

071-F-007

328 Commercial W.

AKA KICKER Wharf

Site Plan put to file: 29 JAN 98

Site Plan expired: 15 NOV 97

No extension applied for

No Building permit applied for.



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

I. D. Number _____

Address: 328 W. Commercial St AKA Ricker Wharf

Cianbro Corp

17 Sept 96
Application Date

Applicant 328 W. Commercial St

Project Name/Description
328 W. Commercial St/ AKA Ricker Wharf

Applicant's Mailing Address
Jim Thibodeau - 871-8333]

Consultant/Agent
Planner Associates

Address of Proposed Site
071-F-007

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 Other (specify) Structural repairs
103,093 of structure

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer _____

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

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

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |



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

I. D. Number _____

Address: _____

Applicant Cianbro Corp
328 W. Commercial St

Application Date _____

Applicant's Mailing Address
Jim Thibodeau - 871-8333

Project Name/Description
328 W. Commercial St/ARA Ricker Wharf

Consultant/Agent
Planner Associates

Address of Proposed Site
071-7-007

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 Other (specify) Structural repairs of structure

Proposed Building Square Feet or # of Units 193,093 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 11/15/96 Approval Expiration 11/15/97 Extension to _____ date _____ date
 Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |



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

I. D. Number

Applicant Cianbro Corp
328 W. Commercial St

Application Date 17 Sept 96

Applicant's Mailing Address
Consultant/Agent Jim Thibodeau - 871-8333
Planner Associates

Project Name/Description
Address of Proposed Site 328 W. Commercial St/AKA Ricker Wharf

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot 071-Y-007

Proposed Development (check all that apply):
Office Retail Manufacturing Warehouse/Distribution XX Other (specify) Structural repairs of structure

Proposed Building Square Feet or # of Units 103,093
Acreage of Site
Zoning

Check Review Required:

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

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer [Signature]

- Approved [X]
Approved w/Conditions listed below []
Denied []

- 1.
2.
3.
4.

Approval Date 9/18/96
Approval Expiration date
Extension to date
Additional Sheets Attached []

Condition Compliance []
signature
date

Performance Guarantee [] Required* [] Not Required

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

- Performance Guarantee Accepted []
Inspection Fee Paid []
Performance Guarantee Reduced []
Performance Guarantee Released []
Defect Guarantee Submitted []
Defect Guarantee Released []



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

I. D. Number _____

Applicant Cianbro Corp
328 W. Commercial St

Application Date _____

Applicant's Mailing Address
Jim Thibodeau - 871-83331

Project Name/Description

Consultant/Agent
Planner Associates

328 W. Commercial St/ AKA Ricker Wharf
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

071-F-007
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 Other (specify) Structural repairs

103,093 Proposed Building Square Feet or # of Units
103,093 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"/> 14-43 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Jim Walsh

- Approved Approved w/Conditions listed below Denied

1. _____
2. SEE ATTACHED CONDITIONS
3. _____
4. _____

Approval Date 11/15/96 Approval Expiration 11/15/97 Extension to _____ date
 Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 328 W. Commercial St AKA Ricker Wharf

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: CIANBRO CORP

ADDRESS: 328 W. COMMERCIAL ST

SITE ADDRESS/LOCATION: 328 W. COMMERCIAL ST/AKA RICKER WHARF

DATE: 9/30/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. _____ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. _____ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ✓ _____ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ _____ DISTURBANCE OF SHOURLINE FOR INSTALLATION
OF NEW ABUTMENT PIER SHALL BE KEPT
TO A MINIMUM. CONTRACTOR SHALL INSTALL
A TURBIDITY CONTROL CURTAIN APPROPRIATE
FOR THE APPLICATION IN THE AREA OF
cc: Katherine Staples, P.E., City Engineer
THE NEW ABUTMENT

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

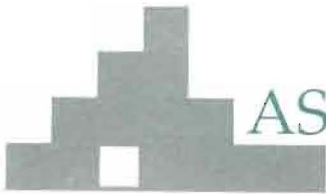
Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



ASSOCIATED DESIGN PARTNERS INC.

222 Riverside St. • Portland, Maine 04103

Office: 207•871•8333

Sept. 17 1969

Ms. Marge Schmuckal
Code Enforcement, City of Portland
389 Congress Street
Portland, Maine 04101

RE. Wharf reconstruction 328 West Commercial Street

Dear Marge

Associated Design Partners has attached seven (7) copies of engineering plans for the above referenced project on behalf of Cianbro Corporation. Cianbro intends to reconstruct an existing wharf at their construction staging yard, 328 West Commercial St., Portland Me. The property is shown on the Portland tax map as Map 71, block "F", Lot 7.

This reconstruction project to Ricker's wharf is being undertaken for the primary purpose of providing structural repairs or replacement of deteriorated deck and pilings. The existing wharf location will be maintained. The attached plans provide a more detailed scope of work. Should you have any questions regarding the project please contact us.

