

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 091453

### PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that COTTON STREET DEVELOPMENT LLC Old Port Pizzeria  
has permission to Outside seating Siano's Old Port Pizzeria 2 chairs and 5 Tables  
AT 505 FORE ST CB 038 C016001 MAY 18 2010

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise used-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *[Signature]*

Health Dept. *[Signature]*

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 09-1453	Issue Date:	CBL: 038 C016001
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Location of Construction: 505 FORE ST	Owner Name: COTTON STREET DEVELOPME	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Sianos Old Port Pizzeria	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B-3

Past Use: Commercial - Restaurant connected w/ permit# 091429	Proposed Use: Commercial - Restaurant connected w/ permit# 091429 - Outside seating Siano's Old Port Pizzeria 24 chairs and 6 Tables 120 sq ft	Permit Fee: \$320.00	Cost of Work: \$320.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>outdoor seating</i>	

Proposed Project Description: Outside seating Siano's Old Port Pizzeria 24 chairs and 6 Tables 120 sq ft	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Ldobson	Date Applied For: 12/31/2009	<b>Zoning Approval</b>
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</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>Historic Preservation</p> <p><input type="checkbox"/> Not in District 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 checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p>
	<p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>5/18/10</i></p>	<p>Date: <i>8/25/10</i></p>	

**PERMIT ISSUED**

MAY 18 2010

City of Portland

**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 application 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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 09-1453	Date Applied For: 12/31/2009	CBL: 038 C016001
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Location of Construction: 505 FORE ST	Owner Name: COTTON STREET DEVELOPME	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Sianos Old Port Pizzeria	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Commercial - Restaurant connected w/ permit# 091429 - Outside seating Siano's Old Port Pizzeria 24 chairs and 6 Tables 120 sq ft	Proposed Project Description: Outside seating Siano's Old Port Pizzeria 24 chairs and 6 Tables 120 sq ft
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 03/25/2010  
**Note:**      **Ok to Issue:** ✓

1) \* Seating to be cordoned off by simple black chain and black metal bollards.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/11/2010  
**Note:**      **Ok to Issue:** ✓

1) A minimum passible sidewalk open to the public shall be maintained.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 05/17/2010  
**Note:**      **Ok to Issue:** ✓

- 1) The tables and chairs must not block any means of egress of any building, even during storage.
- 2) This permit approves outside seating only. Any alcohol or entertainment in this space requires licensing approvals from the City Clerk.
- 3) The outside dining permit is approved for the area delineated at the inspection and stated on the permit, and must be kept on site.  
THIS PERMIT MUST BE RENEWED ANNUALLY

**Dept:** Fire      **Status:** Approved      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 03/29/2010  
**Note:**      **Ok to Issue:** ✓

**Comments:**

2/11/2010-ldobson: Permit was on hold until council date and approved building permit decision was issued permit# 091429

4/2/2010-jmb: Routed to Tammy for issuing

3/26/2010-gg: received from historic as of 03/26/10. /gg

**PERMIT ISSUED**

MAY 18 2010

City of Portland



38-C-16  
09-1453

# Outdoor Dining Permit Application

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.

<input checked="" type="checkbox"/> New Application for Outside Dining			<input type="checkbox"/> Renewal Application for Outside Dining		
City Clerk signature for liquor license approval: _____			or Pending Council Date <u>1.4.10</u>		
Location/Address of Outdoor Seating: _____					
Total Square Footage of Proposed Seating Area <sup>1</sup> <u>180'</u>			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart# <u>038</u> Block# <u>C</u> Lot# <u>016</u>		Phone#: <u>632-5622</u>		Owner:	
Applicant * <u>must be owner or Lessee</u> Name: <u>Siano's Old Port Pizzeria</u>		Lessee/Buyer's Name: (If Applicable)		Annual Fee: <u>\$80</u>	
Address: <u>505 Fore ST</u>				Total Sq. Ft.	
City, State & Zip: <u>Portland ME 04101</u>				Sq. Ft. Fee: \$	
				Total Fee: \$	
Current use: <u>restaurant</u>					
Business name: <u>F/K/A UNA</u>					
Seating area dimensions: <u>6' X 30'</u>					
How many chairs? <u>24</u>		How many tables? <u>6</u>			
<input checked="" type="checkbox"/> Yes Alcohol is served.					
<input type="checkbox"/> No Alcohol being served.					
Who should we contact for the pre-inspection: <u>Joseph Pompeo</u>					
Mailing address: <u>505 Fore ST</u>			Phone: <u>632-5622</u>		

AM OK.

