

045-E-038

181-181 Brackett st

2,125 s.f. 2nd floor addition

Portland West Neighborhood pla

155 Brackett street, Portland, ME 04101

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

20010023

I. D. Number

Portland West Neighborhood Pla

2/22/01

Applicant

Application Date

155 Brackett Street, Portland, ME 04101

2,125 s.f. 2nd floor addition

Applicant's Mailing Address

Project Name/Description

Scott Simons Architects

181 - 181 Brackett St

Consultant/Agent

Address of Proposed Site

207-772-4656 207-828-4565

045-E-038

Applicant or Agent Daytime Telephone, 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) 2nd story addition

9,191 s.f. 16 acres B1
 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 _____ Engineer Review _____ Date: 2/16/01

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions see attache 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

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

20010023

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Portland West Neighborhood Pla

Applicant

155 Brackett Street, Portland, ME 04101

Applicant's Mailing Address

Scott Simons Architects

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207-772-4656

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Applicant or Agent Daytime Telephone, Fax

2/22/01

Application Date

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Project Name/Description

181 - 181 Brackett St

Address of Proposed Site

045-E-038

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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **2nd story addition**

9,191 s.f.

16 acres

B1

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 _____ Engineer Review _____ Date 2/16/01

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permi _____ signature _____ date _____

Performance Guarantee Required* Not Required

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<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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

From: Marge Schmuckal
To: William Needleman
Date: Wed, Jul 11, 2001 3:54 PM
Subject: Portland West - Brackett St addition

Bill,

As I mentioned to you previously, I have determined that any new parking (nor bringing up the required parking that may be presently lacking) will be required in this particular case. I have spoken with Lt. MacDougall concerning the posting of the third floor because of Fire Department requirements. Since they can not use this area any longer, the addition substitutes for that third floor in size (less egresses) and use. All other zoning requirements have been met.

I will condition my approval on the continued posting of the third floor area for any occupancy. If in the future, this area is to be used, then there shall be a mandatory parking review and appropriate requirements brought to bear at that time.

Marge - 7/11/01

From: Marge Schmuckal
To: William Needleman
Date: Thu, Mar 22, 2001 11:48 AM
Subject: 181 Brackett St - Portland West Neighborhood

After getting a tiny floor plan showing existing uses, I have been able to determine the number of spaces required for this site. Based on what I received, 22 parking spaces are required. Only four (4) spaces are shown on site. Let me point out that there is another separate lot adjoining this lot with a couple buildings. That lot also shows 4 parking spaces. However, those 4 spaces are allotted to that particular lot, and not to this other lot that 181 Brackett Street is on. So they would need to show 18 more parking spaces off site. We would need leases. Depending on where those 18 spaces are located, they may need a conditional or miscellaneous appeal.

CC: Sarah Hopkins

From: Marge Schmuckal
To: William Needleman
Date: Wed, Mar 21, 2001 9:46 AM
Subject: 181 Brackett St - Portland West

Bill, let me bring you up to date with this project. Right now, I am projecting that 28 parking spaces may be required (compared to the 4 spaces shown) I am discounting the 4 spaces next door because I believe that building needs those spaces for their counts. However, the 28 spaces are a worst case scenario if all the space at 181 Brackett, including the new addition, are office spaces. I have been told that there may be some "work" spaces. I have contacted Lynn Schaffer with Scott Simonds Arch. to get floor plans so that I can make a final determination. But the bottom line is that they are going to have to show a lot more spaces somewhere before I can sign off on this addition.. Of course, they always have the option of appealing, but I would think that would be a very, very difficult appeal to have granted. I will keep you informed as to my progress.

CC: Sarah Hopkins



CITY OF PORTLAND

March 1, 2001

Mr. Tom Pearson,
Scott Simons Architects,
15 Franklin Street, Arterial,
Portland, Maine 04101-4169

**RE: The Capacity to handle an Anticipated Increase in
Wastewater Flows, from the Proposed addition to be located
at 181 Brackett Street Portland Maine.**

Dear Mr. Pearson:

The existing fifteen-inch diameter vitrified clay sanitary sewer pipe located in Brackett street, has adequate capacity to transport the anticipated wastewater flows of 225 GPD, from your proposed addition. The Portland Water District sewage treatment facilities located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 225 GPD, from your proposed addition.

