

43-D-5

2005-0039

468 Commercial St.

office/warehouse - IMT

City of Portland

added to Spreadsheet

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

2005-0039  
Application I. D. Number  
  
2/18/2005  
Application Date

City Of Portland  
Applicant  
389 Congress St, Portland, ME 04101  
Applicant's Mailing Address

Int. Marine Terminal - Office/Warehouse  
Project Name/Description

Consultant/Agent  
Applicant Ph: (207) 541-6916 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

468 - 468 Commercial St, Portland, Maine  
Address of Proposed Site  
043 D005001  
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) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning **WPDZ**

**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/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 3/7/2005

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

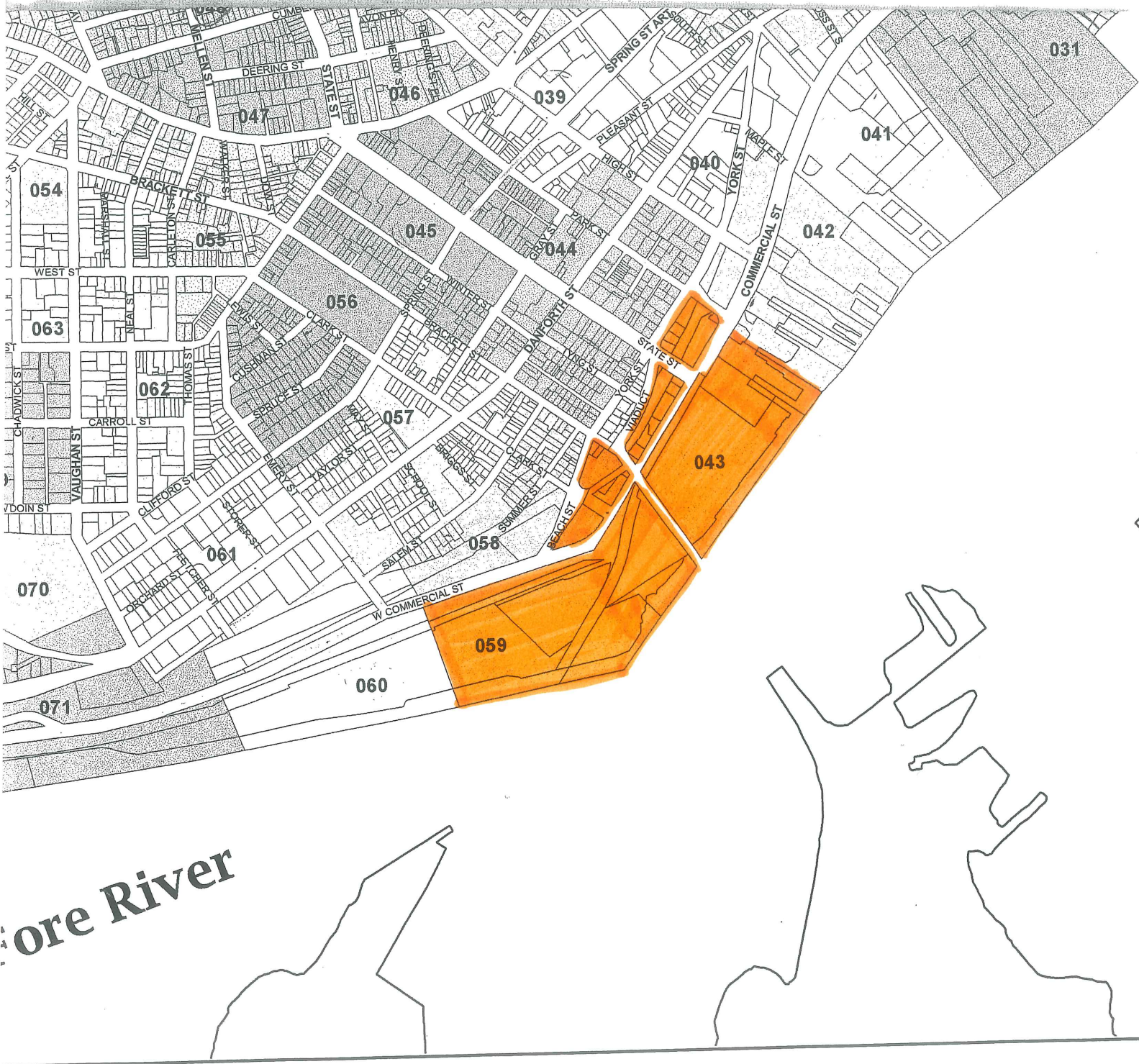
**Performance Guarantee**  Required\*  Not Required

\* 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 Issue              | _____ 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 _____ |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date _____           | _____ signature _____                              |                             |

468 Commercial St.  
International Marine Terminal  
(immediate abutters- minor SP)

2005-0039



# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <b>468 COMMERCIAL ST. (IMT)</b>		Zone:
Total Square Footage of Proposed Structure: <b>OFFICE — 4,900 SF. (TEMPORARY)</b> <b>WAREHOUSE — 6,000 SF.</b>		Square Footage of Lot: <b>624,335 SF</b>
Tax Assessor's Chart, Block & Lot:	Property owner's mailing address:	Telephone #:
Chart#                  Block#                  Lot# <b>43   Lot 2-5 &amp; 61</b>	<b>CITY OF PORTLAND</b> <b>C/O PORTLAND OCEAN TERMINAL</b> <b>40 COMMERCIAL STREET</b>	<b>541-6916</b> <b>232-0122 CELL</b>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#:	Project name:
<b>SEBAGO TECHNICS</b> <b>ONE CHABOT STREET</b> <b>WESTBROOK, ME. 04098-1339</b> <b>OWENS</b>	<b>PAUL H. BRADBURY</b> <b>100 WESTBROOK ST.</b> <b>PORTLAND, ME. 04102</b> <b>756-8029</b>	<b>OFFICE &amp; WAREHOUSE</b> <b>BLOGS, IMT</b>
<p><b>Proposed Development (check all that apply)</b></p> <p><input checked="" type="checkbox"/> New Building    <input type="checkbox"/> Building Addition    <input type="checkbox"/> Change of Use    <input type="checkbox"/> Residential    <input checked="" type="checkbox"/> Office    <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing    <input checked="" type="checkbox"/> Warehouse/Distribution    <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)    <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		

no billing will be sent to: (Company, Contact Person, Address, Phone #)

*FEE WAIVED BY CITY OF PORTLAND PER AGREEMENT AT MEETING  
ON 26 JANUARY 2005*

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)  
**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)  
you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*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:

*Paul Bradbury* <sup>etc</sup>

Date: *18 FEBRUARY 2005*

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



**CITY OF PORTLAND MAINE  
DEPARTMENT OF PORTS & TRANSPORTATION  
WATERFRONT DIVISION  
FACILITIES ENGINEERING DEPARTMENT**

28 February 2005

City of Portland, Maine  
Planning Board  
389 Congress Street  
Portland, Maine 04101

ATT: Sarah Hopkins

Attached is a site plan and site plan application for proposed construction at the Portland International Marine Terminal, 468 Commercial Street. This construction is required to accommodate Scotia Prince operations at their present location for the interim period during construction of the Ocean Gateway project at 40 Commercial Street, and the relocation of operations to the new site.

This project consists of the construction of a six thousand square foot manufactured warehouse building and installation of temporary manufactured office space as follows:

**Warehouse Building**

The warehouse building will consist of a six thousand square foot structure with dimensions of sixty by one-hundred feet and a maximum height of thirty feet, eight inches. This structure will be as manufactured by Rubb Building Systems of Sanford, Maine and have a tubular steel frame with PVC impregnated Polyester fabric covering material, and metal exterior siding up to a height of sixteen feet.


**Office Space**

The office space portion of this project is of a temporary nature and will consist of the erection of manufactured, modular units of wood frame construction which will result in the creation of approximately four thousand, nine hundred square feet of office space which will provide private offices, break room, toilets, conference room, storage and ticket office. The spaces will be provided with heating and air-conditioning, and be ADA

compliant. It is expected that the office space will be in service for this sailing season only, following which they will be removed from service.

Thank you for your favorable action on this site plan application. If there is any additional information that you require or you have any questions on this project please contact me at any time.

Respectfully,

  
Paul H. Bradbury, P.E.  
Facilities & Engineering Manager



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

March 18, 2005

Paul Bradbury, P.E., Facilities and Engineering Manager  
City of Portland Department of Ports and Transportation  
C/O Portland Ocean Terminal  
Portland, Maine 04101

RE: Minor Site Plan Approval for the International Marine Terminal  
CBL: 043 D005001

Dear Mr. Bradbury:

On March 14, 2005, the Portland Planning Authority approved of a minor site plan at the International Marine Terminal at 468 Commercial Street. The approval is for a 6000 square foot warehouse.

This approval also incorporates 4,900 square feet of temporary modular office space that is to be removed from the site after the 2005 sailing season.

Construction shall be completed as shown on the approved plan with the following conditions:

1. If the temporary office structures are to be utilized beyond December 1, 2005, the applicant shall apply for a major site plan for review by the Planning Board.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following:

1. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy.



If there are any questions, please contact Bill Needelman, Senior Planner at 874-8722.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Services Manager  
Bill Needelman, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Gayle Guertin, Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office  
— Approval Letter File

Please print on  
letter head for  
Alex's Signature  
(our printer won't  
take the letterhead)

Thank you  
Bill

March 18, 2005

Paul Bradbury, P.E., Facilities and Engineering Manager  
City of Portland Department of Ports and Transportation  
C/O Portland Ocean Terminal  
Portland, Maine 04101

RE: Minor Site Plan Approval for the International Marine Terminal  
CBL: 043 D005001

Dear Mr. Bradbury:

On March 14, 2005, the Portland Planning Authority approved of a minor site plan at the International Marine Terminal at 468 Commercial Street. The approval is for a 6000 square foot warehouse.

This approval also incorporates 4900 square feet of temporary modular office space that is to be removed from the site after the 2005 sailing season.

Construction shall be completed as shown on the approved plan with the following conditions:

1. If the temporary office structures are to be utilized beyond December 1, 2005, the applicant shall apply for a major site plan for review by the Planning Board.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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Sincerely,

Alexander Jaegerman  
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