

Owner:	Lessee/Buyer's Name:	Phone:	Business Name:	Permit No:
Address:	Address:	Phone:		0700061
Proposed Use:				Permit Issued:
				JAN 29 2001

Proposed Project Description:	COST OF WORK:	PERMIT FEE:	INSPECTION:	Zone:	CBL:
	\$10,000.00	\$1,000.00	3A		
	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Use Group: F-1 Type: <input checked="" type="checkbox"/> <input type="checkbox"/>		
	Signature:		Signature:		

Permit Taken By:	Date Applied For:	Signature:	Due:	Special Zone or Reviews:
				<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan map <input type="checkbox"/> Minor <input type="checkbox"/> Major

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. This building permit does not include plumbing, septic or electrical work.
3. This building permit is void if work is not started within six (6) months of the date of issuance. False information may result in a building permit and stop all work.

**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, areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE			
White-Permit Desk	Green-Assessor's	Canary-D.P.W.	Pink-Public File
Ivory Card-Inspector			

PERMIT ISSUED WITH REQUIREMENTS

TO: **Sam** Hoffses, Chief Building Inspector  
Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: August 16, 2001

RE: C. of O. for ~~Portland Fish Pier~~ <sup>012</sup> (041-A-00~~3~~)

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After visiting the site, I have the following comments:

All site work complete.

At this time, I **recommend** issuing a **permanent Certificate of Occupancy**.

Please contact me if you have **any** questions or comments.  
Thank You.

Cc: **Sarah** Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\drc\5portlandfishpier2.doc

# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation	Portland, ME
Street	256 Commercial St.
Subdivision Lot #	

## PROPERTY OWNERS NAME

Last:	Atlantic Seafood	First:	
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Applicant Name:	Atlantic Seafood
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Mailing Address of Owner/Applicant (If Different)	Atlantic Seafood 256 Commercial St. Portland, ME 04101
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## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

PORTLAND

Date Permit Issued:

Local Plumbing Inspector Signature

7626

TOWN COPY

\$916.00

□ If Double Fee Charged

L.P.I. # 011214

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

This Application is for

Type of Structure To Be Served:

Plumbing To Be Installed By:

1. ☒ NEW PLUMBING  
2. ☐ RELOCATED PLUMBING

1. ☐ SINGLE FAMILY DWELLING  
2. ☐ MODULAR OR MOBILE HOME  
3. ☐ MULTIPLE FAMILY DWELLING  
4. ☐ OTHER-SPECIFY \_\_\_\_\_

1. ☒ MASTER PLUMBER  
2. ☐ OIL BURNERMAN  
3. ☐ MFG'D. HOUSING DEALER/MECHANIC  
4. ☐ PUBLIC UTILITY EMPLOYEE  
5. ☐ PROPERTY OWNER

Hook-Up & Piping Relocation  
Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing substructure

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
[\$6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
--------	-----------------------------	--------	-----------------------------

1	ROSEBUD / SINK	1	Bathtub (and Shower)
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1	Floor Drain	1	Shower (Separate)
---	-------------	---	-------------------

1	Urinal	1	Sink
---	--------	---	------

1	Drinking Fountain	1	Wash Basin
---	-------------------	---	------------

1	Indirect Waste	1	Water Closet (Toilet)
---	----------------	---	-----------------------

1	Water Treatment Softener, Filter, etc.	1	Clothes Washer
---	--	---	----------------

1	Grease / Oil Separator	1	Dish Washer
---	------------------------	---	-------------

1	Dental Cuspidor	1	Garbage Disposal
---	-----------------	---	------------------

1	Bidet	1	Laundry Tub
---	-------	---	-------------

1	Other: _____	1	Water Heater
---	--------------	---	--------------

1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
---	---------------------------------	---	---------------------------------

1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
---	---------------------------------	---	---------------------------------

1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
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1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
---	---------------------------------	---	---------------------------------

1	Fixtures (Subtotal) Column 2	1	Fixtures (Subtotal) Column 1
---	---------------------------------	---	---------------------------------

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

CO' IENTS

2/feb/2001 - looked at site - started digging - Frost approx. 2' - water protection on site (blanket) - ~~2/feb/2001~~ got permit from fire - Chocked area north and west side of foundation placed no setbacks required -

14/feb/2001 - Inspected project 34 foundation placed - w. 10' - protection on site

28/feb/2001 - Foundation completed steel on site - no work today

6/3mar/2001 - Same no work.

13/3mar/2001 - Steel erection -

13/3mar/2001 - Steel erection roof area - missing bolts spoke to foreman re. this.

30/3mar/2001 - Under ground p/b. done by inspector - me 2. in place work going as per plans.

18/3mar/2001 - Blay shell completed - me 22 completed etc. it p/b. - started -

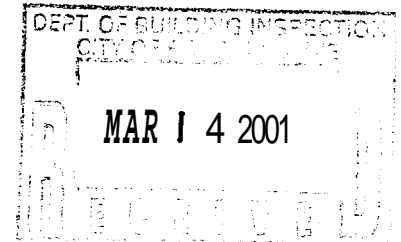
31/3mar/2001 all work completed CPO issued

41-A-012

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Mike Nugent, Manager of Inspection Services  
FROM: Charles A. Lane, Associate Corporation Counsel  
DATE: March 12, 2001  
RE: Portland Fish Pier- Parcel 12-A  
Atlantic Resources Limited (Gerald C. Knecht)

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Atlantic Resources Limited, a company owned by Gerald C. Knecht, is currently erecting a structure on Parcel **12-A** of the Portland Fish Pier. The building is anticipated to be completed by May.

Although the City would normally have required a performance bond which would have remained in place for 12 months from the date of completion of the building, the Fish Pier Authority accepted a guaranty from Gorham Savings Bank in place of the traditional bond. The guaranty provides that once the building has received a certificate of occupancy then its obligations will be reduced by 90%.

The guaranty, however, does provide that it will cover any conditions which might be imposed on the issuance of a certificate of Occupancy.