<u>Anticipated Wastewater Flows from the Proposed addition</u>	
Present Wastewater flows	= 300GPD
Fifteen Additional Employees @ 15GPD/Employee	= <u>225GPD</u>
Total Proposed Increase in Wastewater Flows for this Project	= 225 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB/hld

- cc: Joseph E. Gray, Director, Department of Planning, & Urban Development, City of Portland
- Sarah Greene Hopkins, Planner, Dept. of Planning & Urban Development, City of Portland
- Katherine A. Staples, PE, City Engineer, City of Portland
- Bradley Roland, PE, Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, PE, Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk File

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

NOTEIf 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>PORTLAND WEST</u> <u>(TOM PEARSON)</u>	Application Date <u>02.16.01</u>
Applicant's Mailing Address <u>181 BRACKETT ST.</u> <u>PORTLAND, ME 04101</u>	Project Name/Description <u>ELEVATOR</u> <u>INSTALLATION & 2ND STORY ADDITION</u>
Consultant/Agent <u>SCOTT SIMONS ARCHITECTS</u> <u>(LYNN SHAFFER)</u>	Address Of Proposed Site <u>181 BRACKETT ST.</u>
Applicant/Agent Daytime telephone and FAX <u>772-4656 (PHONE)</u> <u>828-4656 (FAX)</u>	Assessor's Reference, Chart#, Block, Lot#
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
<u>EXISTING BUILDING: 9,191 s.f.</u> <u>ADDITION: 2,125 s.f.</u> <u>TOTAL: 11,316 s.f.</u>	<u>.16 ACRES</u>
Proposed Building Square Footage and /or # of Units	Acreeage of Site
	<u>B-1</u> Zoning

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: 	Date: <u>02.16.01</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.

**Application for Site Plan Review
Second Story Addition to Existing Building**

Owner: Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Estimated cost: \$250,000

Project Summary: Portland West plans to install an elevator within the existing 3-story brick building (no building addition required) and build an addition above the 1-story concrete block garage at the rear of the building. This work will make the entire building accessible to people with handicaps and will provide additional office space for the growth anticipated by Portland West's Long Range Plan.

Written Statement

1. Proposed Uses: The building will continue to be used, as it is currently, as offices for Portland West with adjoining classroom space.
2. Areas: The total land area of the site is 6,891 s.f.
The total floor area, including the proposed 2,125 s.f. addition is 11,316.2 s.f.
Existing ground coverage is 5,032.2 s.f.
Additional ground coverage of proposed addition is 0.0 s.f.
3. Maintenance easement at north side of building: agreement allowing Portland West access over neighboring property for maintenance of building. See Book 3016/503.
4. Solid waste: Office waste, primarily paper, which is recycled. Other waste is put at curb in plastic trash bags.
5. Utilities: public utilities, water and sewer main in street.
6. Stormwater drainage: Unbuilt areas of site are paved with asphalt and slope toward street. Stormwater from existing sections of building will be handled as currently. Gutters will be affixed to proposed addition roof; downspouts will carry water to grade to run over the surface of the paved drive and parking lot to the street.
7. Construction plan: see attached.
8. Approvals received from the Portland Historic Preservation Committee for Phase II (not needed for Phase I) and from the Maine State Historic

Preservation Office for Phase I. See attached. Drawings for Phase II (2nd Floor Addition over Concrete Block Garage), have been sent to MSHPO.

9. Evidence of financial and technical capacity: see attached.

10. Evidence of title: see attached copy of deed.

Parking: Portland West currently has (4) on site parking spaces and (4) spaces allocated to them in the lot next door. They currently have 30 employees and anticipate 15 additional employees over the next 5 years. While they work with students, the group with which they work does not generally have driver's licenses or cars. Portland West is currently looking for remote parking to accommodate those employees who drive.

Section 14-436. Building Extensions: Provision 2. Area of expansion limited to no more than 80% of first floor footprint:

First floor footprint: 5,032 s.f.

Addition: 2,125 s.f.

Addition as per cent of footprint: 42%.

**PORTLAND WEST
181 BRACKETT STREET
PORTLAND, ME 04102**

CONSTRUCTION PLAN

The proposed project will take place in two phases. Phase one will involve internal renovation work within the existing building to install an elevator and to make the entire building handicap accessible. Phase two involves adding a second story over the existing workshop area to create additional classroom and office space.

PHASE ONE July to December 2001

- Relocate existing utilities closet on the first floor to make room for the elevator shaft.
- Relocate existing gas main and wiring to make room for the elevator shaft.
- Re-frame existing walls on the first, second and third floors to make room for the elevator shaft.
- Remove walls, flooring and ceilings in elevator shaft area.
- Frame and drywall elevator shaft to manufacturer's specifications.
- Install steel girder in interior brick wall to support elevator door opening on second floor.
- Install elevator.
- Remove existing bathtubs and hot water heaters in existing bathrooms on the second and third floor of the main building.
- Install new sub-flooring and VCT in second and third floor bathrooms.
- Relocate and install handicap accessible water closets, sinks and handrails in second and third floor bathrooms.
- Install handicap door hardware.

PHASE TWO July 2002 to June 2003

- Frame exterior shell of second floor addition over existing cinderblock addition.
- Complete roof and wall sheathing.
- Install windows.
- Install clapboard siding and trim over existing cinder block and new second story.
- Remove existing roofing material down to ceiling joists.
- Sister existing 2 X 10 ceiling joists with 2 X 12 floor joists.
- Install plywood flooring.
- Construct rear exit stairwell.
- Install electric, phone and computer wiring.
- Insulate new addition.
- Install, finish and paint drywall.
- Install stand alone heating system.
- Construct stair from existing second floor level.

