

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0211	Issue Date: APR - 9 2001	CBL: 070 A00500101
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Location of Construction: 54 St John St	Owner Name: St John Street Associates	Owner Address: Po Box 4821	Phone: n/a
Business Name: Barber Foods	Contractor Name: Allied/Cook Construction Corp.	Contractor Address: PO Box 1396 Portland	Phone: 2077722882
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	Zone:

Past Use: Food Processing Plant	Proposed Use: Food Processing plant with addition	Permit Fee: \$7,224.00	Cost of Work: \$1,200,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: 9,833 sf addition FOUNDATION ONLY	Signature: <i>[Handwritten Signature]</i>	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 03/20/2001	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	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 type="checkbox"/> Not in District 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:
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*see bottom page -
But when issuing include both*

CERTIFICATION

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

NATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2001-0013

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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

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.**

Location/Address of Construction (include Portion of Building): 54-70 St. John Street		
Total Square Footage of Proposed Structure 50,040	Square Footage of Lot Existing	
Tax Assessor's Chart, Block & Lot Number Chart# 070 Block# A Lot# 005	Owner: Barber Foods	Telephone#: 772-1934
Owner's Address: 54-70 St John Street Portland, ME 04102	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$ 1,200,000 Fee \$ 7,224
Proposed Project Description: (Please be as specific as possible) Food Processing Plant addition 50,040 SF SEE PLANS		
Contractor's Name, Address & Telephone Allied/Cook Construction Corp. P.O. Box 1396, Portland, ME 04104 (207) 772-2888		Rec'd By 3/15
Current Use: Food Processing	Proposed Use: Food Processing	

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

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

Certification

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

Signature of applicant: <i>Paul Salibute V.P. Pres Man</i>	Date: 3/15/01
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

Call Paul
3/15
Gayle
772 1934

MAR 15 2001

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>BARBER FOODS</u>	Application Date <u>01/29/01</u>
Applicant's Mailing Address <u>54 ST. JOHN ST. PORTLAND, ME 04102</u>	Project Name/Description <u>PROCESSING ADDITIONS</u>
Consultant/Agent <u>JOHN A. SPEAR, PE</u>	Address Of Proposed Site <u>54 ST. JOHN STREET</u>
Applicant/Agent Daytime telephone and FAX <u>(017) 898-2053</u> <u>(017) 898-1888 FAX</u>	Assessor's Reference, Chart#, Block, Lot# <u>070 A 005</u>
Planned 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 type="checkbox"/> Office <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
<u>9,833 SF ADDITION</u>	<u>4.45 ACRES</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site
	<u>I-MB</u> Zoning

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

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

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

Signature of applicant: <u>[Handwritten Signature]</u>	Date: <u>01/29/01</u>
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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.

BUILDING PERMIT REPORT

DATE: 20 MARCH 2001 ADDRESS: 54 ST John ST. CBL: 070-A-005

REASON FOR PERMIT: 9833 Addition To Food Processing Plant.

BUILDING OWNER: Barber Foods

PERMIT APPLICANT: _____ CONTRACTOR Alfred Cook Const. Corp.

USE GROUP: F-1 CONSTRUCTION TYPE: 2B CONSTRUCTION COST: 1,200,000. PERMIT FEES: 7,224.00

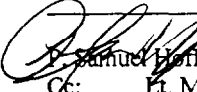
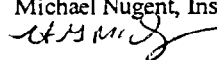
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *6, *11, *13
*21, *22, *23, *24, *28, *29, *30, *31, 32, *35, *36, *38, *39, *40, *41

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained: (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- * 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- * 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- * 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- * 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- * 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- * 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *All conditions and requirements in the attached Site Plan Development Review sheets shall be met*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. Pile Foundations shall comply with section 1816.0 of The bldg Code
- * 39. Special Inspections shall be done in accordance with section 1705.0
- * 40. Penetrations of Fire resistance rate wall assemblies shall comply with section 714.0
- * 41. This permit is being issued with the understanding that Fire walls are maintained between bldgs. To stay with general building limitations of area under ~~article~~ Chapter 5 of The bldg code.


