

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

## PERMIT

Permit Number: 030833

This is to certify that City Of Portland/C.P. Murray Sons  
has permission to Install 5 Metal 8.5' x 40' Storage Containers/Pave Area for Access/ Remove Existing Curbing and Install Tip-do  
AT 252 Commercial St 041 A001001

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 closed-in.  
**HEAR 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. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*TLC 2/05 8/5/03*  
*TEMP. [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: 03-0833	Issue Date:	CBL: 041 A001001
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Location of Construction: 252 Commercial St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone: 773-7050
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Business Name:	Contractor Name: C.P. Murray & Sons	Contractor Address: P.O. Box 6257 Capr Elizabeth	Phone: 2078718050
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Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Commercial	Zone: WC2
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Past Use: Commercial/Vessell Services	Proposed Use: Commercial/Vessell Services	Permit Fee: \$165.00	Cost of Work: \$16,000.00	CEO District: 2
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Proposed Project Description: Install 5 Metal 8.5' x 40' Storage Containers/Pave Apron for Access/ Remove Existing Curbing and Install Tip-downs for access. Landscaping.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S2 Type: 2B TEMPORARY TILL 2/05 8/5/03
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Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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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: gad	Date Applied For: 07/14/2003	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A exempt</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>PA 2013 ZREC</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2003-0114 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: <i>[Signature]</i> <i>7/13/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# **Vessel Services Gear Company**

Vessel Services Gear Company  
2 Portland Fish Pier  
PO Box 859  
Portland, Maine 04104

Ms. Sarah Greene Hopkins  
City of Portland  
Development Review Program Manager  
Planning Division  
Department of Planning and Development  
389 Congress Street  
Portland, ME 04101

5/3/03

Dear Ms. Hopkins,

Further to our recent meeting, and pertinent to the attached site-plan review application, I would like to provide you the below information regarding our proposed use of the Portland Fish Pier land currently leased by Vessel Services, Inc. On any technical issues that may arise, please feel free to contact Mr. Chris Belanger of Sitelines, directly.

## **Subject Parcel**

Vessel Services, Inc. leases the premises and uses it to store fuel for fishing vessels. Vessel Services, Inc. has licensed the premises to Vessel Services Gear Company (VSI, LLC) for the proposed uses.

## **Vessel Services Gear Company**

Vessel Services Gear Company was established in December 2002 to conduct the commercial fishing gear business previously operated as a division of Vessel Services, Inc. The organization of the Company occurred so that most of the shareholders in Vessel Services, Inc. are also shareholders in the Gear Company. The Gear Company owns inventory and equipment valued in excess of \$500,000.00 and has a commercial lending relationship with Farm Credit of Maine. The Gear Company is fully capable of funding the cost of the proposed facility (approximately \$15,000).

## **Site Plan/Proposed work**

Proposed storage facility to be placed in easterly corner of the Fish Pier complex (see attachments), and consist of 5 - 40' storage containers placed on compacted gravel and cribbing. Southwest of the containers, we propose an approximately 25' X 55' compacted gravel and paved for moving goods into and out of the containers. This design provides minimal disruption of the current land at the site, and would allow relatively easy return of the area to its current state. Limited landscaping would be carried out to ensure an aesthetic improvement. Details below:

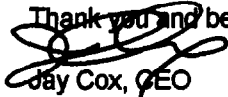
- Primary access for delivery of goods for storage at site to be from Commercial Street via wrought gate in easterly corner of the complex and adjacent to storage. There is adequate space to park a tractor-trailer for offloading thus eliminating impact on traffic flow into and throughout the Fish Pier complex.

- Access to the storage site to be as shown on drawing, attached.
- Movement of goods between storage facility and shop at Marine Trade Center to be via forklift along road west and south of site. These trips will be infrequent, and will not disrupt traffic.
- We propose a berm to be constructed between the easterly ends of the containers and Commercial Street, which would be seeded to minimize the visual impact of the containers on passers-by. Also, arbor-vitae or other suitable shrubbery to be planted to make the site attractive.
- Total cost of improvements estimated at \$15,000. Time for completion: 3 weeks.

Logistics of Use:

- Goods will be delivered from our vendors and stored in shipping containers at site. Periodically, stores of goods at VSI, LLC's Marine Trade Center store will be re-stocked from site. Both deliveries from vendors and re-stocking of stores will be infrequent, perhaps deliveries once per week, and re-stocking four times per day.
- The site chosen is away from the usual traffic flow into, out of and within the Fish Pier complex. There will be minimal impact on traffic flow.
- Any solid-waste generated at the site will be disposed of at VSI, LLC dumpsters located at its Marine Trade Center facility.
- There are no federal or state agency approvals required.

Thank you and best regards,



Jay Cox, CEO  
Vessel Service Gear Company

P.O. Box 859  
Portland, Maine 04104  
Ph: 207-773-7050  
Fx: 207-775-3542

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

2003-0114  
Application I. D. Number  
06/05/2003  
Application Date  
Temporary Storage - Vessel Services  
Project Name/Description

**Vessel Services**  
Applicant  
PO Box 859, Portland, ME 04104  
Applicant's Mailing Address

Consultant/Agent  
Applicant Ph: (207) 773-7060 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

300 - 300 Commercial St, Portland, Maine  
Address of Proposed Site  
041 A001001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1,750 s.f. Proposed Building square Feet or # of Units Acreage of Site WCZ Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PS)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 06/12/2003

**Planning Approval Status:**

Reviewer Sarah Hopkins

- Approved  Approved w/Conditions See Attached  Denied
- Approval Date 07/09/2003 Approval Expiration 07/09/2004 Extension to \_\_\_\_\_  Additional Sheets Attached
- OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                            |  |                             |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date _____           | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date _____           | _____ amount _____                                 |                             |
| <input type="checkbox"/> Building Permit Issued             | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date _____           | _____ remaining balance _____                      | _____ signature _____       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection                   | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date _____ | _____ amount _____                                 | _____ expiration date _____ |

03-0833



# Commercial Building 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.

Location/Address of Construction: <sup>252-340</sup> <del>300</del> Commercial St.		
Total Square Footage of Proposed Structure 1,700 ft <sup>2</sup>	Square Footage of Lot 10,030	
Tax Assessor's Chart, Block & Lot Chart# 041 Block# A Lot# 0020	Owner: City of Portland leased to Vessel Services	Telephone: 207- 773-7050
Lessee/Buyer's Name (If Applicable) Vessel Services Gear Co. Vessel Services, Inc.	Applicant name, address & telephone: Vessel Services Gear Co., P.O. Box 859 Portland, ME 04104 207-773-7050.	Cost Of Work: \$ 16,000 - Fee: \$ <del>2000</del> - 8165.00
Current Specific use: <u>Vacant / Storage</u>		
Proposed Specific use: <u>Storage</u>		
Project description: <u>Install 5 Storage Metal Containers on existing and compacted soil. Install paved apron for access. Remove existing curbing and install tip-downs for access. Install Beams + struts for aesthetics. (See drawing, attached).</u>		
Contractor's name, address & telephone: <u>C.P. MURRAY + Sons, P.O. Box 6257, Cape Elizabeth, ME 04107.</u>		
Who should we contact when the permit is ready: <u>Jay Cox</u>		
Mailing address: <u>P.O. Box 859, Portland, ME 04104</u>		
Phone: 207-871-8050		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: <u>Jay Cox CEO.</u>	Date: <u>7/7/03</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**