- Install wheelchair lift.
- Install baseboard and window trim.
- Install carpeting.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

November 21, 2000

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Ethan Strimling
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Re: 181 Brackett Street; 2nd Floor Addition to Garage

Dear Mr. Strimling:

On November 15, 2000, the City of Portland's Historic Preservation Committee voted 4-0 to approve your application for a Certificate of Appropriateness. Approval is for construction of a second floor addition to the garage behind 181 Brackett Street. The Committee approved your preferred "Option B", which features a 5/12 roof pitch.

Approval is based on the following condition:

- * That the windows on the front facade of the addition be repositioned or scaled back so as not to crowd the rake of the eave.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

 (THA)

Edward Hobler, Chair
Historic Preservation Committee

cc: Tom Pierson, PWNPC ✓
Lynn Shaffer, Scott Simons Architects



MAINE HISTORIC PRESERVATION COMMISSION
57 CAPITOL STREET
STATE HOUSE STATION
PORTLAND, MAINE
04103

ANGUS S. KING, JR.
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

October 18, 2000

Wendy R. Cherubini
City of Portland
Housing and Neighborhood Services
389 Congress Street
Portland, Maine 04101

Project: MHPC #855 - 181 Brackett Street
Location: Portland, Maine

Dear Ms. Cherubini:

In response to your recent request, I have reviewed the information received September 19, 2000 (from Scott Simons Architects) to continue consultation on the above referenced project. We are reviewing this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

Based upon the submitted floor plans (A-11, A-12 and A-13) and *Scope of Work and Specifications* (9/15/00) drawings and computer disk of photographs, I find that the Phase I project will have no adverse effect to historic properties. Since Phase II work is part of this overall project (not possible without Phase I), our office will also need to review and approve Phase II work.

Please call Dana R. Vaillancourt of my staff if we can be of further assistance in this matter.

Sincerely,

Earle G. Shettleworth, Jr.
State Historic Preservation Officer

EGS/drv

cc: Lynn Shaffer, SSA, 15 Franklin Street Art, Portland, ME 04101-4169



CITY OF PORTLAND, MAINE

PROJECT NAME: 181 Brackett Street Handicap
Accessible Renovations

COMMUNITY DEVELOPMENT PROGRAM
July 1, 2001 to June 30, 2002
REVENUE SUMMARY

FORM CD - 1

AMOUNT

1 COMMUNITY DEVELOPMENT

\$ 86,500

2 OTHER REVENUE SOURCES

Corporate donations

\$ 32,050

Foundations

\$ 17,000

HUD

\$ 5,000

City of Portland

\$ 80,500

Individual contributions

\$ 2,500

Loans

\$ 110,000

In-kind

\$ 134,506

Fundraising

\$ 4,000

Capital Campaign

\$ 103,500

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

TOTAL OTHER REVENUES

\$ 489,056

TOTAL REVENUES (1+2)

\$ 575,556

COMMUNITY DEVELOPMENT PERCENTAGE OF TOTAL REVENUES

15%

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that FULLER'S FIRE & SAFETY EQUIPMENT (formerly known as Consumers Gas & Appliance Co.), a Maine corporation with a place of business at South Portland, County of Cumberland and State of Maine, for consideration paid, grants to PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL, a Maine corporation with an address of 155 Brackett Street, Portland, Maine 04102, with WARRANTY COVENANTS, the following-described real property situated in Portland, Cumberland County, Maine:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, in the County of Cumberland and State of Maine, on the northeasterly side of Brackett Street, and bounded and described as follows:

Beginning at the corner of land formerly of Jane B. Sawyer about one hundred ninety feet (190') southeasterly from the corner of Brackett and Pine Streets;

Thence southeasterly by Brackett Street fifty-five feet (55') to land formerly owned or occupied by Joseph Fernald;

Thence northeasterly by said Fernald land about one hundred twenty-seven feet (127') to the rear of land on Winter Street;

Thence by said Winter Street land about fifty-seven feet (57') to land formerly of Jane B. Sawyer;

Thence in a straight line by said Sawyer land at right angles with Brackett Street, to the point of beginning.

Excepting from this conveyance that strip of land situated on the northwesterly side of the above-described premises conveyed by George H. Bartlett to Charles B. Turner, by deed dated August 1967, recorded in the Cumberland County Registry of Deeds, Book 3016, Page 503, but including in this conveyance the rights and easements reserved by said George H. Bartlett in said deed for the maintenance, repair and replacement of buildings, roofs, gutters and other portions of buildings with rights to enter upon said strip of land for such purposes.

This conveyance is subject to 1992 real estate taxes, which Grantee, by its acceptance of this deed, hereby assumes and agrees to pay.

Being all and the same premises conveyed to the Grantor herein by deed from George W. Bartlett dated August 19, 1976, recorded in Cumberland County Registry of Deeds, Book 3895, Page 251.

IN WITNESS WHEREOF, the said FULLER'S FIRE & SAFETY EQUIPMENT has caused this instrument to be signed and sealed in its corporate name by James Mooney, its Treasurer, thereunto duly authorized, this 30 day of December, 1992.