 Samuel Hoffses, Building Inspector
 Cc: Et. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Applicant: Barber Foods

Date: 3/22/01

Address: 54 Saint John St

C-B-L: 70-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IMb zone

Interior or corner lot -

Proposed Use/Work - construct additions and change in parking for food processing see plans

Sewage Disposal - City

Lot Street Frontage - 60' min - 500' + shown
Structure does not abut a residential zone or use

Front Yard -

Rear Yard - } none required

Side Yard - }

Projections -

Width of Lot -

Height - 75' max allowed - 38 feet shown

Lot Area - No min req

Lot Coverage/Impervious Surface - } 100% allowed

Area per Family - N/A

Off-street Parking - 120 spaces req per info submitted - over 200 spaces provided

Loading Bays - 2 are shown

Site Plan - yes minor # 2001-0013

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 & 16 - zone C

→ ANY NEW PAVEMENT to be set back at least 10 ft from boundary lines

Spear & Associates, LLC

January 29, 2001

Mrs. Sarah Greene Hopkins
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Barber Foods
Portland, Maine

Dear Sarah:

Enclosed please find an application and 10 copies of the site plan for your review of the proposed Barber Foods expansion. I am also enclosing 10 copies of the elevation drawing of the three areas of expansion.

I am responding to Section 14-525(c) of the City of Portland Code of Ordinances as follows:

Barber Foods owns all of the property involved or has agreements of sale for the properties. We assume that the cost of development referred to in the ordinance is for new developments only. The financing of this project is addressed in item (9) below.

I have combined the existing Barber Foods property and the recently purchased Century Tire and Texaco properties on the plan and in my responses to Section 14-525(c) below.

- (1) The proposed uses on the Barber Foods site will remain the same as now, that is the receipt and further processing of chicken products for consumer purchasing. Barber Foods plans to automate its present process lines in order to provide a more efficient method of production. This automation requires the use of new equipment that is larger than the existing equipment and requires the additional upper floor processing space.

The finished product from the upper floor will be conveyed to the lower floor below the northernmost expansion to a new shipping dock. Barber Foods plans for nearly all of its shipping to be from this new dock. This will greatly relieve the traffic problems at the existing dock on St. John Street.

- (2) The total land area of the existing property is as follows

Barber Foods property	3.22 Acres
Century Tire property	0.89 Acres
Texaco property	<u>0.34 Acres</u>
Total property	4.45 Acres

P.O. Box 95 ◀ 130 Bank Street
Landisville, PA 17538
E-Mail: spear@redrose.net

(717) 898-2053

(717) 898-1888 Fax

The total building coverage of the properties is as follows:

Barber Foods existing	59,054 Square Feet
Century Tire existing	20,927 Square Feet
Texaco existing	<u>1,294 Square Feet</u>
Total existing	81,275 Square Feet
Barber Foods proposed	<u>9,833 Square Feet</u>
New Total	91,108 Square feet

- (3) There are no new easements on the properties. The existing easements are shown on the site plan.
- (4) The solid wastes to be generated on the site are the same as now: cardboard and other dry wastes, and some process wastes. These will be handled in the same manner and by the same people as is presently being done. The existing dumpsters will be used. The quantities will increase only slightly.
- (5) The proposed expansions will connect to the same utilities that handle the present operations.
- (6) We will have no additional runoff from the expansions because they are located on surfaces that are already impervious. The new roof areas will flow to existing on-site drains. We have included a stormwater treatment facility at the lower end of the existing storm drain to meet the City's requirements for the on-site treatment of stormwater runoff.
- (7) Barber Foods plans to start construction of the additions in March 2001. Completion is expected by the end of August 2001.
- (8) To the best of our knowledge, there are no state and federal approvals required.
- (9) Barber Foods has made arrangements for the financing of the project and will respond to this matter in a separate letter.
- (10) Barber Foods has clear title to their present property and has an agreement of sale for the Century Tire and Texaco properties. We will produce evidence of this if required.
- (11) To the best of our knowledge there are no natural areas, wildlife or fishery habitats, or archeological areas on the properties.

SPEAR and Associates, LLC
Landisville, Pennsylvania

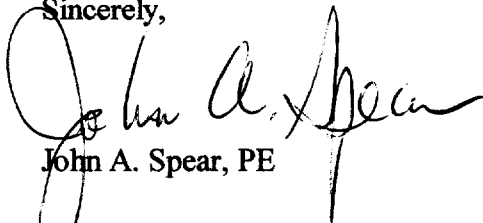
(12) We will submit electronic copies of the site plan and any other plans to the City as soon as we have the plans in their final form.

(13) Not applicable since this is not a new development.

Regarding parking, please note that there will be a loss of 38 parking places along the west side of the existing Century Tire building for the construction of the North Addition. We will also lose 15 parking spaces along the west side of the Barber Foods facility to permit truck traffic to pass along the West Addition. These will be replaced in part by the additional 37 parking spaces on the Texaco site. Although this is a net loss of 16 parking spaces, the reduction in personnel as a result of the proposed automation of the production lines will more than offset this loss.

Sarah, please let me know if there is any other information that you need. Thanks again for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Spear". The signature is written in a cursive style with a large initial "J".

John A. Spear, PE

CC w/Encl.: Zareh DerHagopian, John Severin

48 WESTERN PROM LLC
50 CUSHMAN ST
PORTLAND, ME 04102

ARONSON ADELE S
17 BIRKDALE RD
FALMOUTH, ME 04105

DAVY ELIZABETH B
418 DANFORTH ST
PORTLAND, ME 04102

DONOVAN HENRY L &
LUCY DAVIS DONOVAN JTS
44 BOWDOIN ST
PORTLAND, ME 04102

DUGGAN WILLIAM P &
MARY ELIZABETH LELL DUGGAN JTS
414 DANFORTH ST # 420
PORTLAND, ME 04102

GREATER PORTLAND TRANSIT
DISTRICT
89 ST JOHN ST
PORTLAND, ME 04102

HAGGE CYRUS Y &
PATRICIA H D HAGGE JTS
225 COMMERCIAL ST
PORTLAND, ME 04101

HENDERSON PHILLIP F &
LORRAINE JTS
467 DANFORTH ST
PORTLAND, ME 04102

HIGGINS NICHOLAS H S &
ROSA M JTS
56 BOWDOIN ST
PORTLAND, ME 04102

J & S PROPERTIES LLC
138 SAINT JOHN ST
PORTLAND, ME 04102

KOZODOY MAX WWII VET &
NELLIE R JTS
52 WEST PROMENADE
PORTLAND, ME 04102

LOVE JOHN C
125 WESTERN PROMENADE
PORTLAND, ME 04101

LUDWIG HERBERT J &
NEIL B MARTIN
50 WESTERN PROMENADE
PORTLAND, ME 04102

MCCANN B CAIRBRE &
EITHNE C JTS
28 BOWDOIN ST
PORTLAND, ME 04102

MCGREGOR MARY LOUISE &
MICHAEL J RYAN JTS
36 BOWDOIN ST
PORTLAND, ME 04102

METCALF STEPHANIE D
134 BONNY BANK TER
SOUTH PORTLAND, ME 04106

MOSER JEREMY R H &
LAURA B KITTLE JTS
40 BOWDOIN ST
PORTLAND, ME 04102

NG AH-KAU &
SALLY LI-CHU NG JTS
72 BOWDOIN ST
PORTLAND, ME 04102

PRIOR MARGARET B TRUST
PO BOX 51
UNITY, ME 04988

RICHARDSON FRED L & EVE R JTS
62 BOWDOIN ST
PORTLAND, ME 04102

SAWYER BENJAMIN &
BRENDA L SAWYER
81 FOREST AVE
PORTLAND, ME 04101

SCARCELLI ROSA &
THOMAS RHOADS JTS
71 BOWDOIN ST
PORTLAND, ME 04102

SPENCER ALICE B &
RICHARD A JTS
52 BOWDOIN ST
PORTLAND, ME 04102

ST JOHN ST ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 4821
PORTLAND, ME 04112

