

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PORTLAND HOUSING AUTHORITY

Located At 284 DANFORTH ST

Job ID: 2012-03-3587-ALTCOMM

CBL: 057- F-001-001

has permission to Modify/upgrade rooftop wireless communication site, add 3 antennas and associated equipment provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

 4/19/12

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

| | | | |
|---|---|--|--|
| Job No: 2012-03-3587-ALTCOMM | Date Applied: 3/21/2012 | CBL: 057- F-001-001 | |
| Location of Construction: 284 DANFORTH ST | Owner Name: PORTLAND HOUSING AUTHORITY | Owner Address: 14 BAXTER BLVD PORTLAND, ME 04101 | Phone: |
| Business Name: | Contractor Name: Nexlink Global Services | Contractor Address: 800 MARSHALL PHELPS RD WINDSOR CONNECTICUT 06095 | Phone: 860-640-4834 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG | Zone: R-6 |
| Past Use: Public Housing for 150 families | Proposed Use: Same: 150 residential dwelling units – to modify and upgrade wireless communications with 3 additional antennas and associated equipmwnt | Cost of Work: \$20,000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: <i>By [Signature] (SB)</i> | Inspection: Use Group: R-2 Type: N/A IBC-2009 Signature: <i>[Signature]</i> 4/19/12 |
| Proposed Project Description: Modifications/upgrade to wireless site | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Brad | | Zoning Approval | |

| | | | |
|--|--|---|---|
| 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 informatin may invalidate a building permit and stop all work. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Approved Application Attached ___ Maj ___ Min ___ MM Date: <i>01/09/12</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i> |
| | 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 appication 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 provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

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.**

Electrical - Commercial

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 OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3587-ALTCOMM

Located At: 284 DANFORTH ST

CBL: 057- F-001-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



General Building Permit Application

Entered 3/26/12 (B5)

ID: 2012-03-3587-Altcomm

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>284 DANFORTH STREET</u> | | | Total Square Footage of Proposed Structure/Area <u>N/A</u> | | Square Footage of Lot | Number of Stories <u>4</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>F</u> Lot# <u>1</u> | Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ATT MOBILITY</u> Address <u>800 MARSHALL PHELPS RD</u> City, State & Zip <u>WINDSOR CT 06095</u> | | | Telephone: <u>PETER COOKE</u> <u>978-399-8600</u> | | |
| Lessee/DBA (If Applicable) <u>ATT MOBILITY</u> | Owner (if different from Applicant) Name <u>PORTLAND MUSIC AUTH.</u> Address <u>14 BAXTER BLVD</u> City, State & Zip <u>PORTLAND ME 04101</u> | | | Cost Of Work: \$ <u>20000</u> C of O Fee: \$ _____ Total Fee: \$ <u>220</u> | | |
| Current legal use (i.e. single family) <u>WIRELESS COMMUNICATIONS</u> | | | Number of Residential Units <u>150</u> | | | |
| If vacant, what was the previous use? <u>N/A</u> | | | | | | |
| Proposed Specific use: <u>WIRELESS COMMUNICATIONS</u> | | | | | | |
| Is property part of a subdivision? <u>NO</u> If yes, please name _____ | | | | | | |
| Project description: <u>MODIFICATION AND UPGRADE OF EXISTING WIRELESS COMMUNICATIONS SITE INCLUDING INSTALLATION OF 3 ADDITIONAL ANTENNAS AND ASSOCIATED EQUIPMENT</u> | | | | | | |
| Contractor's name: <u>NEXLINK GLOBAL SERVICES</u> | | | | | | |
| Address: <u>800 MARSHALL PHELPS RD</u> | | | City, State & Zip <u>WINDSOR CT 06095</u> | | | |
| Who should we contact when the permit is ready: <u>PETER COOKE</u> | | | Telephone: <u>978-399-8600</u> | | | |
| Mailing address: <u>POB 894 WOLFEBORO NH 03894</u> | | | | | | |

Please submit all of the information outlined on the applicable Checklist. Failure to do so will 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 3/18/12

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

RECEIVED
MAR 21 2012

By [Signature]



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Receipts Details:

Tender Information: Check , Check Number: 5891

Tender Amount: 220.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 3/26/2012

Receipt Number: 42166

Receipt Details:

| | | | |
|---|--------|----------------|-----------|
| Referance ID: | 5799 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 220.00 | Charge Amount: | 220.00 |
| Job ID: Job ID: 2012-03-3587-ALTCOMM - Modifications/upgrade to wireless site | | | |
| Additional Comments: 284 Danforth | | | |

Thank You for your Payment!



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: AT&T MOBILITY WIRELESS INSTALLATION LTE UPGRADE

PROJECT ADDRESS: 284 Danforth Street CHART/BLOCK/L [REDACTED]

APPLICATION FEE: \$50.00 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Installation of 3 additional antennas, and addition of associated equipment to existing facility

CONTACT INFORMATION:

OWNER/APPLICANT

Name: AT&T Mobility
Address: c/o Nexlink Global Services
800 Marshall Phelps Rd
Work #: Windsor, CT 06095
Cell #: 860-420-8562
Fax #: _____
Home #: _____
E-mail: Mark Roberts <robertsm@nexlinkgs.com>

CONSULTANT/AGENT

Name: Peter Cooke
Address: POB 874
Wolfeboro, NH 03894
Work #: 978-399-8600
Cell #: 978-399-8600
Fax #: 888-
Home #: _____
E-mail: pcooke@wellmanassociates.net

Criteria for an Administrative Authorization:
 (see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division
 Y(yes), N(no), N/A

| | |
|-----|------------|
| Yes | <u>Y</u> |
| No | <u>N</u> |
| Yes | <u>Y</u> |
| No | <u>N</u> |
| N/A | <u>N/A</u> |
| N/A | <u>N/A</u> |
| No | <u>N</u> |
| No | <u>N</u> |
| No | <u>N</u> |
| Yes | <u>Y</u> |
| Yes | <u>Y</u> |
| No | <u>N</u> |
| N/A | <u>N/A</u> |
| No | <u>N</u> |

Handwritten notes:
 - on roof
 Y
 N
 Y
 N
 N/A
 N/A
 N
 N
 N
 Y
 Y
 N
 N/A

RECEIVED

| | |
|---|-----------------------------|
| Signature of Applicant: <u>[Signature]</u> | Date: <u>2/29/12</u> |
| Agent for Applicant | FEB 29 2012 |

City of Portland
 Planning Division

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Planner Signature Barbara Garhydt Date 3/7/12

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
 (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

| | | |
|---|-----|------------------|
| a) Is the proposal within existing structures? | Yes | Yes, on the roof |
| b) Are there any new buildings, additions, or demolitions? | No | No |
| c) Is the footprint increase less than 500 sq. ft.? | Yes | Yes |
| d) Are there any new curb cuts, driveways or parking areas? | No | No |
| e) Are the curbs and sidewalks in sound condition? | n/a | Yes |
| f) Do the curbs and sidewalks comply with ADA? | n/a | Yes |
| g) Is there any additional parking? | No | No |
| h) Is there an increase in traffic? | No | No |
| i) Are there any known stormwater problems? | No | No |
| j) Does sufficient property screening exist? | Yes | Yes |
| k) Are there adequate utilities? | Yes | Yes |
| l) Are there any zoning violations? | No | No |
| m) Is an emergency generator located to minimize noise? | n/a | n/a |
| n) Are there any noise, vibration, glare, fumes or other impacts? | No | No |
| | | |

The Administrative Authorization for 284 Danforth Street was approved by Barbara Barhydt, Development Review Services Manager on March 7, 2012 with the following required Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

Barbara Barhydt 3/7/12