WITNESS:

FULLER'S FIRE & SAFETY EQUIPMENT

[Signature]

By: James T. Mooney
James Mooney
Its Treasurer

STATE OF MAINE
Cumberland, ss.

December 30, 1992

Personally appeared before me the above-named James Mooney, Treasurer, of said Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

[Signature]
Attorney at Law/Notary Public
LESLIE E. LORRY, JR.

Recorded
Cumberland County
Registry of Deeds
01-05-93 12:14:22PM
John B. O'Brien
Register

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

NOTEIf 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>PORTLAND WEST</u> <u>(TOM PEARSON)</u>	Application Date <u>02.16.01</u>
Applicant's Mailing Address <u>181 BRACKETT ST.</u> <u>PORTLAND, ME 04101</u>	Project Name/Description <u>ELEVATOR</u> <u>INSTALLATION & 2ND STORY ADDITION</u>
Consultant/Agent <u>SCOTT SIMONS ARCHITECTS</u> <u>(LYNN SHAFFER)</u>	Address Of Proposed Site <u>181 BRACKETT ST.</u>
Applicant/Agent Daytime telephone and FAX <u>772-4656 (PHONE)</u> <u>828-4656 (FAX)</u>	Assessor's Reference, Chart#, Block, Lot#
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
<u>EXISTING BUILDING: 9,191 s.f.</u> <u>ADDITION: 2,125 s.f.</u> <u>TOTAL: 11,316 s.f.</u>	<u>16 ACRES</u>
Proposed Building Square Footage and /or # of Units	Zoning <u>B-1</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: 	Date: <u>02.16.01</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.

**Application for Site Plan Review
Second Story Addition to Existing Building**

Owner: Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Estimated cost: \$250,000

Project Summary: Portland West plans to install an elevator within the existing 3-story brick building (no building addition required) and build an addition above the 1-story concrete block garage at the rear of the building. This work will make the entire building accessible to people with handicaps and will provide additional office space for the growth anticipated by Portland West's Long Range Plan.

Written Statement

1. **Proposed Uses:** The building will continue to be used, as it is currently, as offices for Portland West with adjoining classroom space.
2. **Areas:** The total land area of the site is 6,891 s.f.
The total floor area, including the proposed 2,125 s.f. addition is 11,316.2 s.f.
Existing ground coverage is 5,032.2 s.f.
Additional ground coverage of proposed addition is 0.0 s.f.
3. **Maintenance easement at north side of building:** agreement allowing Portland West access over neighboring property for maintenance of building. See Book 3016/503.
4. **Solid waste:** Office waste, primarily paper, which is recycled. Other waste is put at curb in plastic trash bags.
5. **Utilities:** public utilities, water and sewer main in street.
6. **Stormwater drainage:** Unbuilt areas of site are paved with asphalt and slope toward street. Stormwater from existing sections of building will be handled as currently. Gutters will be affixed to proposed addition roof; downspouts will carry water to grade to run over the surface of the paved drive and parking lot to the street.
7. **Construction plan:** see attached.
8. **Approvals received from the Portland Historic Preservation Committee for Phase II (not needed for Phase I) and from the Maine State Historic**

Preservation Office for Phase I. See attached. Drawings for Phase II (2nd Floor Addition over Concrete Block Garage), have been sent to MSHPO.

9. Evidence of financial and technical capacity: see attached.
10. Evidence of title: see attached copy of deed.

Parking: Portland West currently has (4) on site parking spaces and (4) spaces allocated to them in the lot next door. They currently have 30 employees and anticipate 15 additional employees over the next 5 years. While they work with students, the group with which they work does not generally have driver's licenses or cars. Portland West is currently looking for remote parking to accommodate those employees who drive.

Section 14-436. Building Extensions: Provision 2. Area of expansion limited to no more than 80% of first floor footprint:

First floor footprint: 5,032 s.f.
Addition: 2,125 s.f.
Addition as per cent of footprint: 42%.

**PORTLAND WEST
181 BRACKETT STREET
PORTLAND, ME 04102**

CONSTRUCTION PLAN

The proposed project will take place in two phases. Phase one will involve internal renovation work within the existing building to install an elevator and to make the entire building handicap accessible. Phase two involves adding a second story over the existing workshop area to create additional classroom and office space.

PHASE ONE July to December 2001

- Relocate existing utilities closet on the first floor to make room for the elevator shaft.
- Relocate existing gas main and wiring to make room for the elevator shaft.
- Re-frame existing walls on the first, second and third floors to make room for the elevator shaft.
- Remove walls, flooring and ceilings in elevator shaft area.
- Frame and drywall elevator shaft to manufacturer's specifications.
- Install steel girder in interior brick wall to support elevator door opening on second floor.
- Install elevator.
- Remove existing bathtubs and hot water heaters in existing bathrooms on the second and third floor of the main building.
- Install new sub-flooring and VCT in second and third floor bathrooms.
- Relocate and install handicap accessible water closets, sinks and handrails in second and third floor bathrooms.
- Install handicap door hardware.