ST JOHN STREET ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 4821
PORTLAND, ME 04112

ST JOHN STREET ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 4821
PORTLAND, ME 04112

SWEETSER CHILDREN'S SERVICES
50 MOODY ST
SACO, ME 04072

WALLACE LAURENCE R WWII VET &
MARY JANE P JTS
414 DANFORTH ST
PORTLAND, ME 04102

WNDK LIMITED LIABILITY CO
PO BOX 389 DTS
PORTLAND, ME 04112

ZACK CAROL S & THOMAS A JTS
46 WESTERN PROMENADE
PORTLAND, ME 04102

Labels Requested For CBL:

- 068 B012
- 068 D008
- 068 D009
- 068 D010
- 068 D011
- 068 E001
- 069 A010
- 069 A011
- 070
- 071 A
- 071 B001
- 071 C002
- 071 C003
- 071 E001
- 073
- 074 A001
- 074 A002
- 074 A003
- 074 A004

Abutters obtained from assessors office

mailed 2/1/01

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND LEGAL NOTICE

February 1, 2001

Site Location: 54 Saint John Street
Nature of Project: 9,833 S.F. processing addition
C/B/L: 070-A-005

Dear Property Owner;

A **major site plan** application was submitted to the City of Portland Inspections Office on February 1, 2001 from Barber Foods. The applicant is requesting to add 9,833 S.F. **addition for processing at 54 St. John Street.**

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4th floor 207-874-8719.

Spear & Associates, LLC

February 12, 2001

FAX LETTER

Mrs. Sarah Greene Hopkins
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Barber Foods
Portland, Maine

Dear Sarah:

I have been in contact with Marge Schmuckal as you suggested regarding the parking requirements on the site. She was kind enough to send me the Portland requirements.

According to those requirements we are required to have one parking space for each 1,000 square feet of manufacturing area and one parking space for each 400 square feet of office space. A breakdown of the spaces in the Barber Foods portion of the site is listed below. For convenience, we have not included the area of the Century Tire building because it is still being used for that purpose. It would not materially effect the parking requirements for the Barber Foods site, however, because the Century Tire site itself would have more than enough spaces to meet the requirements. We also did not include the floor area of the Texaco site because of the small size of the building and the fact that it will no longer be permanently used.

The parking requirements for the Barber Foods site are as follows:

<u>Manufacturing Area</u>			
Existing First Floor	29,049 SF		
Existing Second Floor	56,294 SF		
New First Floor	4,460 SF		
New Second Floor	<u>9,833 SF</u>		
Total	99,636 SF	@ 1,000 SF/Parking Space =	100 Spaces
 <u>Office Area</u>			
Existing Space	2,760 SF	@ 400 SF/Parking Space =	7 Spaces
Temporary Office Trailers	4,924 SF	@ 400SF/Parking Space =	13 Spaces
	<u>7684</u>	Total Requirements	120 Spaces

100
} 20
←

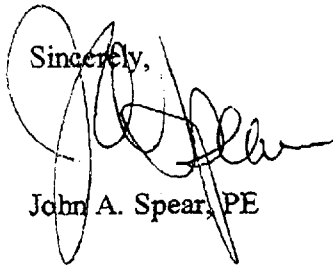
SPEAR and Associates, LLC
Landisville, Pennsylvania
February 12, 2001

This compares as follows to the parking space information on the Site Development Plan submitted earlier to you:

Existing Barber Foods parking spaces	220 Spaces
Lost by building expansion	<u>53 Spaces</u>
Net Barber Foods Proposed	167 Spaces
Additional Texaco Spaces	<u>37 Spaces</u>
Total Spaces	204 Spaces

This, of course is far in excess of the above requirement of 120 spaces.

Sarah, please let me know if there is any other information that you need. Thanks again for your assistance.

Sincerely,


John A. Spear, PE

FC: Zareh DerHagopian, John Severin



CITY OF PORTLAND

April 6, 2001

Stephen Barber
Barber Foods
54 St. John Street
Portland, ME 04102

re: Barber Foods Expansion CBL# 070 A005001

Dear Mr. Barber:

The Planning Office supports the granting of a foundation permit to Barber Foods in order to start pile driving for the proposed building additions. Prior to a full building permit being issued, we will require a revised letter of credit from your bank to be approved by the City's Corporation Counsel. The most recent letter of credit contained language that did not adhere to our form and was therefore not acceptable.

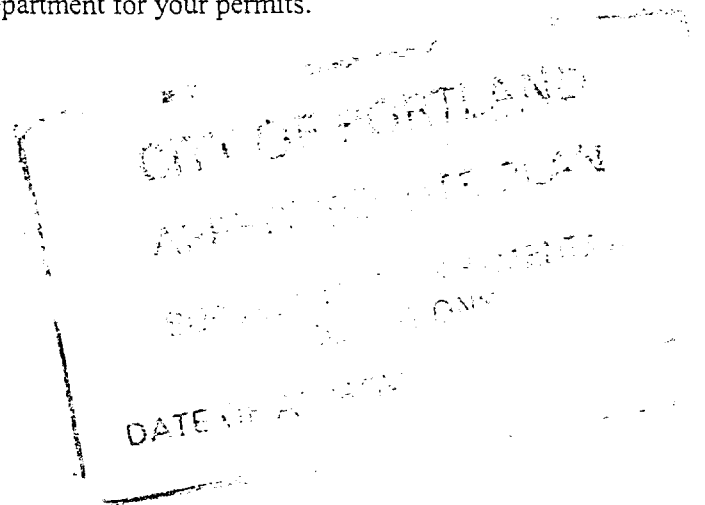
If by Friday, April 13, 2001, we have not come to an agreement regarding the performance guarantee language, we will require that all work be stopped on the site until an agreement can be reached.

Please have your contractor follow up with the Inspections Department for your permits.

Sincerely,

Sarah Hopkins
Development Review Services Manager

Cc.: Alexander Jaegerman, Chief Planner
Penny Littell, Associate Corporation Counsel
Michael Nugent, Inspections Services Manager



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

2001-0013
Application I. D. Number
02/01/2001
Application Date

Barber Foods
Applicant
54 St. John Street, Portland, ME 04102
Applicant's Mailing Address
John A. Spear
Consultant/Agent
Agent Ph: (717)898-2053 Agent Fax: (717) 898-1888
Applicant or Agent Daytime Telephone, Fax

Processing Addition
Project Name/Description
54 - 54 St John St, Portland, Maine
Address of Proposed Site
070 A005001
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) parking area increase

9,833 sf 4.45 I-Mb
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 02/01/2001

DRC Approval Status:

Reviewer Chris Earle/Steve Bushey

- Approved Approved w/Conditions
See Attached Denied

Approval Date 04/02/2001 Approval Expiration 04/02/2002 Extension to _____ Additional Sheets
Attached
 Condition Compliance Chris Earle/Steve Bushey 04/02/2001
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>03/30/2001</u> date	<u>\$103,200.00</u> amount	<u>10/09/2002</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2001-0013
Application I. D. Number