For the reason stated above, it is important that, prior to the issuance of a certificate of occupancy, that the City and the Fish Pier Authority are each satisfied that all the conditions imposed by the Lease and by the applicable codes have been fully complied with. If there is any doubt in any regard, the certificate of occupancy should be issued conditionally, so that the guaranty will provide some protection.

Charles A. Lane  
Associate Corporation Counsel

CAL:ses

Cc: Ben Snow, Waterfront Administrator  
Penny Littell, Associate Corporation Counsel

O:\OFFICE\CHARLIE\MMO\nugent knecht 03-12-01.doc

# BUILDING PERMIT REPORT

DATE: 24 January 2001 ADDRESS: 2 Portland Pier CBL: 041-A-012  
 REASON FOR PERMIT: To erect a 6000 sq ft pre-engineered metal bldg. with 5000 sq ft 2nd floor.  
 BUILDING OWNER: Atlantic Resource

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR: PKC Const.

USE GROUP: F-1 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: \$310,000.00 PERMIT FEES: \$1,884.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*6, \*9, \*11, \*10, \*17, \*20, \*21, \*22, \*23, 37, 38, 39 #31

- ~~1.~~ This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~2.~~ Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. **Section 1813.5.2**
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. **Section 2305.17**
- Waterproofing and dampproofing shall be done in accordance with **Section 1813.0** of the building code.
- Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- ~~9.~~ All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- ~~10.~~ Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- ~~11.~~ Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8) 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)  
 All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab  
(other than additions), Change of Use Commercial**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\***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: Portland Fish Pier Complex, Commercial St.

Total Square Footage of Proposed Structure 6000 S.F. Square Footage of Lot 24,869 S.F.

Tax Assessor's Chart, Block & Lot  
Number Map 41

Chart#

Block#

Lot# A-14  
12

Owner:

Atlantic Resource  
Enterprises, L.L.C.

Telephone#:

774-6025

Lessee/Buyer's Name (If Applicable)

N/A

Owner's/Purchaser/Lessee Address:

P.O. Box 682  
Portland, ME. 04104

Cost Of Work: \$310,000

Fee:

\$1,884.00

Current use: VACANT Proposed use: Fish processing

Project description: 6,000 S.F. pre-engineered metal building with  
5,000 S.F. 2nd floor.

Contractor's Name, Address & Telephone

Dennis Waters, 324-5574

Patco Construction, 1475 Main St., Sanford, ME 04072

Rec'd By: 606

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. **FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**A complete plot plan (Site Plan) includes:**

- The shape **and** dimension of the lot, **all** existing buildings (if any), the proposed structure and **the** distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and **any** other accessory structures.
- Scale and North arrow; Zoning District **&** Setbacks
- First Floor sill elevation ( based on mean sea level **datum**);
- Location and dimensions of parking areas and driveways;
- Location and size **of** both existing utilities in **the** street and the proposed utilities serving the building;
- Location of areas on the site that **will** be used to dispose of surface water.
- Existing and proposed grade contours

**Building Plans are required for all construction, including interior rehab (Sample Attached)**

**A complete set of construction drawings showing all of the following elements of construction:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans **&** Elevations
- Window and door schedules
- Foundation plans with required drainage **and damp** proofing
- Electrical and plumbing layout. Mechanical drawings for **any** specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of **work** that may require special review must be included.

## 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/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:**

Deane M. Water

**Date:**

1/22/01

Minor/Minor Site Review Fee: **\$300.00/Building Permit Fee:** \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction **cost** thereafter.

**AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS**



Applicant: <sup>owner</sup> Atlantic Resource

Date: 1/26/01

Address: Portland Fish Pier C-B-L: ~~140~~ 041-A-012

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - WCZ - This is a marine related use

Interior or corner lot -

Proposed Use/Work - New Fish Processing Bldg 6,000<sup>#</sup> Bldg

Sewage Disposal - City 5,000<sup>#</sup> 2nd floor

Lot Street Frontage - None req

Front Yard -

Rear Yard -

Side Yard -

None req

(not near the pier line)

Projections -

Width of Lot - None req

Height - 35' max.

Lot Area - No min req.

Lot Coverage/Impervious Surface - 100% allowed

Area per Family - N/A

Off-street Parking -

~~140~~ 5 req - 5 shown

Loading Bays - 2 shown - 1 req.

Site Plan - Subdivision & Minor

# 20000193

Shoreland Zoning/Stream Protection - exempt from 75' Setback (over 75' from HWM)

Flood Plains - Panel 13 Zone C

CITY OF PORTLAND, MAINE  
DEVELOPMENT REWUE APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Fire Department Copy

20000207

I. D. Number

Nr **Atlantic Inc.**

Applicant

**250 Commerical Street, Portland, ME 04101**

Applicant's Mailing Address

**Philp Doughty**

Consultant/Agent

**7816346**

**781-2908**

Applicant or Agent Daytime Telephone, Fax

**11/8/00**

Application Date

**Seafood Processing Plant**

Project Name/Description

**Portland Fish Pier, Portland, Maine 04101**

Address of Proposed Site

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) \_\_\_\_\_

**6,000**

**24,869**

**WCZ**

Proposed Building square Feet or # of Units

Acreege of Site

**Zoning**

**Check Review Required:**

- ☒ Site Plan (major/minor) ☐ Subdivision # of lots \_\_\_\_\_ ☐ PAD Review ☐ 14-403 Streets Review  
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification  
☐ Zoning Conditional use (ZBA/PB) ☐ Zoning Variance ☐ Other \_\_\_\_\_

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_

Date: **11/8/00**

**Fire Approval Status:**

- ☒ **Approved** *MM* ☐ **Approved** see attached *Waiting for Don Hall* ☐ **Denied**  
Approval Date \_\_\_\_\_ Approval Expiration Date \_\_\_\_\_ ☐ Additional Sheets Attached  
☐ Condition Compliance signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**

☐ Required?

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issued

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

☐ Conditions (see Attached)

expiration date

Final Inspection

date

signature

Certificate of Occupancy

date

Performance Guarantee Released

date

signature

**Site Review Pre-Application**  
**Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling**  
**or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible ~~manner~~, please complete the Information below for Site Plan Review

**NOTE\*\*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.**

NORTH ATLANTIC INC  
Applicant

11/8/00  
Application Date

250 COMMERCIAL STREET  
Applicant's Mailing Address

SEAFOOD PROCESSING PLANT  
Project Name/Description

PHILIP J. DAUGHTY ASSOC.  
Consultant/Agent

PORTLAND FISHER COMPLEX  
Address Of Proposed Site

(207) 781-5346 (781-2908 FAX)  
Applicant/Agent Daytime telephone and FAX

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) \_\_\_\_\_  
6000 SQ FT 24,867 (-) 2514 SF W.C.Z  
Proposed Building Square Footage and /or # of Units Acreage of Site ROAD EASEMENT Zoning

Major Site Plan \_\_\_\_\_

Minor Site Plan ☒

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 10 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Philip J. Daughty</u>	Date: <u>11/8/00</u>
--	----------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**BOCA®  
NATIONAL BUILDING CODE/1999**

Valuation: \$310,000.00

**PLAN REVIEW RECORD**

Plan Review # 0074

Fee: \$1,884.00

Date: 24 January 2000

JURISDICTION Portland ME

BUILDING LOCATION 2 Portland Fish Pier (City, County, Township, etc.)

SOB - 041-A-012 (Street address)

BUILDING DESCRIPTION 2C 6000 sq ft Re - inforced E-1 Use Group

REVIEWED BY

S. Hoffner

Numerals indicated in parenthesis are applicable code sections of the 1999 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

**CORRECTION LIST**

No.	DESCRIPTION	Code Section
1.	All Site plan and bldg. Code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	All Lot Lines shall be marked before calling for a Foundation inspection.	111.0
3.	Concrete shall be protected from winter conditions.	1906.9 1908.10
4.	Sound Transmission Control shall comply with site plan	118.0 118.0
5.	Guardrails & hand rails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
6.	STAIR CONSTRUCTION shall comply with section 1014.0.	1014.0
7.	Glass and glazing shall comply with section 2406. (Safety glazing)	2406.0
8.		



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**BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.  
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795**

[illegible]

NOTES: N.R. — Not required  
N.A. — Not applicable

## ADMINISTRATION (Chapter 1)

Complete construction documents (107.5, 107.6, 707.7) yes Signed/sealed construction documents (107.7, 114.1)

## BUILDING PLANNING (Chapters 3, 4, 5, 6)

### USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

X Single Use Group — Specific occupancy areas (302.1.1)  
— Mixed Use Groups — Accessory areas (302.1.2)

### GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

#### AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503) 100%  
% Reduction for height (Table 506.4) - 0%  
% Increase for open perimeter (506.2) + 1.50%  
% Increase for automatic sprinklers (506.3) + 200%  
Total percentage factor = 450%  
Conversion factor 4.5  
(Total percentage factor/100%)

Open perimeter (506.2)	<u>85'</u> North	<u>20'</u> East	<u>85'</u> South	<u>70'</u> West
Open perim.	<u>310</u> ft		Perimeter <u>310</u> ft.	
% Open perimeter =	$\frac{310/310 \times 100}{(\text{Open perim.}/\text{perim.}) \times 100\%}$			
% Tab. area increase = (506.2)	$\frac{2 \times (100 - 25)}{2 \times (\% \text{ Open perim.} - 25\%)}$			

#### CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 5950 - 6000 ft.<sup>2</sup> Actual building height 30 feet 2 stories  
Adjusted floor area' 1333.33 ft.<sup>2</sup> Allowable building height 30 feet 2 stories

'Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 5A Type of construction assumed for review (602.3) 2C

~~Yes~~  
AN

Travel distance (404.7)

NA

### Open parking structures (406.0)

Swimming pools (421.0)

NC  
NC  
NC



### Roof

North      East      South      West

50' 50' 50' 50'

☐          ☒          ☐          ☒         

☒ ☐ ☒ ☐

  Parapet walls (705.6)

☐ ~~\_\_\_\_\_~~ Mixed use and fire area separations  
(313.1.2)

Thermal and sound-insulating materials (723.0)

## STANDPIPE SYSTEMS

	Building area (915.2.2)
	<b>Malls</b> (915.2.3)
	Stages (915.2.4)
	Approved system (915.3, 915.3.1)
	Piping design (915.4)
	Water supply (915.5)
	Control valves (915.6)

## AUTOMATIC FIRE DETECTION SYSTEMS

<b>NA</b>	Approval (919.3)
	Institutional (I) (919.4.7, 919.4.2, 919.4.3)
	Residential (R-1) (919.4.4)
	Sprinklered buildings exception (919.5)
	Zones (919.6)

## SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

<b>NA</b>	Residential (R-1) (920.3.7)
	Residential (R-2, R-3) (920.3.2)
	Institutional (I-1) (920.3.3)
	Interconnection (920.4)
	Battery backup (920.5)

## FIRE EXTINGUISHERS

<b>NA</b>	Approval (921.7)
<b>f</b>	Required (921.2)

## SMOKE CONTROL SYSTEMS

<b>NA</b>	Passive system (922.2.1)
	Mechanical system (922.2.2)
	Smoke removal (922.3)
	Activation (922.4)
	Standby power (922.5)

## SMOKE AND HEAT VENTS

<b>S</b>	Size and spacing (923.2)
----------	--------------------------

## SUPERVISION

<b>NA</b>	Fire suppression systems (924.1)
	Fire alarm systems (924.2)

	Approval (918.3)
<b>I</b>	Assembly (A-4), Educational (E) (918.4.1)
	Business (B) (918.4.2)
	High-hazard (H) (918.4.3)
	Institutional (I) (918.4.4)
	Residential (R-1) (918.4.5)
	Residential (R-2) (918.4.6)
	Location/details (918.5)
	Power supply/wiring (918.6, 918.7)
	Alarm-notification appliances (918.8)
	Voice/alarm signaling system (918.9)



## MEANS OF EGRESS (continued)

<u>OK</u>	General limitations (7005.0)	<u>OK</u>	Ramps (1016.0)
<u>OK</u>	Air movement in egress elements (7005.7)	<u>OK</u>	Means of egress doorways (1017.0)
<u>OK</u>	Types and location of egress (1006.0)	<u>OK</u>	Number of doorways (7017.2)
<u>OK</u>	Exit access travel distance (1006.5 and Table 7006.5)	<u>OK</u>	Size of doors (1017.3)
<u>OK</u>	Accessible means of egress (1007.0)	<u>OK</u>	Door hardware (1017.4)
<u>NA</u>	Emergency escape (7010.4)	<u>NA</u>	Revolving doors (1018.0)
<u>OK</u>	Exit access passageways and corridors (1011.0)	<u>OK</u>	Horizontal exits (1019.0)
<u>NA</u>	Aisles and accessways (1012.0)	<u>OK</u>	Level of exit discharge passageway (1020.0)
<u>NA</u>	Grandstands (1013.0)	<u>OK</u>	Guards (1021.0)
<u>OK</u>	Interior stairways (1014.1 - 1014.11)	<u>OK</u>	Handrails (1022.0)
<u>OK</u>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<u>OK</u>	Exit signs and lights (1023.0)
<u>NA</u>	Smokeproof enclosures (1015.0)	<u>OK</u>	Means of egress lighting (1024.0)
		<u>NA</u>	Access to roof (1027.0)

## ACCESSIBILITY (Chapter 11)

<u>YES</u>	Required (1103.0)	<u>OK</u>	Accessible entrances (1106.0)
<u>OK</u>	Accessible route (1104.0)	<u>OK</u>	Special use groups (1107.0)
<u>OK</u>	Parking facilities (1105.0)	<u>OK</u>	Features and facilities (1108.0)

## INTERIOR ENVIRONMENT (Chapter 12)

<u>OK</u>	Room dimensions (1204.0)	<u>OK</u>	Air-borne noise (STC) (1214.2)
<u>OK</u>	Roof spaces (1210.1, 1211.2)	<u>OK</u>	Structure-borne sound (IIC) (1214.3)
<u>NA</u>	Crawl spaces (1210.2, 1211.1)	<u>OK</u>	Ratproofing (1215.0)

## BUILDING ENVELOPE (Chapters 14, 15)

### EXTERIOR WALL COVERINGS (Chapter 14)

<u>OK</u>	Performance requirements (1403.0)	<u>NA</u>	Combustible material restrictions (1406.0)
<u>NA</u>	Wall sidings and veneers (1404.0, 1405.0)		

## STRUCTURAL DESIGN CALCULATIONS (continued)

<u>OK</u>	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
<u>OK</u>	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
<u>OK</u>	Sliding snow loads considered	_____	Load combinations considered (1613.1)

## MATERIAL PERFORMANCE (Chapter 17)

<u>OK</u>	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	<u>NA</u>	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fire resistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

## FOUNDATIONS AND RETAINING WALLS (Chapter 18)

<u>OK</u>	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)	_____	

## STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

### CONCRETE (Chapter 19)

<u>✓</u>	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<u>✓</u>	Minimum concrete strength (Table 1907.1.2[1])
<u>✓</u>	Minimum slab requirements (1905.7)	<u>✓</u>	Cold-weather and hot-weather curing specified (1908.9, 1908.10)

### MASONRY (Chapter 21)

<u>NA</u>	Engineered masonry design/construction standard specified (2101.1.1)	<u>NA</u>	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	_____	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	_____	Glass block (2118.0)
_____	Mortar type (2104.7)	_____	

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

NA Diffusing systems (2604.5)

NA Wall panels (2605.0)

NA

Unprotected openings (2606.0)

NA

Roof panels (2607.0)

2

Skylight glazing (2608.0)

## BUILDING SERVICES (Chapters 28, 30)

### MECHANICAL SYSTEMS (Chapter 28)

NA

Waste- and linen-handling  
systems (2807.0)

NA

Refuse vaults (2808.0)

### ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

NA

Construction standard specified (3001.2)

NA

Venting (3007.3- 3007.6)

NA

Elevator emergency operation (3006.2)

NA

Opening protectives (3008.2)

NA

Hoistway enclosure (3007.1)

NA

Conveyors and escalators (3010.0, 3011.0)

## SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

### SPECIAL CONSTRUCTION (Chapter 31)

NA

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

NA

Flood-resistant construction (3107.0)

NA

Construction and use (3106.1 - 3106.3)

NA

Towers (3108.0)

NA

Separation (3106.4)

NA

Local approval (3106.5)

NA

Egress and size (3106.6- 3106.8)

### EXISTING STRUCTURES (Chapter 34)

NA

#### ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

NA

General requirements (3402.0)

NA

Additions/alterations (3403.0, 3404.0)

NA

Structural loads (1614.0, 3402.5)

NA

Change of occupancy (1110.3, 3405.0)

NA

Accessibility (1110.0, 3402.7)

NA

Compliance alternative evaluation (3408.0)

#### BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group	Proposed use group				
Year building was constructed	Number of stories	Height in feet			
Type of construction	Area per floor				
Percentage of open perimeter	Percentage of height reduction	%			
Completely suppressed:	Yes	No	Corridor wall rating		
Compartmentation:	Yes	No	Required door closers:	Yes	No
Fireresistance rating of vertical opening enclosures					
Type of HVAC system		serving number of floors			

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

20000193

I. D. Number

City of Portland Transportation

Applicant

Suite 307 2 Portland Fish Pier, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

773-1613

Applicant or Agent Daytime Telephone, Fax

10/12/2000

Application Date

Portland Fish Pier

Project Name/Description

Portland Fish Pier, Portland Maine

Address of Proposed site

041-A-012

Assessor's Reference: Chart-Block-Lot

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DRC Conditions of Approval

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Planning Conditions of Approval

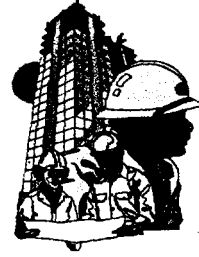
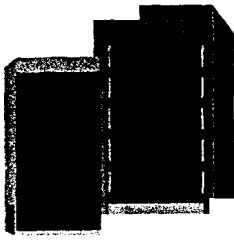
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Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.

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Fire Conditions of Approval



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101**

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** JOHN W. EINSIEDLER

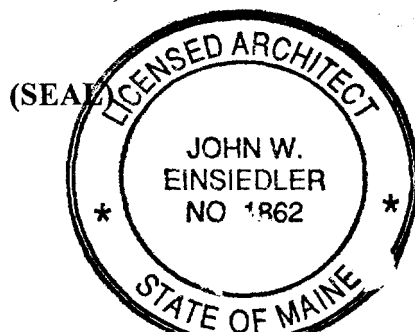
**RE:** Certificate of Design

**DATE:** JANUARY 22, 2001

These plans and/or specifications covering construction work on:

NORPAC ATLANTIC, INC.

Have been designed and drawn up by the undersigned, a Maine registered  
architect/engineer according to the **BOCA National Building Code/1999 Fourteenth  
Edition**, and local amendments.



Signature John W. Einsiedler

Title OWNER

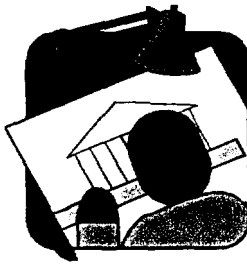
Firm JOHN W. EINSIEDLER, R.A.

Address 143 SEA ROAD

KENNEBUNK, MAINE 04043

As per Maine State Law:

\$50,000.00 or more in new construction, repair,  
expansion, addition, or modification for Building or  
Structures, shall be prepared by a registered design  
Professional.



# CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: JOHN W. EINSIDOUR, R.A.

DATE: JANUARY 22, 2001

Job Name: NORTH ATLANTIC

Address of Construction: COMMERCIAL ST

## THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 96 VARIO PUDEN Use Group Classification(s) F1

Type of Construction 5B 2C Bldg. Height \_\_\_\_\_ Bldg. Sq. Footage 6000 S.F.

Seismic Zone 2 Group Class Group 1

Roof Snow Load Per Sq. Ft. 49 psf Dead Load Per Sq. Ft. PER VARIO PUDEN

Basic Wind Speed (mph) 90 mph Effective Velocity Pressure Per Sq. Ft. 207 lb

Floor Live Load 125 psf

Structure has full sprinkler system? Yes No Alarm System? Yes ✓ No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

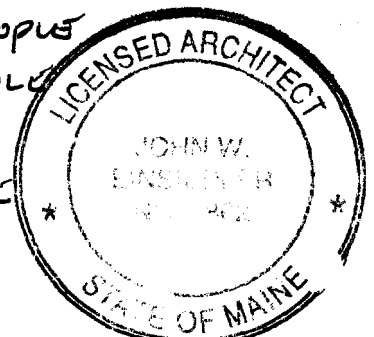
Is structure being considered unlimited area building: Yes—No ✓

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project. 5075 51  
1ST FLOOR FACTORY SPACE = 4000 SF = 40 PEOPLE  
OFFICE SPACE = 918 SF = 9 PEOPLE  
(Designers Stamp & Signature)

PSH 6/07/2K

2ND FLOOR STORAGE SPACE = 4050 SF = 14 PEOPLE  
2ND FLOOR OFFICE = 918 SF = 9 PEOPLE





## City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

### ACCESSIBILITY CERTIFICATE

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

**FROM:** JOHN W. EINSIEDLER

**RE:** Certificate of Design, HANDICAP ACCESSIBILITY

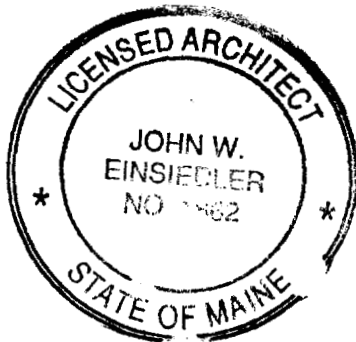
**DATE:** JANUARY 22, 2001

These plans and/or specifications covering construction work on:

NORTH ATLANTIC, INC.  
COMMERCIAL ST.

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature John W. Einsiedler

Title OWNER

Firm JOHN W. EINSIEDLER, R.A.

Address 148 SET RD  
KENNEBUNK, ME 04043

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Inspections Office Copy

20000207

I. D. Number

Atlantic Inc.

Applicant

250 Commercial Street, Portland, ME 04101

Applicant's Mailing Address

Philp Doughty

Consultant/Agent

781-5346 781-2908

Applicant or Agent Daytime Telephone, Fax

11/8/00

Application Date

Seafood Processing Plant

Project Name/Description

Portland Fish Pier, Portland, Maine 04101

Address of Proposed Site

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)

6,000

24,869

WCZ

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning variance          |  | <input type="checkbox"/> Other                   |

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date: 11/8/00

Inspections Approval Status:

Renewer

- ☐ Approved ☐ Approved w/Conditions see attached ☐ Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required\*

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature



☐ Defect Guarantee *Submitted*

☐ Defect Guarantee Released

submitted date

amount

expiration date

date

signature

# ***PDA*** *Phillip Doughty Associates — Architects*

362 U.S. Route One, Falmouth, ME 04105  
Telephone: 207.781.5346

e-mail: [pda1414@juno.com](mailto:pda1414@juno.com)  
Fax: 207.781.2908

November 8, 2000

Ms Kandi Talbot  
Portland Planning Department  
389 Congress Street  
Portland, Maine 04101

Dear Kandi,

Attached to this cover letter is a copy of a memo to the planning board from Mr. Gerald Knecht, president of North Atlantic Inc. .

North Atlantic Inc. is a processor of seafood and is presently located at 250 Commercial Street, a short distance east of the Fish Pier Complex site, where he prefers to relocate.

The present location of North Atlantic Inc. is such that the shipping and receiving operations in which they now engage is faced on Commercial Street, where the tractor trailer traffic at curbside is disturbing to Commercial Street's traffic flow. The new location would require only a short move for Mr. Knecht, and would relegate this tractor trailer traffic to a location more conducive to the concerns of Mr. Knecht and The City of Portland.

Mr. Knecht's accompanying letter indicates in his words, why at the Fish Pier Complex location, he would prefer building orientation and interior circulation patterns in a manner which sets the proposed building parallel to the Fish Pier Complex's entrance road as apposed to an orientation parallel to and forward to the sidewalk on Commercial Street.

His thoughts were to provide, as is provided across the Fish Pier Complex entrance, at the opposite corner, a landscaped and fenced green space, which would help unify and enhance both sides of the Fish Pier Complex entrance. This would help to set off the building with landscaping as well as create unification of the entrance's overall aesthetic and entrance statement.

Yours Truly,



Phillip J. Doughty

Phillip J. Doughty Associates-Architects



NORTH ATLANTIC INC.  
B O N E D   A T   S E A

Memo to: Planning Staff and Board

From: G.C. Knecht

Re: Site Plan Review for North Atlantic, Inc

My apologies for not being able to attend **this** important meeting. Unfortunately I **am** out of town on business travel **that** I could not reschedule. Mr. Phil Doughty, project architect, and Mr. Mike DeLuca, project engineer, **are** authorized to speak on my behalf.

The orientation of the proposed structure on Lot 12A at the Portland Fish Pier is a very important issue. The proposed location as indicated on the site plan is critical to **effecient** operation of the building for the following reasons:

1. The building is located to **maximize** effeciency and **safety** of truck access. This function is critical to the operation of the overall business. Mr. Doughty /DeLuca can demonstrate this point.
2. The left side of the proposed building sits parallel to and 15 ft. back **from the** new subdivision line. This **margin** allows for several functions. The 15 ft. set back eliminates the need for a **fire** wall on that side of the building thereby freeing up resources to be allocated to the street facade. It also allows access for fire safety. In **the** event **that** the building is orientated to parallel Commercial Street the wall facing Brown Trading will encroach upon the **property** line eliminating the 15 ft. set back.
3. The proposed location maximizes the green space on the Commercial Street side of the building and allow for more options to address the issue of street facade design.
4. The proposed footprint is 6000 sq. feet. The land lease also incorporates **an** additional 3000 sq. feet for future expansion. The expansion component is critical to the **future** viability of North Atlantic, Inc. If **the** orientation is changed the expanded foot print encrouhes on **and** eventually crosses the new subdivision line. Also, as the wall that provides truck access is pushed out during expansion the truck access to the expanded footprint would be eliminated by an **orietation** change. **This** p i n t can also be demonstrated by Mr. DeLuca.

Presently we are operating at 250 Commercial St. It is critical to the success of this project that we begin site work by mid December. We are obligated by the sales contract on our present plant to vacate to a new location by 5/1. If we are unable to meet this contingency we will be forced to forfeit the contract and continue to operate at our present location. ~~Our~~ present truck access across Commercial Street is more problematic every year. Due to the conditions set by the potential buyer, timing becomes a critical factor in our proposed move.

Mr. Doughty will provide a sketch of the facade that attempts to address the concerns of the planning board. It is intended ~~as~~ a catalyst for discussion. We have discussed several options concerning the proposed street view and look forward to further input ~~from~~ the board.

I ~~am~~ in hopes that all issues can be addressed and comfortable compromises be reached. The economic feasibility of this project depends on this happening. Mr. Doughty, Mr. DeLuca, and myself will do our utmost to work toward a mutually beneficial conclusion.

Thank you,

Gerald Knecht  
President  
North Atlantic, Inc.



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLASSING
- CONSTRUCTION ADMINISTRATION

November 8, 2000

Ms. Kandi Talbot  
Portland Planning Department  
389 Congress Street  
Portland, Maine 04101

**Subject: Minor Site Plan  
North Atlantic Inc.**

Dear Kandi:

Enclosed please find 9 sets of plans for a proposed 6,000 s.f. building on the corner of Commercial Street and the entrance to the Portland Fish Pier. The land is currently owned by the City of Portland and will be leased to North Atlantic Seafood so that they can relocate their existing facility from 250 Commercial Street to here.

Highlights of the plan are as follows:

- The land will be leased from the City of Portland and is part of the Portland Fish Pier complex. The lease will be for 24,869 s.f. minus a 2,517 s.f. road easement.
- The initial building will be 6,000 s.f. with plans for a 3,000 s.f. expansion.
- The site will be served by public sewer, water and gas. We have enclosed a letter from the Portland Water District and are currently obtaining a letter from the Public Works Department on the sanitary sewer.
- For stormwater management, the site will collect surface drainage in a catch basin which will be connected to an existing 21" diameter storm drain. The area is currently gravel and pavement and was shown as entirely paved surface in the Portland Fish Pier complex plans. Since the 21" diameter storm drain was sized to accommodate this area as paved and since it outlets directly to the ocean, storm water detention is unwarranted.
- The site is extremely flat. For erosion/sediment control, we believe only a crushed stone construction entrance and hay bales surrounding the proposed catch basin are all that is required.
- The construction sequence will involve building construction, the utilities and the parking lot. Once again, it is very straightforward and simple.
- Geotechnical work is currently being undertaken by R. W. Gillespie and Associates. The report will identify any soil limitations and provide a foundation design.

**DeLUCA HOFFMAN ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

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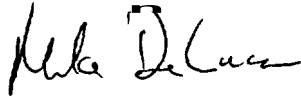
Ms. Kandi Talbot  
November 8, 2000  
Page 2

- There will be five on-site parking spaces. The remainder will be leased from the City of Portland in the existing Fish Pier parking lot.

We look forward to meeting with the Planning Board on November 14, 2000. In the meantime, if you have any questions, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Michael J. DeLuca, P.E.  
Senior Vice President

MJD/sq/JN2095/Talbot 11-6

Enclosures

c: Jerry Knecht, North Atlantic Seafood  
Phil Doughty, Philip Doughty and Associates

CITY OF PORTLAND, MAINE  
DEVELOPMENT REWEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Inspections Office Copy

20000193

I. D. Number

City of Portland Transportation

Applicant

Suite 307 2 Portland Fish Pier, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

773-1613

Applicant or Agent Daytime Telephone, Fax

1011212000

Application Date

Portland Fish Pier

Project Name/Description

Portland Fish Pier, Portland Maine

Address of Proposed Site

041-A-012

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) Amend Sub Division

70.5' x 85'

46,274

WCZ

Proposed Buildings square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☐ Site Plan (major/minor) ☐ Subdivision # of Lds ☐ PAD Review ☐ 14-403 Streets Review  
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification  
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan Subdivision Engineer Review Date: 1011212000

Inspections Approval Status:

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied Reviewer Marge Schmuckai

Approval Date 01/26/2001

Approval Expiration

Extension to

☒ Additional Sheets Attached

☒ Condition Compliance

signature

date

Performance Guarantee

☐ Required

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

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

20000207

I. D. Number

Applicant N Atlantic Inc.

Applicant

250 Commerical Street, Portland, ME 04101

Applicant's Mailing Address

Philp Doughty

Consultant/Agent

781-5348

781-2908

Applicant or Agent Daytime Telephone, Fax

11/08/2000

Application Date

Seafood Processing Plant

Project Name/Description

Portland Fish Pier, Portland, Maine 04101

Address of Proposed Site

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)

6,000

24,869

WCZ

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- ☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review  
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification  
☐ zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ other

Fees Paid: Site Plan \$400.00 Subdivision 5211.50 Engineer Review 01/22/2001 Date:

Inspections Approval Status:

Reviewer Marge Schmuckai

- ☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 01/26/2001

Approval Expiration

Extension to

☒ Additional Sheets Attached

☒ Condition Compliance

Marge Schmuckai  
signature

1/29/01  
date

☐ Performance Guarantee

☒ Required\*

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☒ Inspection Fee Paid

01/22/2001  
date

\$1,998.00  
amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

20000207

I. D. Number

th Atlantic Inc.

Applicant

250 Commerical Street, Portland, ME 04101

Applicant's Mailing Address

Philp Doughty

Consultant/Agent

781-5346

781-2908

Applicant or Agent Daytime Telephone, Fax

1110812000

Application Date

Seafood Processing Plant

Project Name/Description

Portland Fish Pier, Portland, Maine 04101

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

see Planning Conditions

**Planning Conditions of Approval**

1. That the applicant submit details and materials of the park area for review and approval by the City Arborist and submit a public access easement for the park area prior to issuance of a certificate of occupancy.
2. That the applicant revise the plans in accordance to the DRC memo dated 12/8/00 for review and approval by the DRC.
3. That the applicant submit lighting information regarding type of light fixtures, catalogue cuts of fixtures, height of wall mounts and light poles, and photometric plans.
4. That the applicant provide a letter of financial capability to staff.

OK per Kandi  
4/29/01

**Inspections Conditions of Approval**

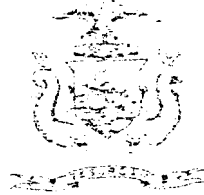
- \* This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  
Separate permits shall be required for any new signage.

**Fire Conditions of Approval**

Location of Construction: 2 Portland Fish Pier		Owner: Atlantic Resource	Phone: 774-6025	Permit No:
LESSEE/BUYER'S Name: PO Box 682, Portland, ME		Phone: 04104	Business Name:	
ADDRESS: 465 Main St., Sanford, ME		Phone: 04072	Dennis Waters 324-5574	
PROPOSED USE: Patco Construction		COST OF WORK: \$310,000.00	PERMIT FEE: \$1,884.00	
Commercial / Vacant		Commercial / Fish Processing	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
6,000 sf pre-engineered metal building with 5,000 sf 2nd floor.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Gavle	Date Applied For: January 23, 2001		Signature: Date:	
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..				
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 provisions of the code(s) applicable to such permit				
SIGNATURE OF APPLICANT		ADDRESS:	DATE:	PHONE:
White-Permit Desk		Green-Assessor's	Canary-D.P.W.	Pink-Public File Ivory Card-Inspector
CITY OF PORTLAND, MAINE		2		CEO TH

**AutoCAD** digital format Final plans depicting the as-built condition must be filed with this office prior to closure.

Department of Transportation  
Port of Portland  
Portland Fish Pier Authority



Capt. Jeffrey W. Monroe  
Director

Benjamin Snow  
Manager, Marine  
Operations and Administration

## CITY OF PORTLAND

**Date:** September 29, 2000

**From:** Ben Snow, Marine Operations 

**To:** City of Portland Planning Dept.

**Re:** Amendment to the "Portland Fish Pier Complex" Recording Plat (Plan Bk. 194, Pg. 194, 8/94) - Narrative

**Purpose:**

The purpose of this request is to amend the above Plat by a division of the lot designated as Lot #12, which abuts Commercial Street on the eastern side of the subdivision, into two separate approximately equal parcels designated as Lot 12 and Lot **12A**.

Basis Board approval, the Fish Pier Authority would negotiate long term lease agreements with the following companies for the development seafood processing facilities on the pier.

**Browne Trading Company**

Browne Trading Company currently leases approximately 50% of Lot 12 for the purpose of parking ten employee vehicles. The leased ground is the northern half which encompasses all of the Commercial Street frontage. The lease is for two years with an optional two years and a conversion clause for a long term in the event that thier operation, which abuts Lot 12 (Formerly Armour & Co.), requires additional real estate for expansion.

With division of the lot, as proposed, the Browne Trading lease would be amended to reflect the change in the plat. We understand that Browne Trading intends to undertake an expansion within a **2-4** year period and will request a conversion of their lease to a long term.

**Memorandum – "Portland Fish Pier Complex " – Amended Plat pg. 2-2**

**Current Status: North Atlantic Seafood**

North Atlantic Seafood (NAS) operates a seafood processing facility on Commercial Street at Merrills Wharf. **NAS** has advised the department, in our capacity as managers of the Portland Fish Pier, that having sold their property at Merrill wharf, that they would like to relocate .theirprocessing operations to a new facility located on Lot 12 on the Fish Pier. They are proposing an approximately 6,000 sq. ft (footprint) building which would be located on a ground leased section of the area designated as Lot **12A**.

**Attachments:**

9 copies of the *plan*

Department of Transportation  
Port of Portland  
Portland Fish Pier Authority



Capt. Jeffrey W. Monroe  
Director

Benjamin Snow  
Manager, Marine  
Operations and Administration

## CITY OF PORTLAND

m oran

Date: October 12, 2000

From: Benjamin Snow, Mgr. Marine Operations

To: Robert Ganley, City Manager

Re: Amendment to the Portland Fish Pier Sub-division Recording Plat

Bob,

We are working with North Atlantic Seafoods and Browne Trading Company to develop the one acre Lot #12 on the Fish Pier.

North Atlantic intends to ground lease about 50% of Lot 12 and construct a 9,000 sq. ft. processing facility. Browne Trading intends to lease the balance and within a 2 year time frame construct a similar size facility which would connect to their existing building on Commercial Street.

The first stage in the process is getting the Planning Board to approve the amended site plan so that we can execute leases that give both North Atlantic and Browne "right, title and interest" in their plots.

I am submitting the application today and requesting that you grant PDOT a waiver from the fees that Planning charges private sector applicants for the same review.

Sincerely,

Ben Snow

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

20000193  
I. D. Number

Portland Fish Pier

City of Portland Transportation

Applicant

Suite 307 2 Portland Fish Pier, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

773-1613

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Building Addition ☐ Change Of Use ☐ Residential ☒ Amend Sub Division ☐ Zoning

46,274

Acreage of Site

Proposed Building square Feet or # of Units

Check Review Required:

☐ Site Plan ☐ Subdivision ☐ PAD Review ☐ 14-403 Streets Review

☐ Site Plan (major/minor)

# of lots

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB)

☐ Zoning Variance

☐ Other

Inspections Approval Status:

Reviewer

☐ Approved w/Conditions

see attached

Approval Date

Extension to

☐ Additional Sheets Attached

☐ Condition Compliance

signature

date

Performance Guarantee ☐ Required\* ☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

submitted date

# Site Review Pre-Application

Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling  
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

NOTE\*\*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.

Applicant <u>CITY OF PORTLAND DEPT. OF TRANSPORTATION</u>		Applicant's Mailing Address <u>SUITE 307, 2 PORTLAND FISH PIERS</u> <u>PORTLAND 04101</u>	
Applicant/Agent <u>PORTLAND FISH PIERS</u>		Consultant/Agent <u>PORTLAND 04101</u>	
Applicant/Agent Daytime telephone and FAX <u>993-1613 / 9930285</u>		Assessor's Reference, Chart#, Block, Lot# <u>PORTLAND FISH PIERS</u>	
Proposed Development (Check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) <u>HALEMAN SUB DIVISION</u>		Address Of Proposed Site <u>PORTLAND FISH PIERS</u> <u>107 #12</u>	
Proposed Building Square Footage and /or # of Units <u>N/A</u>		Acreage of Site <u>46,294 sq. ft.</u>	
Zoning <u>M22</u>			

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
  - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

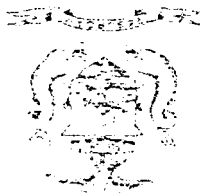
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>[Signature]</u>	Date: <u>10.12.00</u>
---	--------------------------

Site Review Fee: Major \$500.00 Minor 400.00  
This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.




Department of Transportation  
Port of Portland  
Portland Fish Pier Authority



## CITY OF PORTLAND

Capl. Jeffrey W. Monroe  
Director  
Benjamin Snow  
Manager, Marine  
Operations and Administration

Date: September 29, 2000

From: Ben Snow, Marine Operations 

To: City of Portland Planning Dept.

Re: Amendment to the "Portland Fish Pier Complex" Recording Plat (Plan Bk. 194, Pg. 194, 8/94) - Narrative

### Purpose:

The purpose of this request is to amend the above Plat by a division of the lot designated as Lot #12, which abuts Commercial Street on the eastern side of the subdivision, into two separate approximately equal parcels designated as Lot 12 and Lot 12A.

Basis Board approval, the Fish Pier Authority would negotiate long term lease agreements with the following companies for the development seafood processing facilities on the pier.

### Browne Trading Company

Browne Trading Company currently leases approximately 50% of Lot 12 for the purpose of parking ten employee vehicles. The leased ground is the northern half which encompasses all of the Commercial Street frontage. The lease is for two years with an optional two years and a conversion clause for a long term in the event that thier operation, which abuts Lot 12 (Formerly Armour & Co.), requires additional real estate for expansion.

With division of the lot, as proposed, the Browne Trading lease would be amended to reflect the change in the plat. We understand that Browne Trading intends to undertake an expansion within a 2-4 year period and will request a conversion of their lease to a long term.

The first stage in the process is getting the Planning Board to approve the plan so that we can execute leases that give both North Atlantic and Browne "right of way" in their plots.

I am submitting the application today and requesting that you grant PT from the fees that Planning charges private sector applicants for the

Sincerely,



Ben Snow

Commercially on Commercial  
our capacity as managers  
wharf, that they would  
located on Lot 12 on the Fish  
4. ft (footprint) building which would  
designated as Lot 12A.