PHASE TWO July 2002 to June 2003

- Frame exterior shell of second floor addition over existing cinderblock addition.
- Complete roof and wall sheathing.
- Install windows.
- Install clapboard siding and trim over existing cinder block and new second story.
- Remove existing roofing material down to ceiling joists.
- Sister existing 2 X 10 ceiling joists with 2 X 12 floor joists.
- Install plywood flooring.
- Construct rear exit stairwell.
- Install electric, phone and computer wiring.
- Insulate new addition.
- Install, finish and paint drywall.
- Install stand alone heating system.
- Construct stair from existing second floor level.

- Install wheelchair lift.
- Install baseboard and window trim.
- Install carpeting.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

November 21, 2000

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Ethan Strimling
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Re: 181 Brackett Street; 2nd Floor Addition to Garage

Dear Mr. Strimling:

On November 15, 2000, the City of Portland's Historic Preservation Committee voted 4-0 to approve your application for a Certificate of Appropriateness. Approval is for construction of a second floor addition to the garage behind 181 Brackett Street. The Committee approved your preferred "Option B", which features a 5/12 roof pitch.

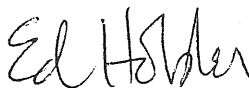
Approval is based on the following condition:

- * That the windows on the front facade of the addition be repositioned or scaled back so as not to crowd the rake of the eave.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

 (12/1)

Edward Hobler, Chair
Historic Preservation Committee

cc: Tom Pierson, PWNPC ✓
Lynn Shaffer, Scott Simons Architects



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

ANGUS S. KING, JR.
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

October 18, 2000

Wendy R. Cherubini
City of Portland
Housing and Neighborhood Services
389 Congress Street
Portland, Maine 04101

Project: MHPC #855 - 181 Brackett Street
Location: Portland, Maine

Dear Ms. Cherubini:

In response to your recent request, I have reviewed the information received September 19, 2000 (from Scott Simons Architects) to continue consultation on the above referenced project. We are reviewing this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

Based upon the submitted floor plans (A-11, A-12 and A-13) and *Scope of Work and Specifications* (9/15/00) drawings and computer disk of photographs, I find that the Phase I project will have no adverse effect to historic properties. Since Phase II work is part of this overall project (not possible without Phase I), our office will also need to review and approve Phase II work.

Please call Dana R. Vaillancourt of my staff if we can be of further assistance in this matter.

Sincerely,

Earle G. Shettleworth, Jr.
State Historic Preservation Officer

EGS/drv

cc: Lynn Shaffer, SSA, 15 Franklin Street Art, Portland, ME 04101-4169



COMMUNITY DEVELOPMENT PROGRAM

July 1, 2001 to June 30, 2002

FORM CD - 1

REVENUE SUMMARY

AMOUNT

1 COMMUNITY DEVELOPMENT

\$ 86,500

2 OTHER REVENUE SOURCES

Corporate donations

\$ 32,050

Foundations

\$ 17,000

HUD

\$ 5,000

City of Portland

\$ 80,500

Individual contributions

\$ 2,500

Loans

\$ 110,000

In-kind

\$ 134,506

Fundraising

\$ 4,000

Capital Campaign

\$ 103,500

\$

\$

\$

\$

\$

TOTAL OTHER REVENUES

\$ 489,056

TOTAL REVENUES (1+2)

\$ 575,556

COMMUNITY DEVELOPMENT PERCENTAGE OF TOTAL REVENUES

15%

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that FULLER'S FIRE & SAFETY EQUIPMENT (formerly known as Consumers Gas & Appliance Co.), a Maine corporation with a place of business at South Portland, County of Cumberland and State of Maine, for consideration paid, grants to PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL, a Maine corporation with an address of 155 Brackett Street, Portland, Maine 04102, with WARRANTY COVENANTS, the following-described real property situated in Portland, Cumberland County, Maine:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, in the County of Cumberland and State of Maine, on the northeasterly side of Brackett Street, and bounded and described as follows:

Beginning at the corner of land formerly of Jane B. Sawyer about one hundred ninety feet (190') southeasterly from the corner of Brackett and Pine Streets;

Thence southeasterly by Brackett Street fifty-five feet (55') to land formerly owned or occupied by Joseph Fernald;

Thence northeasterly by said Fernald land about one hundred twenty-seven feet (127') to the rear of land on Winter Street;

Thence by said Winter Street land about fifty-seven feet (57') to land formerly of Jane B. Sawyer;

Thence in a straight line by said Sawyer land at right angles with Brackett Street, to the point of beginning.

Excepting from this conveyance that strip of land situated on the northwesterly side of the above-described premises conveyed by George H. Bartlett to Charles B. Turner, by deed dated August 1967, recorded in the Cumberland County Registry of Deeds, Book 3016, Page 503, but including in this conveyance the rights and easements reserved by said George H. Bartlett in said deed for the maintenance, repair and replacement of buildings, roofs, gutters and other portions of buildings with rights to enter upon said strip of land for such purposes.

This conveyance is subject to 1992 real estate taxes, which Grantee, by its acceptance of this deed, hereby assumes and agrees to pay.

Being all and the same premises conveyed to the Grantor herein by deed from George H. Bartlett dated August 19, 1976, recorded in Cumberland County Registry of Deeds, Book 3895, Page 251.

IN WITNESS WHEREOF, the said FULLER'S FIRE & SAFETY EQUIPMENT has caused this instrument to be signed and sealed in its corporate name by James Mooney, its Treasurer, thereunto duly authorized, this 30 day of December, 1992.

WITNESS:

FULLER'S FIRE & SAFETY EQUIPMENT

[Signature]

By: James T. Mooney
James Mooney
Its Treasurer

STATE OF MAINE
Cumberland, ss.

December 30, 1992

Personally appeared before me the above-named James Mooney, Treasurer, of said Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

[Signature]
Attorney at Law/Notary Public
LESLIE E. LORRY, JR.

Recorded
Cumberland County
Registry of Deeds
01-03-93 12:16:02PM
John B. O'Brien
Registrar

LETTER OF TRANSMITTAL

SCOTT SIMONS ARCHITECTS

15 Franklin St. Art
PORTLAND, MAINE 04101

PH: 1-207-772-4656
FAX: 1-207-828-4656
E-MAIL: Scott@simonsarchitects.com

CITY OF PORTLAND
ATTN: BILL NEEDLEMAN
PLANNING DEPARTMENT

JOB NO.	0126.00	DATE	13 July 2001
ATTENTION	BILL NEEDLEMAN		
RE:	COPIES OF APPROVED SUBMISSION FOR PORTLAND WEST 181 BRACKETT ST.		

WE ARE SENDING YOU

the following:

- | | | | |
|--|---|---|---------------------------------------|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy Of Letter | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Prints | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> |

COPIES	DATE	NUMBER	DESCRIPTION
5	21 NOV 00		APPROVAL LETTER FROM HIST. PRESERVATION
5	11 NOV 00		PHOTO RENDERING OF FRONT FACADE
5	16 FEB 01		PLOT PLAN
5	16 FEB 01		FIRST FLOOR PLAN
5	16 FEB 01		SECOND FLOOR PLAN
5	16 FEB 01		THIRD FLOOR PLAN
5	16 FEB 01		ELEVATIONS
5	1 MAR 01		CITY OF PORTLAND DPW APPROVAL

THESE TRANSMISSIONS ARE:

- | | | |
|---|--|--|
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit with _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> Corrections noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For your review and comment(s) | <input type="checkbox"/> | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS:

5 COPIES OF PREVIOUS SUBMISSION AS REQUESTED.

COPY TO:

SSA FILE.

SIGNATURE:

Steph J. Traver



CITY OF PORTLAND

August 3, 2001

Portland West Neighborhood Planning Council
C/O Tom Pearson
155 Brackett Street
Portland, Maine 04101

RE: 2125 Square foot building addition to 181 Brackett Street.
CBL: 045-E-038

Dear Mr. Pearson:

On July 13, 2001, the Portland Planning Authority granted minor site plan approval to Construct a 2,125 square foot building addition on to an existing structure at 181 Brackett Street. The approval includes a second usable floor over an existing garage, with vacant loft space above. No new paving, grading, subsurface utilities alterations or other changes to the site are approved with this application.

The approval is subject to the following conditions:

1. Approval is conditioned on the Zoning Administrator's restrictions on third floor use of the addition as described in the Inspections Conditions in the Building Permit.
2. All exterior design elements must be constructed according to the drawings approved by the Historic Preservation Committee.

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 provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

**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

NOTEIf 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>PORTLAND WEST (TOM PEARSON)</u>	Application Date <u>02.16.01</u>
Applicant's Mailing Address <u>181 BRACKETT ST. PORTLAND, ME 04101</u>	Project Name/Description <u>ELEVATOR INSTALLATION & 2ND STORY ADDITION</u>
Consultant/Agent <u>SCOTT SIMONS ARCHITECTS (LYNN SHAFFER)</u>	Address Of Proposed Site <u>181 BRACKETT ST.</u>
Applicant/Agent Daytime telephone and FAX <u>772-4656 (PHONE) 828-4656 (FAX)</u>	Assessor's Reference, Chart#, Block, Lot#
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail	
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
EXISTING BUILDING: 9,191 s.f. ADDITION: 2,125 s.f. TOTAL: 11,316 s.f.	.16 ACRES
Proposed Building Square Footage and /or # of Units	Zoning <u>B-1</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 City Office (for photocopies are \$ 0.25 per page)

I 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 I am authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the City. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Enforcement representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the codes applicable to this approval.

