

CAROLYN A. PARKER
CONSULTING

December 22, 2010

City of Portland
389 Congress Street
Inspections Division – Room 315
Portland, ME 04101

Attn: Ms. Ann Machado
Zoning Officer

Cumberland Farms
V0546
49 Pine Street
Portland, ME 04101
Delivery: Regular mail

Dear Ms. Machado,

Enclosed please find (1) one Sign Permit Application, (1) one photo of the existing Pylon Sign, (1) one detail of the LED price panel by Federal Heath and (1) one sample colored rendering of the proposed pylon modifications for the sign located at 49 Pine Street, Portland, ME. Cumberland Farms, Inc. the owner of the property wishes to remove the existing 6'-0" high x 4'-0" wide price sign and the 6'-0" high x 8'-0" wide "Cumberland Farms" sign on a single pole and install a new 9'-0" high x 8'-0" wide sign panel with "Cumberland Farms" and an LED price sign. The footings, pole, location and square footage of the pylon sign will remain as is we will be increasing the height by 3'-0".

The contractor for the project is M & D Services, Inc., 5 B West View Road, Pittsfield, MA a copy of their Worker's Compensation Insurance is enclosed. Also enclosed please find an Agent for Owner Authorization letter allowing me to obtain the permits on behalf of Cumberland Farms. An electrical permit will be obtained by a licensed electrician prior to the LED price panel installation.

The site is apparently in two zones R-6 and B-1 and on a corner lot (which allows for two signs) so I would like you to review the enclosed package and let me know if what we are proposing is possible. If you have any questions please call me at (774) 239-2781. Thank you in advance for your time in helping to expedite this matter.

Sincerely,



Carolyn A. Parker

Cc: Cumberland Farms
File

62.5F if new

** Sent fee of \$239.00 12/29/10*

Need site plan

** Need to maintain height of 20'0" to email*

SPECIALIZING IN THE PETROLEUM INDUSTRY
Project Management, Permit Expediting, Drafting & Fire Suppression Plans



Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>49 PINE STREET</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>055 B043 001</u>	Owner: <u>VSH REALTY</u> <u>90 CUMBERLAND FARM</u> <u>100 CROSSING BLVD</u> <u>FRAMINGHAM MA 01702</u>	Telephone: <u>(508)</u> <u>270-1400</u>
Lessee/Buyer's Name (If Applicable) <u>SAME</u>	Contractor name, address & telephone: <u>M+D SERVICES</u> <u>P.O. BOX 702</u> <u>LANESBORO, MA</u> <u>01237</u>	Total s.f. of signage x \$2.00 x 72 = <u>144</u> Per s.f. plus \$30.00/\$65.00 <u>30</u> For H.D. signage = Total Fee: \$ <u>239.00</u> <u>65</u> Awning Fee = cost of work <u>239</u> Total Fee: \$ <u>239.00</u>
Who should we contact when the permit is ready: <u>CAROLYN PARKER</u> phone: <u>774-239-2781</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>GAS STATION/ CONV. STORE</u> If vacant, what was prior use: _____ Proposed Use: <u>SAME</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>9'x8'</u> Height from grade: <u>22'0"</u> <i>*20'-0" per City</i> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No _____ Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: <u>N/A</u> Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>6'x8' plus 6'x4' = 72 SF</u> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Carolyn Parker</u>	Date: <u>12/22/10</u>
---	-----------------------

This is not a permit; you may not commence ANY work until the permit is issued.



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
N/A
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
N/A
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.
N/A
ETR

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.



Sidewalk Signs

Design, Location and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple Listings: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

If the sign does not conform to the standards outlined, the permit may be revoked and once the owner has been notified, the sign could be removed.

To apply for a sign permit, stop by the Inspections Division, Portland City Hall, 389 Congress Street, room 315 with:

- Certificate of liability insurance
- Drawing of sign showing dimensions and design work
- Payment of fees: \$30.00 plus \$2.00 per s.f. of signage
- Complete application with pre-application questionnaire and checklist complete



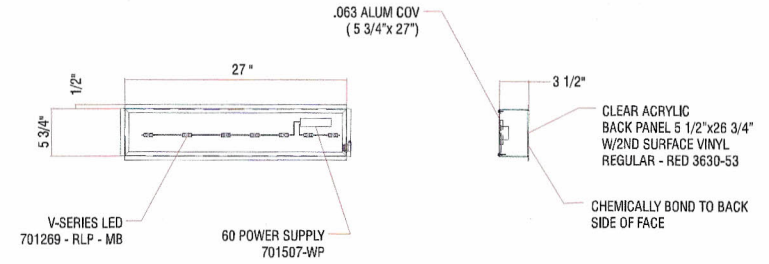
EXISTING PYLON

- Maintain height of 20'-0" max per City
- Historic zone additional fee zoning believes Hist Comm will be fine w/ it

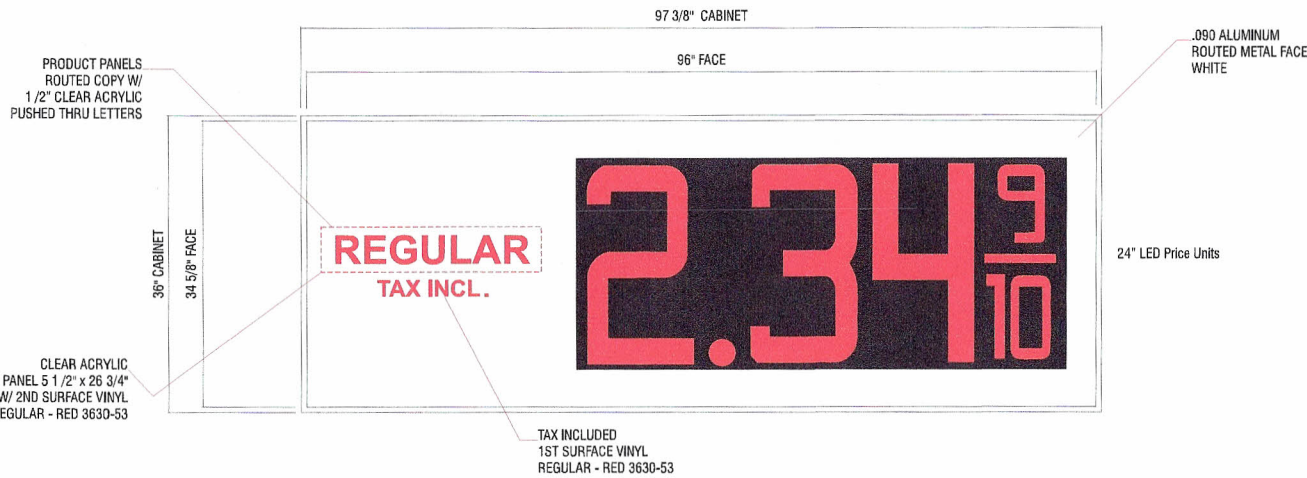
49 PINE ST, 9'-0" X 8'-0"
PORTLAND, ME

3' x 8'

1 Product Price Face w/24" Red ABLE



LED PRODUCT PANEL ILLUMINATION



24" LED Price Units



SIDE VIEW



www.FederalHeath.com

1500 North Bolton Jacksonville, Tx75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus
Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Turca
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

Revisions:

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **D.Hall**

Project Manager: **Jbeetge**

Drawn By: **asf**



Project / Location:



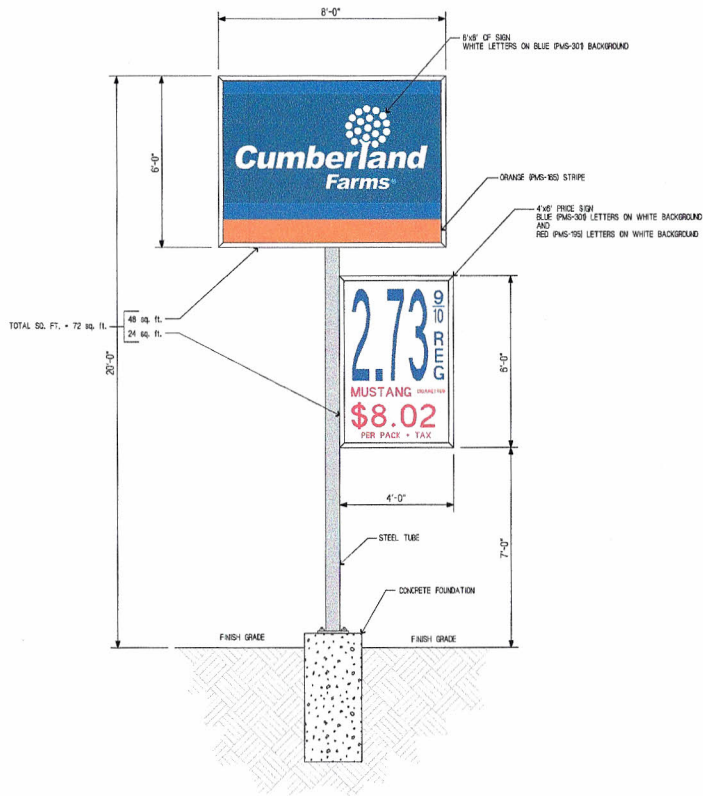
Job Number: **Cf104117**

Date: **09.27.10**

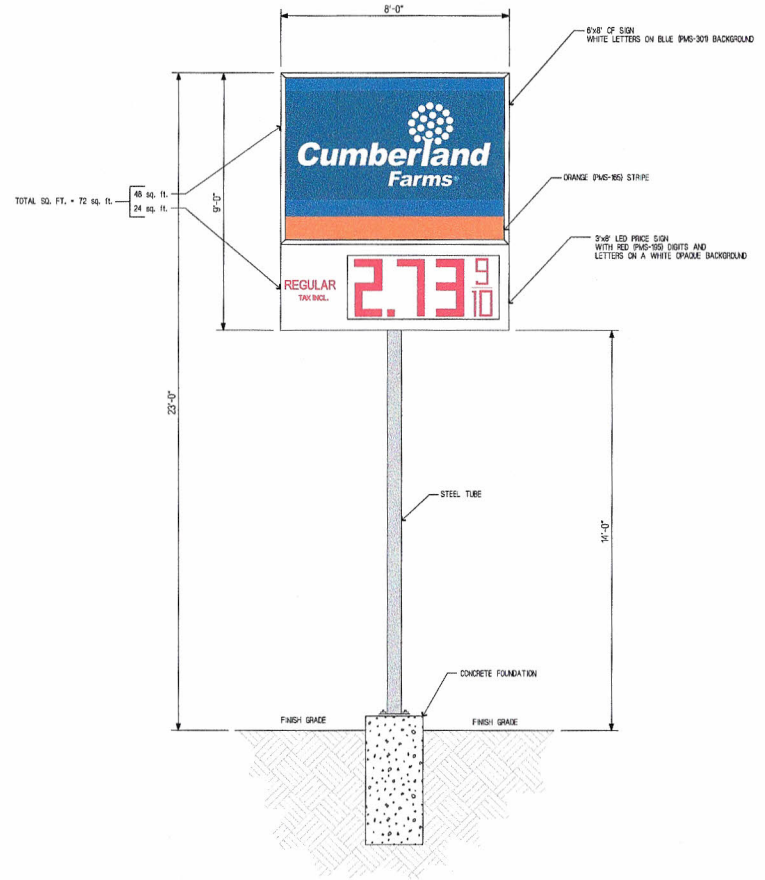
Sheet Number: **1** or **2**

Design Number:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



EXISTING
SCALE: 1/2" = 1'-0"



PROPOSED
SCALE: 1/2" = 1'-0"

REVISIONS			6'x8' SINGLE POLE SIGN CONVERSION PLAN	SCALE: 1/2" = 1'-0"
DATE	REV. BY.	DESCRIPTION		
			Cumberland Farms, Inc. 90 SHIMMEL BLVD FRANKLIN, MA 02042	DATE: Dec. 23, 2010 FILE: LE02chgsout.dwg DRAWN BY: U.S.P. CHECKED BY:
			EXISTING/PROPOSED SIGN	

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that S H REALTYINC V

Located At 49 PINE

Job ID: 2011-01-259-SIGN

CBL: 055 - - B - 043 - 001 - - - - -

has permission to Install new signage for Cumberland Farms provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR**



CITY OF PORTLAND

November 17, 2000

Mr. John Koris, P.E.
Pike Industries, Inc.
145 River Road
Lewiston, Maine 04240

293 C 001

Re: 102 Bishop Street Site Plan Approval

Dear Mr. Koris:

On March 31, 2000, the Portland Planning Authority approved an after-the-fact site plan application for the construction of drainage control structures at the Pike Industries asphalt plant at 102 Bishop Street.

The provided site plan was found to be in conformance with the Site Plan ordinance of the land Use Code. Any changes to the approved plan must be submitted to the Planning Authority for review and approval prior to any additional construction.

If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
William B. Needelman, Planner
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Approval Letter File



CITY OF PORTLAND

November 17, 2000

Steve Doe, R.L.A.
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339

re: Corner of Park Street and Stetson Court, High Street Apartments Inc. Parking Lot

Dear Mr. Doe:

On November 14, 2000, the Portland Planning Authority approved the site plan application for the construction of a six space parking lot at the corner of Park Street and Stetson Court.

The proposed site plan was found to be in conformance with the Site Plan ordinance of the land Use Code. Approval is based on the submitted site plan. Any changes to the approved plan must be submitted to the Planning Authority for review and approval prior to construction.

Please note the following provisions and requirements for all site plan approvals:

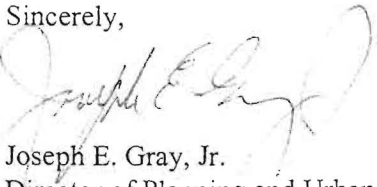
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
2. A performance 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. 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 (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. 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. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
William B. Needelman, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 11. 20/10 _____

Received from Alverson Housing Dept

Location of Work 77 Oak

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 35,805.10

Building (IL) ___ Plumbing (IS) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 37-A-35

Check #: 4158 Total Collected \$ 35,805.10

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-01-259-SIGN

Located At: 49 PINE

CBL: 055 - - B - 043 - 001 - - - -

Conditions of Approval:

Zoning

49 Pine Street – Approved with conditions

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. This permit is being approved on the basis of revised plans submitted 2/3/11. Any deviations shall require a separate approval before starting that work.
3. The existing sign is legally nonconforming at 72 square feet. The new sign (revised proposal) now meets the maximum required square footage of 62 square feet. Any future sign must also meet this maximum requirement. The height of the existing sign is 20' which is nonconforming. The proposed sign may not be higher than 20' from grade to the top of the sign.

Historic

Approved on basis of revised proposal received 2/3/2011. Approved with the understanding that the background faces of both the upper and lower panels will be opaque, with only the logo/letters/numbers illuminated.

Building

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2009 building code.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Fastener Schedule per IBC, 2009.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Location of Sign
2. Close-In: (Electrical, Framing)
3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUOPIED.