

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

Portland Air Conditioning, Inc  
**Applicant**  
205 Lincoln St. Se. Portland, 04106  
**Applicant's Mailing Address**  
201-767-4567  
**Consultant/Agent/Phone Number**

12/19/00  
**Application Date**  
Address: Condensing Unit @ 245 Comm  
**Project Name/Description**  
245 Commercial St  
**Address of Proposed Site** Portland, ME

**Description of Proposed Development:**  
Adding condensing unit @ side of building in evergreen  
trees to Drummond & Woodsum's Building @  
245 Commercial Street

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<b>Criteria for Exemptions:</b>		
See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	Y	<u>Mechanical Pad</u>
b) Footprint Increase Less Than 500 Sq. Ft.	Y	✓
c) No New Curb Cuts, Driveways, Parking Areas	Y	✓
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	N/A	✓
e) No Additional Parking / No Traffic Increase	Y	✓
f) No Stormwater Problems	Y	✓
g) Sufficient Property Screening	Y	✓
h) Adequate Utilities	Y	✓

**Planning Office Use Only:** ✓

**PORT  
AIR**

P.O. BOX 10300  PORTLAND, MAINE 04104  TEL (207) 871-1800  FAX (207) 871-1603  
December 18, 2000

Bill Needleman  
City of Portland  
Historical Department  
City Hall  
Portland, Maine  
FAX 756 - 8258

Dear Bill,

Thank you for taking the time to explain the necessary procedures to obtain permission to alter a building to me this morning. Since our discussion, I have met with the building owners and have come up with an alternate which we hope will be more acceptable to the City.

On the side of the building there are two existing transformers for the electrical service. There is also a row of tall cypress trees. We could tuck the condensing unit in among the trees on a pre-formed pad. The refrigeration piping would run exposed on the building for 12 - 15 feet where it exits the building to the condensing unit location.

Either myself, Celeste Daily or Ray Kuhl of Drummond Woodsum would be able to show you the site today. I am enclosing a cut on the condensing unit and a plan view of the proposed site. Should you require any additional information please don't hesitate to call me.

Sincerely,



PORTLAND AIRCONDITIONING, INC.  
Kathryn A. E. Mooney  
Project Manager

DESIGN/BUILD  SHEET METAL FABRICATION AND INSTALLATION  SYSTEMS MAINTENANCE

4, 8-10 kinds



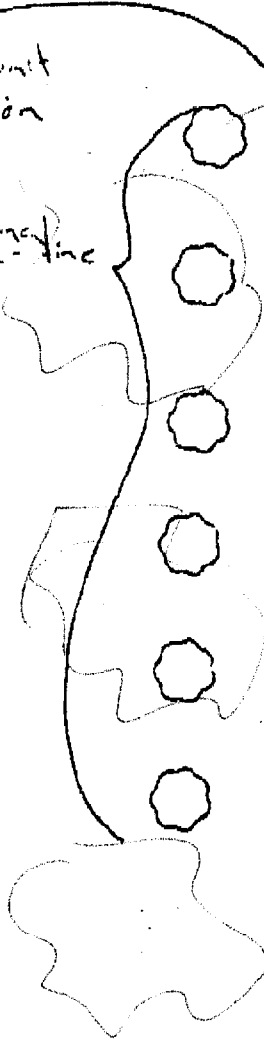
existing transformer

existing transformer

proposed Condensing unit  
at post location

existing tree-line

Parking Lot



4" radius  
w/ Juniper berries

some other  
will need to  
be removed  
Commercial St.  
245  
some other  
should be blended

Commercial St



## CITY OF PORTLAND

December 19, 2000

RECEIVED DEC 19 2000

Ms. Kathryn A. E. Mooney  
Portland Air Conditioning  
P.O. Box 10300  
Portland, Maine 04104

Re: 245 Commercial Street, Mechanical Condensing Unit Installation

Dear Ms. Mooney:

On December 19, 2000, the City of Portland's Historic Preservation Staff of the Portland Planning Department approved your application. Approval is for installation of a free-standing mechanical condensing unit on the exterior of 245 Commercial Street. Approval is subject to the follow condition:

1. That all pipe and conduit access the building directly behind the unit and not travel along the exterior of the building.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

William B. Needelman, Planner

cc: Approval Letter File  
Deborah Andrews, Historic Preservation Services Manager  
✓ Building Inspections