4' x 30' = 120 sq

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

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of Applicant: Joseph W. Pompeo

Date: 12/28/09

<sup>1</sup> In no instance shall the total square footage of dining area equal more than 10% of park space, unless the applicant receives a waiver from the Director of Parks and Recreation or his or her designee. This is not a permit; you may not commence ANY work until the permit is issued.



# OUTDOOR DINING PERMIT CHECKLIST

Permits are required for expanding food service establishments to the outside on City Property. The annual fee is \$80.00 plus \$2.00 per square foot of dining area on streets, sidewalks or other public ways and \$80.00 plus \$6.00 per square foot of dining area in city parks. For purposes of fee calculation, the area abutting the buildings which border Monument Square and extending ten (10) feet from the facade of said buildings shall be considered a sidewalk. The ten (10) foot area shall be measured from that portion of the facade that protrudes furthest into the sidewalk. The area beyond the ten (10) foot sidewalk shall be considered park space.

Outdoor dining is permitted year round under the permit; however, furniture must be removed in inclement weather to allow for sidewalk snow removal. **The permit must be renewed each year.**

All of the following information is required and must be submitted. You will also be required to fill out an Outdoor Dining Permit Application.

## **A plot plan is required and must include:**

- A drawing of the lot, where the building sits on the lot along with the lot and building dimensions
- The dimensional setback from the sidewalk to the building
- The location of the street, and if it's a corner lot, the intersecting streets
- The sidewalk along with its width and curbing location
- The location of the table and chair placement, including dimensions  
(NOTE: there must be a minimum of four feet of open sidewalk from the outer boundary of the seating area to the curb, and a minimum of five feet on corners, and egress from the building must be maintained free of obstruction per the building code and NFPA Life Safety Code).

## **Additional Requirements:**

- The permit holder is required to produce, at the time of submission, and maintain public liability insurance coverage in an amount of not less than four hundred thousand dollars (\$400,000) combined single limit for bodily injury, death and property damage, naming the City as an additional insured thereon.

## **All permits for outdoor dining are issued subject to the following conditions:**

- The tables and chairs must be placed within the permitted area on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the tables and chairs are moved and located outside of the permitted outdoor seating area, they must be relocated to within the permitted area. Failure to contain the tables and chairs to the permitted area may result in a reduced permitted area or a revocation of the permit.

- The permit holder is responsible for keeping the outdoor seating area clean. The sidewalk area where the tables and chairs are located must be kept neat and free from litter and debris.
- No food shall be prepared outside.
- If alcohol is to be served, the permit holder must notify the City's Business Licensing Office in room 203 of City Hall or by telephone at 874-8557 and obtain approval for the service of alcohol outdoors. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- All tables and chairs shall be removed prior to a predicted snowfall and while any snow or ice exists within the designated outdoor seating area or within four feet from the boundaries thereof. The City will not be responsible for damage to any tables, chairs or other property that is not properly removed when the City is engaged in sidewalk maintenance activities.
- The permit holder shall comply with all applicable rules and regulations implemented by the city regarding outdoor dining.