	Date: <u>02.16.01</u>
--	-----------------------

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

**Application for Site Plan Review
Second Story Addition to Existing Building**

Owner: Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Estimated cost: \$250,000

Project Summary: Portland West plans to install an elevator within the existing 3-story brick building (no building addition required) and build an addition above the 1-story concrete block garage at the rear of the building. This work will make the entire building accessible to people with handicaps and will provide additional office space for the growth anticipated by Portland West's Long Range Plan.

Written Statement

1. Proposed Uses: The building will continue to be used, as it is currently, as offices for Portland West with adjoining classroom space.
2. Areas: The total land area of the site is 6,891 s.f.
The total floor area, including the proposed 2,125 s.f. addition is 11,316.2 s.f.
Existing ground coverage is 5,032.2 s.f.
Additional ground coverage of proposed addition is 0.0 s.f.
3. Maintenance easement at north side of building: agreement allowing Portland West access over neighboring property for maintenance of building. See Book 3016/503.
4. Solid waste: Office waste, primarily paper, which is recycled. Other waste is put at curb in plastic trash bags.
5. Utilities: public utilities, water and sewer main in street.
6. Stormwater drainage: Unbuilt areas of site are paved with asphalt and slope toward street. Stormwater from existing sections of building will be handled as currently. Gutters will be affixed to proposed addition roof; downspouts will carry water to grade to run over the surface of the paved drive and parking lot to the street.
7. Construction plan: see attached.
8. Approvals received from the Portland Historic Preservation Committee for Phase II (not needed for Phase I) and from the Maine State Historic

Preservation Office for Phase I. See attached. Drawings for Phase II (2nd Floor Addition over Concrete Block Garage), have been sent to MSHPO.

9. Evidence of financial and technical capacity: see attached.
10. Evidence of title: see attached copy of deed.

Parking: Portland West currently has (4) on site parking spaces and (4) spaces allocated to them in the lot next door. They currently have 30 employees and anticipate 15 additional employees over the next 5 years. While they work with students, the group with which they work does not generally have driver's licenses or cars. Portland West is currently looking for remote parking to accommodate those employees who drive.

Section 14-436. Building Extensions: Provision 2. Area of expansion limited to no more than 80% of first floor footprint:

First floor footprint: 5,032 s.f.

Addition: 2,125 s.f.

Addition as per cent of footprint: 42%.

**PORTLAND WEST
181 BRACKETT STREET
PORTLAND, ME 04102**

CONSTRUCTION PLAN

The proposed project will take place in two phases. Phase one will involve internal renovation work within the existing building to install an elevator and to make the entire building handicap accessible. Phase two involves adding a second story over the existing workshop area to create additional classroom and office space.

PHASE ONE July to December 2001

- Relocate existing utilities closet on the first floor to make room for the elevator shaft.
- Relocate existing gas main and wiring to make room for the elevator shaft.
- Re-frame existing walls on the first, second and third floors to make room for the elevator shaft.
- Remove walls, flooring and ceilings in elevator shaft area.
- Frame and drywall elevator shaft to manufacturer's specifications.
- Install steel girder in interior brick wall to support elevator door opening on second floor.
- Install elevator.
- Remove existing bathtubs and hot water heaters in existing bathrooms on the second and third floor of the main building.
- Install new sub-flooring and VCT in second and third floor bathrooms.
- Relocate and install handicap accessible water closets, sinks and handrails in second and third floor bathrooms.
- Install handicap door hardware.

PHASE TWO July 2002 to June 2003

- Frame exterior shell of second floor addition over existing cinderblock addition.
- Complete roof and wall sheathing.
- Install windows.
- Install clapboard siding and trim over existing cinder block and new second story.
- Remove existing roofing material down to ceiling joists.
- Sister existing 2 X 10 ceiling joists with 2 X 12 floor joists.
- Install plywood flooring.
- Construct rear exit stairwell.
- Install electric, phone and computer wiring.
- Insulate new addition.
- Install, finish and paint drywall.
- Install stand alone heating system.
- Construct stair from existing second floor level.

- Install wheelchair lift.
- Install baseboard and window trim.
- Install carpeting.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

November 21, 2000

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Ethan Strimling
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Re: 181 Brackett Street; 2nd Floor Addition to Garage

Dear Mr. Strimling:

On November 15, 2000, the City of Portland's Historic Preservation Committee voted 4-0 to approve your application for a Certificate of Appropriateness. Approval is for construction of a second floor addition to the garage behind 181 Brackett Street. The Committee approved your preferred "Option B", which features a 5/12 roof pitch.

