

# FLOOD HAZARD DEVELOPMENT APPLICATION

Portland, Maine  
(All applicants must complete entire application)  
[60.3(c)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: MARINE TRADE CENTER, LLC Address: 2 PORTLAND FISH PIER

Phone No.: 207-773-7122 PORTLAND, ME 04101

TENANT Applicant: MAINE INTERNATIONAL TRADE CTR Address: 2 PORTLAND FISH PIER

Phone No.: 207-773-5814 PORTLAND, ME 04101

Contractor: STEVE BORNICK Address: 23 OLD COLONY LANE

Phone No.: 207-615-6610 CARE ELIZABETH, ME 04107

## LEGAL DESCRIPTION

Is this part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: 041-1002 Lot #: \_\_\_\_\_

Address: 2 PORTLAND FISH PIER  
Street/Road Name

Zip Code: PORTLAND 04101  
Town/Zip Code

General explanation of proposed development: Commercial tenant suite on 2nd floor - modifications to suite adding approx 592 SF.

Estimated Value of Proposed Development: \$30,000

Proposed Lowest Floor elevation [for new or substantially improved structure]: \_\_\_\_\_

## OTHER PERMITS

Are other permits required from State or Federal jurisdictions?  Yes  No  
If yes, are these other permits attached?  Yes  No  Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

## SEWER AND WATER

Sewage Disposal:  Public  Private  Existing  Proposed  Not Applicable Type \_\_\_\_\_  
Water Supply:  Public  Private B-9

(This section to be completed by Municipal Official)

**LOCATION**

Flooding Source (name of river, pond, ocean, etc.): Casco Bay

V1-30 Zone  VE Zone  AE Zone  A1-30 Zone  A Zone  AO Zone  AH Zone  
 FRINGE  FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site: 10 NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure: \_\_\_\_\_ NGVD [Required for New Construction or Substantial Improvement]

If proposed development is in an AE or A1-30 Zone and cross section data is available in the Flood Insurance Study, please note the nearest cross section reference letter and elevation of base flood at nearest cross section above and below the site.

Cross Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination:  
 From a Federal Agency  USGS  USDA/NRCS  USACE  Other  
 From a State Agency  MDOT  Other  
 Established by Professional Land Surveyor  
 Established by Professional Engineer  HEC/RAS  HEC II  HY 7  TR20  TR55  Quick-2  
 Other  
 Highest Known Water Level  
 Other (Explain) \_\_\_\_\_

**VALUE**

If the development involves work on an existing structure, enter the Market Value of existing structure before improvements:  
\$2 million +

New Construction or Substantial Improvement  Minor improvement or minor addition to existing development

**TYPE OF DEVELOPMENT**

Check the appropriate box to the left of the type(s) of development requested and complete information for each applicable line:

- |                                                                                           |                  |                                                                |                                                                                                                     |
|-------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 1. Residential Structure                                         | Dimensions _____ | <input type="checkbox"/> 7. Filling <sup>3</sup>               | Cubic Yards _____                                                                                                   |
| <input type="checkbox"/> 1a. New Structure                                                | _____            | <input type="checkbox"/> 8. Dredging                           | _____                                                                                                               |
| <input type="checkbox"/> 1b. Add to Structure                                             | _____            | <input type="checkbox"/> 9. Excavation                         | _____                                                                                                               |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance                              | _____            | <input type="checkbox"/> 10. Levee                             | _____                                                                                                               |
| <input checked="" type="checkbox"/> 2. Non-Residential Structure                          |                  | <input type="checkbox"/> 11. Drilling                          |                                                                                                                     |
| <input type="checkbox"/> 2a. New Structure                                                | _____            |                                                                | Number of Acres _____                                                                                               |
| <input type="checkbox"/> 2b. Add to Structure                                             | _____            | <input type="checkbox"/> 12. Mining                            | _____                                                                                                               |
| <input checked="" type="checkbox"/> 2c. Renovations/repairs/maintenance                   | _____            | <input type="checkbox"/> 13. Dam: Water surface to be created  | _____                                                                                                               |
| <input type="checkbox"/> 2d. Floodproofing                                                | _____            | <input type="checkbox"/> 14. Water Course Alteration           | _____                                                                                                               |
| <input type="checkbox"/> 3. Accessory Structure                                           | _____            |                                                                | Note: Detailed description must be attached with copies of all applicable notifications, state and federal permits. |
| <input type="checkbox"/> 4. Functionally Dependent Use:                                   |                  | <input type="checkbox"/> 15. Storage of equipment or materials |                                                                                                                     |
| <input type="checkbox"/> 4a. Dock                                                         | _____            | <input type="checkbox"/> 16. Sewage Disposal System            |                                                                                                                     |
| <input type="checkbox"/> 4b. Pier                                                         | _____            | <input type="checkbox"/> 17. Water Supply System               |                                                                                                                     |
| <input type="checkbox"/> 4c. Boat Ramp                                                    | _____            | <input type="checkbox"/> 18. Other: Explain _____              |                                                                                                                     |
| <input type="checkbox"/> 4d. Other                                                        | _____            |                                                                |                                                                                                                     |
| <input type="checkbox"/> 5. Paving                                                        | _____            |                                                                |                                                                                                                     |
| <input type="checkbox"/> 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide) | _____            |                                                                |                                                                                                                     |

Note: Conditional Use requires add'l. information due to specific standards, public hearing, and Planning Board review.

<sup>1</sup> Certain prohibitions apply in Velocity Zone

Attach a Site Plan – Drawn to scale with north arrow.

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show:

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

**Special Note:**

**Substantial Improvement** is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or sue any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view; and,
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this application are a true description of the existing property and the proposed development project.

Owner: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

or  
Authorized Agent: Julie Tupper Signature \_\_\_\_\_ Date: 4/26/17  
Signature

(This section to be completed by Municipal Official)

Date Submitted: 4/26/17 Fee Paid: N/A Reviewed by CEO: 5/1/17 Reviewed by Planning Board: N/A

Permit #: 2017-00457 Issued by: Christina Stacey Date: 5/2/17  
(Zoning Sign-off only)

**FLOOD HAZARD DEVELOPMENT PERMIT  
For Minor Development**

PORTLAND, Maine  
(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 041 Lot #: 4002

Project Description: Commercial tenant suite - 2nd floor - modifications to space adding approx 592sf

**The permittee understands and agrees that:**

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

or  
Authorized Agent: Julie A. Kupper Date: 4/26/17  
Signature

Issued by: Christina Stacey Date: 5/2/17

Permit #: 2017-00457