02/01/2001
Application Date

Processing Addition
Project Name/Description

Barber Foods

Applicant

54 St. John Street, Portland, ME 04102

Applicant's Mailing Address

John A. Spear

Consultant/Agent

Agent Ph: (717) 898-2053 Agent Fax: 7178981888

Applicant or Agent Daytime Telephone, Fax

54 - 54 St John St, Portland, Maine

Address of Proposed Site

070 A005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 Planning Board Conditions of Approval:
 - i. That prior to issuance of a building permit, the applicant revise the site plan to include modifications to allow a turning area to the rear of the Texaco parking lot. (done.-sh)
 - ii. That the applicant revise the site plan to reflect proposed grading and drainage of the Texaco parking lot. (done.-sh)
 - iii. That the plans be revised to include the as-built grades of the access drive from the new loading area. (done.-sh)
 - iv. That the final site plans be stamped by a registered engineer and
 - v. That the survey and legal description for the Texaco lot be reconciled. (done -sh)
 - vi. That the ability to permit parking on the Portland Water District easement be confirmed prior to issuance of a certificate of occupancy.
 - vii. That illegal mobile temporary sign be removed from the site.

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Any and all temporary, mobile signs shall be removed. Permits shall be required for any and all future signs.
- 3 Any new pavement to be setback at least 10 feet from the boundary lines.

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2001-0013
Application I. D. Number

Barber Foods

02/01/2001

Applicant

Application Date

54 St. John Street, Portland, ME 04102

Processing Addition

Applicant's Mailing Address

Project Name/Description

John A. Spear

54 - 54 St John St, Portland, Maine

Consultant/Agent

Address of Proposed Site

Agent Ph: (717)898-2053 Agent Fax: (717) 898-1888

070 A005001

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) _____

9,833 sf 4.45 I-Mb

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 02/01/2001

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 03/22/2001 Approval Expiration 03/22/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal signature *MAS* 03/22/2001 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 Issued	_____		
	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

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

20010013

I. D. Number

Barber Foods

Applicant
54 St. John St., Portland, ME 04102
Applicant's Mailing Address
John A. Spear
Consultant/Agent
717-898-2053 **717-898-1888**
Applicant or Agent Daytime Telephone, Fax

2/1/01

Application Date
Processing Addition
Project Name/Description

54 - 54 Saint John St, Portland, Maine
Address of Proposed Site
070-A-005
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) **processing addition**

9,833 sf **4.45** **I-Mb**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review _____ Date: **2/1/01**

Fire Approval Status:

Approved *State Fire: H... see attache* Approved w/Conditions *HM?* Denied Reviewer _____

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

Condition Compliance _____ 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)	_____
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	date		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Dr. W ac D way all

file

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

2001-0013

Application I. D. Number

02/01/2001

Application Date

Processing Addition

Project Name/Description

Barber Foods

Applicant

54 St. John Street, Portland, ME 04102

Applicant's Mailing Address

John A. Spear

Consultant/Agent

Agent Ph: (717) 898-2053

Agent Fax: 7178981888

Applicant or Agent Daytime Telephone, Fax

54 - 54 St John St, Portland, Maine

Address of Proposed Site

070 A005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2001-0013
Application I. D. Number
02/01/2001
Application Date
Processing Addition
Project Name/Description

Barber Foods
Applicant
54 St. John Street, Portland, ME 04102
Applicant's Mailing Address
John A. Spear
Consultant/Agent
Agent Ph: (717)898-2053 Agent Fax: (717) 898-1888
Applicant or Agent Daytime Telephone, Fax

54 - 54 St John St, Portland, Maine
Address of Proposed Site
070 A005001
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) **parking area increase**

9,833 sf **4.45** **I-Mb**
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Check Review Required:

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

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review _____ Date **02/01/2001**

Planning Approval Status:

Reviewer **Sarah Hopkins**

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date **02/27/2001** Approval Expiration **02/27/2002** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Sarah Hopkins** **04/02/2001**
signature date

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	03/30/2001 date	\$103,200.00 amount	10/09/2002 expiration date
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<input type="checkbox"/> Building Permit Issue	_____ date		
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<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2001-0013
Application I. D. Number

Barber Foods
Applicant

02/01/2001
Application Date

54 St. John Street, Portland, ME 04102
Applicant's Mailing Address

Processing Addition
Project Name/Description

John A. Spear
Consultant/Agent

54 - 54 St John St, Portland, Maine
Address of Proposed Site

Agent Ph: (717)898-2053 Agent Fax: (717) 898-1888
Applicant or Agent Daytime Telephone, Fax

070 A005001
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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review _____ Date **02/01/2001**

Planning Approval Status:

Reviewer **Sarah Hopkins**

- Approved **Approved w/Conditions**
See Attached Denied

Approval Date **02/27/2001** Approval Expiration **02/27/2002** Extension to _____ Additional Sheets Attached

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signature date

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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
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	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
ADDENDUM**

2001-0013

Application I. D. Number

02/01/2001

Application Date

Processing Addition

Project Name/Description

Barber Foods

Applicant

54 St. John Street, Portland, ME 04102

Applicant's Mailing Address

John A. Spear

Consultant/Agent

Agent Ph: (717) 898-2053

Agent Fax: 7178981888

Applicant or Agent Daytime Telephone, Fax

54 - 54 St John St, Portland, Maine

Address of Proposed Site

070 A005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 Planning Board Conditions of Approval:
 - i. That prior to issuance of a building permit, the applicant revise the site plan to include modifications to allow a turning area to the rear of the Texaco parking lot. (done.-sh)
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 - iii. That the plans be revised to include the as-built grades of the access drive from the new loading area. (done. -sh)
 - iv. That the final site plans be stamped by a registered engineer and
 - v. That the survey and legal description for the Texaco lot be reconciled. (done -sh)
 - vi. That the ability to permit parking on the Portland Water District easement be confirmed prior to issuance of a certificate of occupancy.
 - vii. That illegal mobile temporary sign be removed from the site.
- 2 FOUNDATION PERMIT ONLY UNTIL PERFORMANCE GUARANTEE ISSUES ARE RESOLVED>

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Any and all temporary, mobile signs shall be removed. Permits shall be required for any and all future signs.
- 3 Any new pavement to be setback at least 10 feet from the boundary lines.

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.



CITY OF PORTLAND, MAINE

Department of Building Inspection

March 15 2001

Received from Allied Cook a fee

of seventy thousand two hundred Dollars \$ 7,224.00

for permit to install twenty four
erect
alter 50,040 SF addition

at 54-70 Esplanade Est. Cost \$ 1,200,000.
move
demolish

Check # 012489

CBL 073 A 001

Inspector of buildings
Per [Signature]

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

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

20010013

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

February 15, 2001

TO: Sarah Hopkins, Planning Division
FROM: Marge Schmuckal, Zoning Administrator
SUBJECT: Barber Foods processing addition -54 Saint John Street - 070-A-005- I-Mb zone

This property is located in the I-Mb, moderate industrial zone. The use is a permitted use. There is no minimum lot size requirement. The impervious ratio is 100 %. The maximum building height is 75 feet. The proposed additions are well under this height requirement at approximately 38 feet. This property does not abut a residential zone. There are no building setback requirements in the I-Mb zone. The minimum sixty foot street frontage is more than being met with well over 500 foot of street frontage. There is a requirement that pavement be setback at least 10 feet from boundary lines. My submitted plans do not show that any new pavement is being added. Currently there is pavement that is legally non conforming as to this pavement setback requirement. If there is any new pavement to be added that is not indicated on the current plans, it shall be required to meet the requirements of the 10 foot setback from boundary lines.

A review of the parking as submitted by the applicant, shows that 120 parking spaces are required. The submitted plans show that over 200 parking spaces are to be provided. Some of the parking spaces are shown to be on a Portland Water District easement. It is my suggestion that we confirm that the Portland Water District has allowed this parking on their easement. It is also my understanding that the Planning Authority will review and approve the stacking of the vehicles.

Of course all other performance standards of the I-Mb zone shall also be met. It is also one of my conditions that the illegal, temporary, mobile sign be permanently removed from the premises.

54 St. John

2% for each 1% spent

90% 180% =

F-1 - 2C

Sprinkler 200%: 9600
200

192000
9600

F1 2-B

15000
200
~~30,00000~~

15000
15000
15000
45000
30,000
~~75,000~~

9600 ✓
9600 ✓
9600 ✓

28800
19200
~~48,000~~

Spear & Associates, LLC

February 12, 2001

FAX LETTER

Mrs. Sarah Greene Hopkins
 City of Portland
 389 Congress Street
 Portland, Maine 04101

Subject: Barber Foods
 Portland, Maine

Dear Sarah:

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<u>Manufacturing Area</u>		
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Existing Second Floor	56,294 SF	✓
New First Floor	4,460 SF	✓
New Second Floor	<u>9,833 SF</u>	✓
Total	99,636 SF	@ 1,000 SF/Parking Space = 100 Spaces ✓

5 373 # D.F.

<u>Office Area</u>		
Existing Space	2,760 SF @ 400 SF/Parking Space =	7 Spaces
Temporary Office Trailers	4,924 SF @ 400SF/Parking Space =	<u>13 Spaces</u>
	Total Requirements	120 Spaces

P.O. Box 95 • 130 Bank Street
 Landisville, PA 17538
 E-Mail: spear@redrose.net

(717) 898-2053

(717) 898-1888 Fax

SPEAR and Associates, LLC
Landisville, Pennsylvania
February 12, 2001

This compares as follows to the parking space information on the Site Development Plan submitted earlier to you:

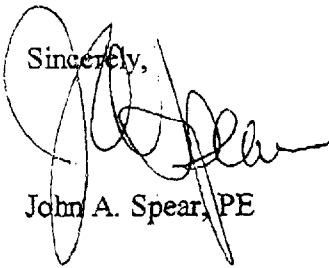
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Lost by building expansion	<u>53 Spaces</u>
Net Barber Foods Proposed	167 Spaces
Additional Texaco Spaces	<u>37 Spaces</u>
Total Spaces	204 Spaces

*I counted
218*

This, of course is far in excess of the above requirement of 120 spaces.

Sarah, please let me know if there is any other information that you need. Thanks again for your assistance.

Sincerely,



John A. Spear, PE

FC: Zareh DerHagopian, John Severin



CITY OF PORTLAND

February 15, 2001

TO: Sarah Hopkins, Planning Division
FROM: Marge Schmuckal, Zoning Administrator
SUBJECT: Barber Foods processing addition -54 Saint John Street - 070-A-005- I-Mb zone

This property is located in the I-Mb, moderate industrial zone. The use is a permitted use. There is no minimum lot size requirement. The impervious ratio is 100 %. The maximum building height is 75 feet. The proposed additions are well under this height requirement at approximately 38 feet. This property does not abut a residential zone. There are no building setback requirements in the I-Mb zone. The minimum sixty foot street frontage is more than being met with well over 500 foot of street frontage. There is a requirement that pavement be setback at least 10 feet from boundary lines. My submitted plans do not show that any new pavement is being added. Currently there is pavement that is legally non conforming as to this pavement setback requirement. If there is any new pavement to be added that is not indicated on the current plans, it shall be required to meet the requirements of the 10 foot setback from boundary lines.

A review of the parking as submitted by the applicant, shows that 120 parking spaces are required. The submitted plans show that over 200 parking spaces are to be provided. Some of the parking spaces are shown to be on a Portland Water District easement. It is my suggestion that we confirm that the Portland Water District has allowed this parking on their easement. It is also my understanding that the Planning Authority will review and approve the stacking of the vehicles.

Of course all other performance standards of the I-Mb zone shall also be met. It is also one of my conditions that the illegal, temporary, mobile sign be permanently removed from the premises.

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