Approval is based on the following condition:

- * That the windows on the front facade of the addition be repositioned or scaled back so as not to crowd the rake of the eave.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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Sincerely,

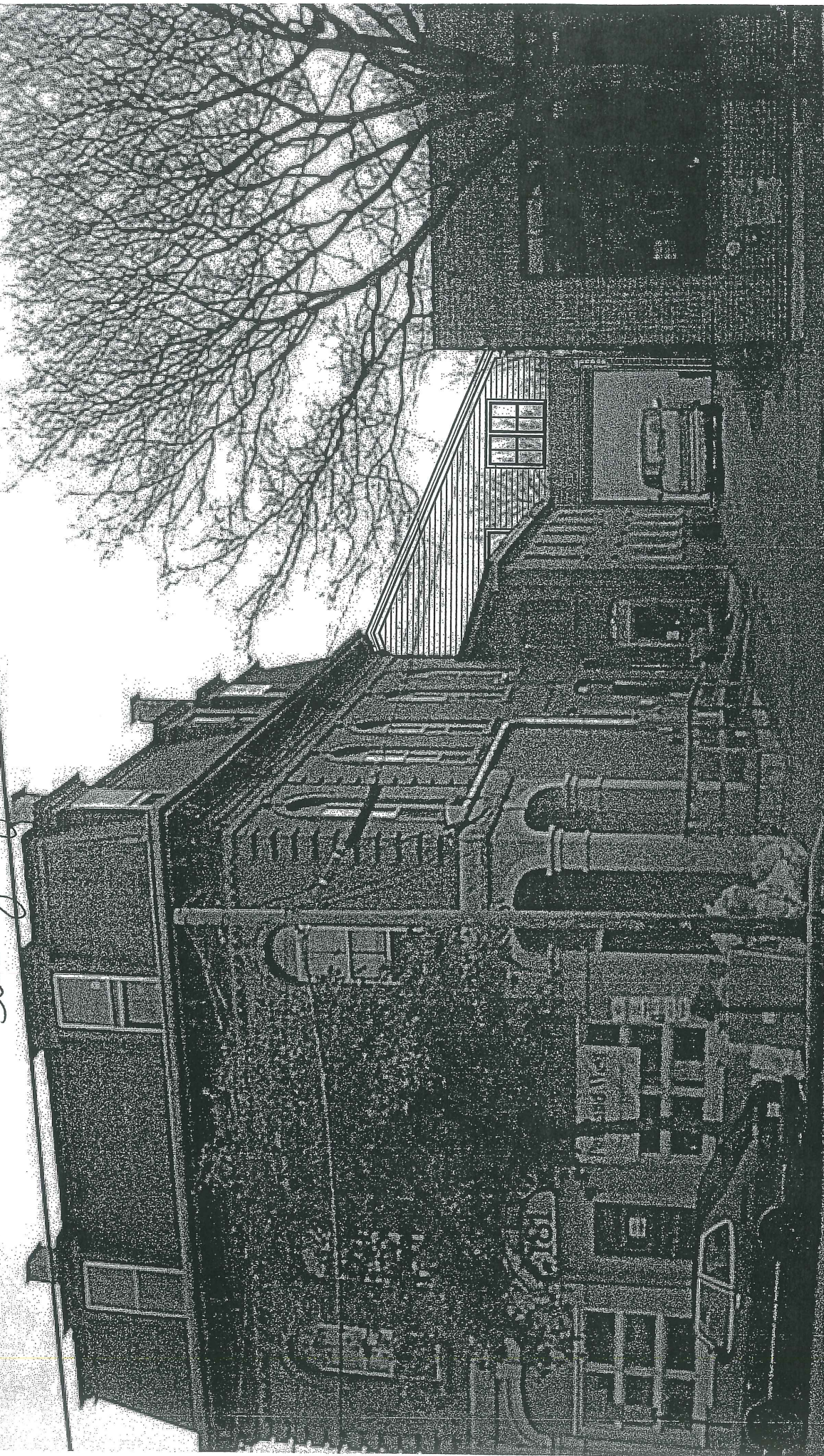
 (10/21)

Edward Hobler, Chair
Historic Preservation Committee

cc: Tom Pierson, PWNPC
Lynn Shaffer, Scott Simons Architects ✓

11/10/10

upper was comm. '10
windows be moved further off
line of roof tim.





CITY OF PORTLAND

March 1, 2001

Mr. Tom Pearson,
Scott Simons Architects,
15 Franklin Street, Arterial,
Portland, Maine 04101-4169

RE: The Capacity to handle an Anticipated Increase in Wastewater Flows, from the Proposed addition to be located at 181 Brackett Street Portland Maine.

Dear Mr. Pearson:

The existing fifteen-inch diameter vitrified clay sanitary sewer pipe located in Brackett street, has adequate capacity to transport the anticipated wastewater flows of 225 GPD, from your proposed addition. The Portland Water District sewage treatment facilities located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 225 GPD, from your proposed addition.

<u>Anticipated Wastewater Flows from the Proposed addition</u>	
Present Wastewater flows	= 300GPD
Fifteen Additional Employees @ 15GPD/Employee	= <u>225GPD</u>
Total Proposed Increase in Wastewater Flows for this Project	= 225 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB/hld

- cc: Joseph E. Gray, Director, Department of Planning, & Urban Development, City of Portland
- Sarah Greene Hopkins, Planner, Dept. of Planning & Urban Development, City of Portland
- Katherine A. Staples, PE, City Engineer, City of Portland
- Bradley Roland, PE, Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, PE, Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk File