



Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), Design Manual and Technical Manual.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8719
planning@portlandmaine.gov

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

I. Project Information (Please enter n/a on those fields that are not applicable)

Project Name:	44 Pleasant St.
Proposed Development Address:	44 Pleasant St.
Project Description:	Bring 4 existing, non-conforming dwelling units to code compliance
Chart/Block/Lot:	040 B004001
Preliminary Plan	
Final Plan	

II. Contact Information (Please enter n/a on those fields that are not applicable)

APPLICANT

Name:	Justin Tourigny
Business Name:	44 Pleasant St. LLC
Address:	7 Stephenson St
City/State:	Cape Elizabeth, ME
Zip Code:	04107
Work #:	347-296-6438 Justin Tourigny
Home #:	
Cell #:	207-233-0377 Josh Nappi
Fax #:	
E-mail:	44pleasantstreet@gmail.com

OWNER

Name:	See Above
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

AGENT/REPRESENTATIVE

Name:	n/a
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

BILLING (to whom invoices will be forwarded to)

Name:	44 Pleasant St LLC
Address:	see above
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

ENGINEER

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

SURVEYOR

Name:	Owen Haskell
Address:	390 US Rt. 1, Unt #10
City/State:	Falmouth, ME
Zip Code:	04105
Work #:	207-774-0424
Home #:	
Cell #:	
Fax #:	207-774-0511
E-mail:	jswan@owenhaskell.com

ARCHITECT

Name:	Leslie Benson, Leslie Benson Designs
Address:	19 Commercial St.
City/State:	Portland, ME
Zip Code:	04101
Work #:	217-553-0672
Home #:	
Cell #:	
Fax #:	
E-mail:	lesliebdesigns@gmail.com

ATTORNEY

Name:	Michael Vaillancourt, Ainsworth, Thelin, Raftice, P.A.
Address:	7 Ocean St.
City/State:	S. Portland
Zip Code:	04106
Work #:	207-767-4824
Home #:	
Cell #:	
Fax #:	207-767-4829
E-mail:	mvaillancourt@atrlaw.pro

DESIGNATED PERSON(S) FOR UPLOADING INTO e-PLAN

Name:	Justin Tourigny
E-mail:	justintourigny@gmail.com
Name:	
E-mail:	
Name:	
E-mail:	

III. APPLICATION FEES

LEVEL III DEVELOPMENT (check applicable review)

<input checked="" type="checkbox"/>	Less than 50,000 sq. ft.	\$750.00
<input type="checkbox"/>	50,000 – 100,000 sq. ft.	\$1,000.00
<input type="checkbox"/>	100,000 – 200,000 sq. ft.	\$2,000.00
<input type="checkbox"/>	200,000 – 300,000 sq. ft.	\$3,000.00
<input type="checkbox"/>	Over 300,000 sq. ft.	\$5,000.00
<input type="checkbox"/>	Parking lots over 100 spaces	\$1,000.00
<input type="checkbox"/>	After-the-fact Review	\$1,000.00 + applicable application fee above

PLAN AMENDMENTS (check applicable review)

<input checked="" type="checkbox"/>	Planning Staff Review	\$250.00
<input type="checkbox"/>	Planning Board Review	\$500.00

OTHER REVIEWS (check applicable review)

<input type="checkbox"/>	Traffic Movement	\$1,500.00
<input type="checkbox"/>	Stormwater Quality	\$250.00
<input type="checkbox"/>	Subdivision	\$500.00 + applicable fee for lots/units below
	# of Subdivision Lots/Units [] x \$25.00 each	\$
<input type="checkbox"/>	Site Location	\$3,500.00 + applicable fee for lots/units below
	# of Site Location Lots/Units [] x \$200.00 each	\$
<input checked="" type="checkbox"/>	Change of Use	
<input type="checkbox"/>	Flood Plain	
<input type="checkbox"/>	Shoreland	
<input type="checkbox"/>	Design Review	
<input type="checkbox"/>	Housing Replacement	
<input type="checkbox"/>	Historic Preservation	
TOTAL APPLICATION FEE DUE:		\$

IV. FEES ASSESSED AND INVOICED SEPARATELY

- Notices to abutters (receipt of application, workshop and public hearing meetings) (\$.75 each)
- Legal Ad in the Newspaper (% of total ad)
- Planning Review (\$52.00 hour)
- Legal Review (\$75.00 hour)
- Third Party Review (all outside reviews or analysis, eg. Traffic/Peer Engineer, are the responsibility of the applicant and will be assessed and billed separately)

V. PROJECT DATA (Please enter n/a on those fields that are not applicable)

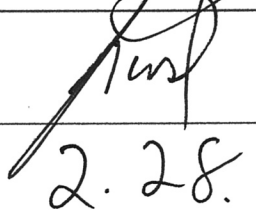
TOTAL AREA OF SITE	5,337	sq. ft.
PROPOSED DISTURBED AREA OF THE SITE	0	sq. ft.
<i>If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.</i>		
IMPERVIOUS SURFACE AREA		
Impervious Area (Total Existing)	3,427	sq. ft.
Impervious Area (Total Proposed)	3,427	sq. ft.
Building Ground Floor Area and Total Floor		
Building Footprint (Total Existing)	3,427	sq. ft.
Building Footprint (Total Proposed)	3,427	sq. ft.
Building Floor Area (Total Existing)	3,427	sq. ft.
Building Floor Area (Total Proposed)	3,427	sq. ft.
ZONING		
Existing		
Proposed, if applicable		
LAND USE		
Existing		
Proposed		
RESIDENTIAL, IF APPLICABLE		
# of Residential Units (Total Existing)	5	
# of Residential Units (Total Proposed)	9	
# of Lots (Total Proposed)	0	
# of Affordable Housing Units (Total Proposed)	0	
PROPOSED BEDROOM MIX		
# of Efficiency Units (Total Proposed)		
# of One-Bedroom Units (Total Proposed)	3	
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
PARKING SPACES		
# of Parking Spaces (Total Existing)	0	
# of Parking Spaces (Total Proposed)	0	
# of Handicapped Spaces (Total Proposed)	0	
BICYCLE PARKING SPACES		
# of Bicycle Spaces (Total Existing)	0	
# of Bicycle Spaces (Total Proposed)	0	
ESTIMATED COST OF THE PROJECT		
	\$ 0	

VI. APPLICANT SIGNATURE

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a *legal signature* per Maine state law.

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 Planning Authority and Code Enforcement'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.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	 Justin Tourigny
Date:	2.28.2018

PRELIMINARY PLAN (Optional) - Level III Site Plan

Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
✓		1	Completed Application form
✓?		1	Application fees
✓		1	Written description of project
✓		1	Evidence of right, title and interest
		1	Evidence of state and/or federal approvals, if applicable
		1	Written assessment of proposed project's compliance with applicable zoning requirements
		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
		1	Written requests for waivers from site plan or technical standards, if applicable.
		1	Evidence of financial and technical capacity
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
✓		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
n/a		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
			Proposed grading and contours;
			Existing structures with distances from property line;
			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
			Preliminary infrastructure improvements;
			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
			Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed;
			Exterior building elevations.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division

Date: 2.28.2018

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 44 Pleasant St.

Chart Block Lot Number: 040 B004001

Proposed Use: 2 commercial / 9 dwelling units

Previous Use: same

Existing Sanitary Flows: 750 GPD

Existing Process Flows: _____ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Site Category
 Commercial (see part 4 below)
 Industrial (complete part 5 below)
 Governmental
 Residential
 Other (specify)

retail

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____

Owner/Developer Name: 44 Pleasant St. LLC

Owner/Developer Address: 7 Stephenson St. Cape Elizabeth ME 04107

Phone: 347 296 6438

Fax: _____

E-mail: 44pleasantstreet@gmail.com

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____

Fax: _____

E-mail: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 750 GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify) avg. 1 HCF/day over 2017

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

No change of use.