please note the following provisions and requirements for all site plan approvals:

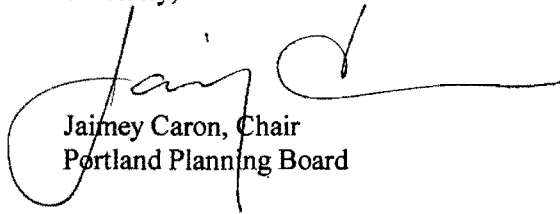
1. A performance guarantee will be required for this project covering the costs of all site work and off-site improvements. Additionally, an inspection fee of 1.7% of the performance guarantee will be required.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

enc.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
William B. Needelman, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Public Works Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

TO: Bill Needleman, Planning Division
FROM: Marge Schmuckal, Zoning Administration
SUBJECT: 1162 sq.ft addition to existing restaurant at 230 Commercial Street - 031-L-038 - WCZ
DATE: November 3, 1999

I am in receipt of the application for Sapporo's Restaurant addition at 230 Commercial Street. This building is located in the WCZ Zone. The existing structure is conforming as to use. However, nowhere in the permitted uses of section 14-314 does it allow for a newly constructed addition to have the use of restaurant. Section 14-314(5) only allows a restaurant use in a structure that existed as of January 4, 1993. This is a new addition and was not in existence as of January 4, 1993. It is my interpretation that this use is not allowable in this zone.

Please note that the applicant may exercise their right of appeal for a use variance if they wish. This is a very difficult appeal to be granted by the Zoning Board of Appeals because of the criteria placed upon the decision making process. The applicant would have a 30 day window of opportunity from the date of this memo in which to appeal. The paperwork explaining the Board of Appeals application process is available in our office in room 315. Nadine Williamson or myself can supply that paperwork at any time.

cc: Mark Adelson, Housing & Neighborhood Services
Alex Jaegerman, Chief Planner
Joe Gray, Jr., Dir. of Planning & Urban Dev.
George Campbell, City Councilor
Charlie Lane, Corporation Counsel
Mr. Charles A. Poole, Proprietors of Union Wharf, PO Box 7467, Portland, ME 04112
✓ file



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Proprietors of Union Wharf

4/8/03

Applicant

Application Date

PO Box 7467 Portland, ME 04112

Sapporo Fence

Charlie Poole 772-8160

230 Commercial St, Address of Proposed Site

CBL 031-L-038

Description of Proposed Development:

SAPPORO'S RESTAURANT would like to install a simple metal fence in front of the restaurant.

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment 310 (Yes, No, N/A)

Planning Office (Yes, No)

Criteria for Exemptions: See Section 14-523 (4) on back side of form

- a) 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

Table with 2 columns: Applicant's Assessment and Planning Office. Rows correspond to criteria a-h with handwritten 'yes' and checkmarks.

Planning Division - Only

Exemption Granted [checked] Partial Exemption Exemption Denied

Exemption granted based on fence model # 202, 95 submitted.

White - Planning Office

Pink - Inspections

Yellow - Applicant