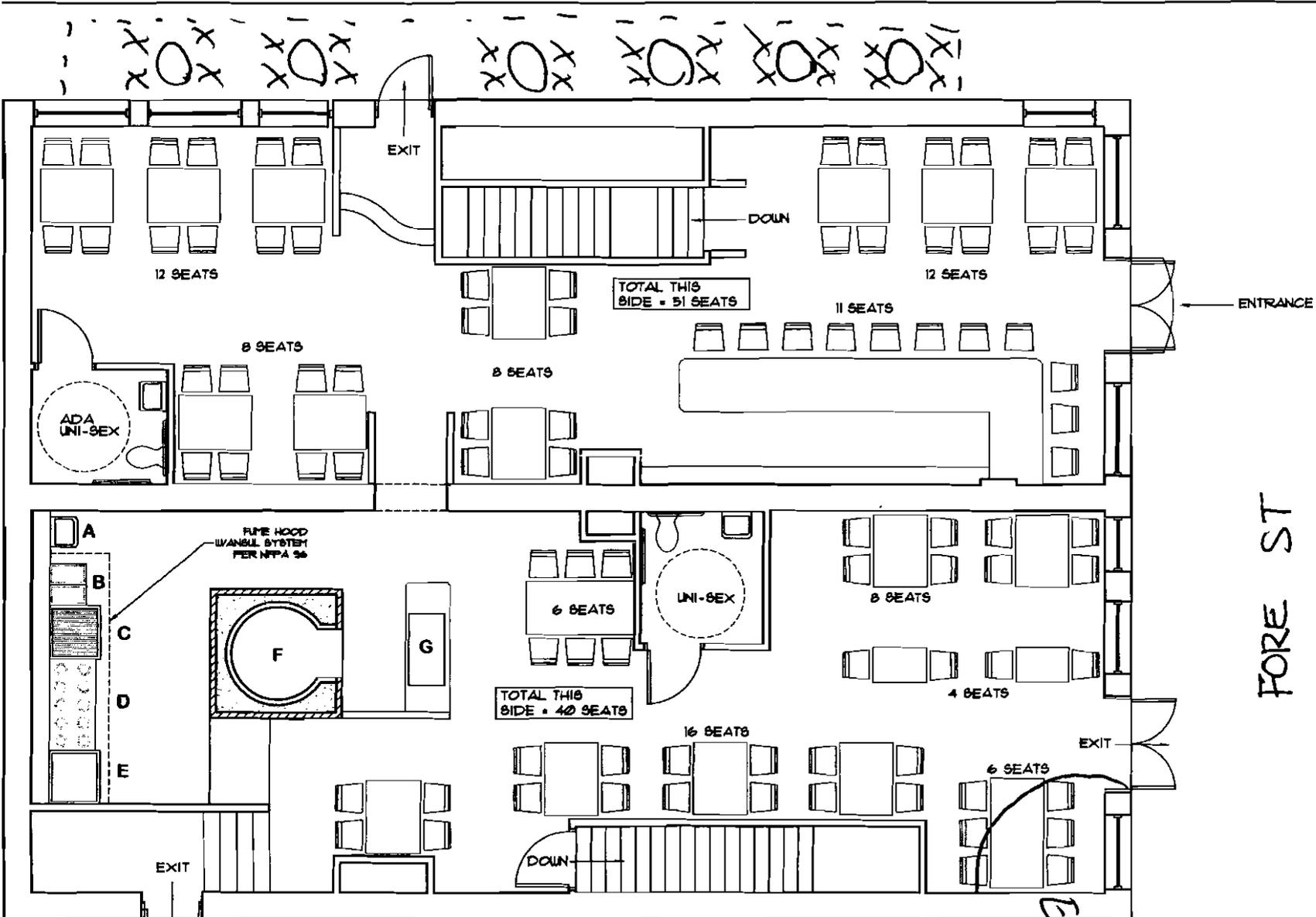
**Failure to comply with any of the above conditions will result in revocation or non-renewal of the permit.**

I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/We do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and acknowledged: *Joseph N. Pompeo* Date: 12/28/09  
 Printed name Joseph N. Pompeo  
 Establishment Siano's Old Port Pizzeria LLC.  
 Location 505 Fore ST

COTTON ST

Per DGR Vx30 -  
 Supposedly  
 41' of sidewalk  
 open



SEATING FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

*Entertainers*

PROPERTY OF	
215 Riverside Industrial Parkway Portland, ME 04102 207-484-4499	
Siano's Old Port Pizzeria 505 Fore St. Portland, ME Siano's Old Port Pizzeria, LLC	
BY	
NO. REMARKS	
DATE	
CODE: IBC 2003	
TOWN: Portland	
DATE: 12-10-08	
SCALE: As Noted	
DRAWN: JJO	
TITLE: Seating Floor Plan	
FILE: 000-00-06	
SHEET: A-4	

# ACORD INSURANCE BINDER

DATE (MM/DD/YYYY)

12/24/2009

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

<b>AGENCY</b> Paquin & Carroll Insurance 260 Main St. P.O. Box 356 Biddeford, ME 04005 PHONE (AG, No, Ext): 207.283.1486 CODE: 8210228 AGENCY CUSTOMER ID: 00026339		<b>COMPANY</b> Peerless Insurance Company BINDER # B09122437282 DATE EFFECTIVE TIME: 12/23/2009 12:01 X AM EXPIRATION DATE TIME: 01/22/2010 X 12:01 AM NOON THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (including Location) 505 Fore Street Portland, ME 04101	
<b>INSURED</b> Sianos Old Port Pizzeria, LLC 505 Fore Street Portland, ME 04101		FAX (AG, No): 207.283.4258 SUB CODE:	

COVERAGES		LIMITS	
TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	AMOUNT
PROPERTY CAUSES OF LOSS BASIC BROAD SPEC X Special	Business Personal Property Business Income/Extra Expense Extension Plus Endorsement	1000	150,000 ALS
GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR X Liquor Liability X EPLI Coverage	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE DAMAGE TO RENTED PREMISES \$ 1,000,000 MED EXP (Any one person) \$ 300,000 PERSONAL & ADV INJURY \$ 15,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000	
VEHICLE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS		COMBINED SINGLE LIMIT \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$	
VEHICLE PHYSICAL DAMAGE DED ALL VEHICLES SCHEDULED VEHICLES COLLISION: OTHER THAN COL:		ACTUAL CASH VALUE STATED AMOUNT \$	
GARAGE LIABILITY ANY AUTO		AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$	
EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
SPECIAL CONDITIONS / OTHER COVERAGES		FEES \$ TAXES \$ ESTIMATED TOTAL PREMIUM \$	

**NAME & ADDRESS**

MORTGAGEE: \_\_\_\_\_ ADDITIONAL INSURED: \_\_\_\_\_  
 LOSS PAYEE: \_\_\_\_\_  
 LOAN #: \_\_\_\_\_  
 AUTHORIZED REPRESENTATIVE: Doug Willett *Doug Willett*

# ACORD INSURANCE BINDER

DATE (MM/DD/YYYY)

12/24/2009

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

<b>AGENCY</b> Paquin & Carroll Insurance 260 Main St. P.O. Box 356 Biddeford, ME 04005 PHONE (A/C, No, Ext): 207.283.1486 CODE: 8210228 AGENCY CUSTOMER ID: 00026339 INSURED Sianos Old Port Pizzeria, LLC 505 Fore Street Portland, ME 04101		<b>COMPANY</b> Peerless Insurance Company BINDER # 809122437284 DATE EFFECTIVE TIME: 12/23/2009 12:01 X AM PM EXPIRATION DATE TIME: 01/22/2010 X 12:01 AM NOON THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) 505 Fore Street Portland, ME 04101	
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COVERAGES		LIMITS		
TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS BASIC BROAD SPEC				
GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCUR RETRO DATE FOR CLAIMS MADE:		EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG		\$
VEHICLE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS		COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE MEDICAL PAYMENTS PERSONAL INJURY PROT UNINSURED MOTORIST		\$
VEHICLE PHYSICAL DAMAGE DED COLLISION: OTHER THAN COL:	ALL VEHICLES SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT		\$
GARAGE LIABILITY ANY AUTO		AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE		\$
EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM RETRO DATE FOR CLAIMS MADE:		EACH OCCURRENCE AGGREGATE SELF-INSURED RETENTION		\$
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		WC STATUTORY LIMITS E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT		\$ 100,000 \$ 100,000 \$ 500,000
SPECIAL CONDITIONS / OTHER COVERAGES		FEES TAXES ESTIMATED TOTAL PREMIUM		\$

**NAME & ADDRESS**

MORTGAGEE	ADDITIONAL INSURED
LOSS PAYEE	
LOAN #	
AUTHORIZED REPRESENTATIVE	
Doug Willett	<i>Doug Willett</i>

**Lannie Dobson - Siano's Old Port Pizzeria**

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**From:** Alexandra Murphy  
**To:** Lannie Dobson  
**Date:** 2/11/2010 9:44 AM  
**Subject:** Siano's Old Port Pizzeria  
**CC:** Carolyn Dorr; Linda Cohen; Tammy Munson

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The City Council voted 9-0 to approve the Class I liquor and Entertainment Without Dance license and outdoor dining application for the above business.

Alexandra J. P. Murphy  
Business License Administrator  
City Clerk Department  
389 Congress Street  
Portland, ME 04101  
(207) 874-8557 phone  
(207) 874-8612 fax