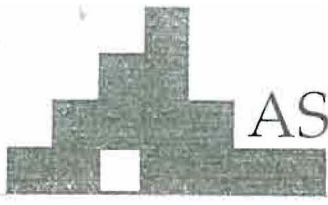
Sincerely,



James A. Thibodeau
President
Associated Design Partners

cc. Greg Scott, Cianbro

328 W Commercial



WRITTEN STATEMENTS TO ACCOMPANY PORTLAND SITE PLAN ORDINANCE

PROJECT : Ricker's Wharf Reconstruction , @ 328 West Commercial St.
Map 71, Block "F" , Lot 7

APPLICANT: Associated Design Partners Inc. FOR Cianbro Corporation

The following statements are provided in response to article 14-525 (c) :

1. The current use of these piers serves as a construction staging area for the loading and unloading of tugs and barges with construction equipment and materials. The proposed future use is the unchanged. The primary purpose of this project is to provide for necessary structural repairs or replacement of existing deteriorated structural pilings and decking.
2. The existing land from which the piers extend is owned by Cianbro Corporation . The lot size is approximately 109,573 SF. The total square footage currently occupied by the piers is approximately 9000 SF.
3. None
4. Demolition debris will include wood pilings , steel decking , and steel girder beams. The steel will be salvaged at Merrill Industries for scrap and the wood piles will be taken to Lewiston Maine to be chipped and incinerated.
5. Not required for this project
6. The existing drainage is sheet flow into the harbor and will be unaltered as a result of this project
7. Construction is currently scheduled to begin Nov. 15 1996 , anticipated completion is Feb. 1996
8. Shown on the attached site plan ; D.E.P. NRPA, Army Corp, Portland Harbor Commission all have been submitted , all are anticipated to be approved prior to Nov. 15 1996.
9. Attached
10. A copy of the deed is attached.
11. None

CIANBRO

CREDIT INFORMATION

COMMERCIAL BANK

Key Bank of Maine
One Canal Plaza
Portland, Maine 04112

TELEPHONE: (207)874-7259
CONTACT: Stephen M. Gilchrist, Senior Vice President

INSURANCE AGENCY

The Dunlap Corporation
31 Court Street
Auburn, Maine 04210

TELEPHONE: (207)783-2211
CONTACT: Stephen F. Dunlap, Chairman

BONDING AGENT

The Dunlap Corporation
31 Court Street
Auburn, Maine 04210

TELEPHONE: (207)783-2211
CONTACT: David H. Skillings, Vice President

TRADE REFERENCES

Cardinal Concrete Company
P.O. Box 725
Springfield, Virginia 22150

TELEPHONE: (703)550-7650
CONTACT: Mike Collins, Credit Manager

Gilman Electric
P.O. Box 98
Newport, Maine 04953

TELEPHONE: (207)368-4367
CONTACT: Skip Estes, Manager or
Sandy Martin, Credit Manager

American Steel & Aluminum, Inc.
P.O. Box 816
Portland, Maine 04104

TELEPHONE: (207)772-4641
CONTACT: Virginia Stealey,
Accounts Receivable
Manager

Williams Form Engineering Corporation
P.O. Box 7389
Grand Rapids, Michigan 49510

TELEPHONE: (616)452-3107
CONTACT: Norma Hunt,
Accounts Receivable Clerk

Hilti
P.O. Box 21148
Tulsa, Oklahoma 74121

TELEPHONE: (800)879-6000, ext. 6812
CONTACT: Ginger Hinds, New England
Credit Representative

D.S. Brown Company
300 East Cherry Street
North Baltimore, Ohio 45872

TELEPHONE: (419)257-3561
CONTACT: Dan Brown, President

DUN & BRADSTREET RATING 4A2

Know All Men by These Presents,

That Portland Terminal Company,

a Corporation organized and existing under the laws of the State
of Maine and located at Portland
in the County of Cumberland and State of Maine,
in consideration of one dollar and other valuable considerations

paid by Cianbro Corporation, a corporation duly organized by law
and having an office at Hunnewell Avenue, P. O. Box D, Pittsfield,
in the County of Somerset and State of Maine,
the receipt whereof it does hereby acknowledge, does hereby remise,
release, bargain, sell and convey andARRANT Quit-Claim unto the said

Cianbro Corporation, its successors

ESSEDA and assigns forever,
a certain lot or parcel of land situated southerly of West Com-
mercial Street in the City of Portland, County of Cumberland, State
of Maine, bounded and described as follows:

Beginning at a point on the southerly line of West Commercial Street
six hundred and ninety-eight (698) feet easterly, by the southerly
line of West Commercial Street, from the southeasterly line of
Vaughan Bridge location (location of sixty (60) feet in width);

Thence easterly, along said southerly line of West Commercial Street,
one hundred eleven and nineteen hundredths (111.19) feet to an iron
pipe;

Thence southerly, along a line at right angles to said West Com-
mercial Street, fifty-three (53) feet to an iron pipe;

Thence easterly, along a line forming an interior angle of two
hundred sixty-three degrees and twelve minutes ($263^{\circ}-12'$), three
hundred forty-seven and eighty-four hundredths (347.84) feet to an
iron pipe;

Thence southerly, along a line forming an interior angle of ninety-
six degrees and forty-eight minutes ($96^{\circ}-48'$), one hundred eighty-
three (183) feet, more or less, to the Harbor Commissioner's Line
as established December 13, 1929;

Thence westerly, along said Harbor Commissioner's Line, four hundred
fifty-nine (459) feet, more or less, to its point of intersection
with a line normal to the southerly line of West Commercial Street
at the point of beginning;

Thence northerly, along said normal line, two hundred twenty-seven
(227) feet, more or less, to the point of beginning.

Said parcel contains 109,573 square feet, more or less.

For source of title, reference may be had to deed of J. B. Brown et
als to Portland and Ogdensburg Railroad Company, dated December 15,

1871, and recorded in Cumberland County Registry of Deeds in Book 394, Page 113; and to deed of J. B. Brown & Sons to Portland Terminal Company, dated January 2, 1917, and recorded in Cumberland County Registry of Deeds in Book 982, Page 236.

Us here and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it the said Cianbro

Corporation, its successors ~~and~~ and Assigns forever.

In Witness Whereof, the said Portland Terminal Company

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by E. S. Miller

, its President

thereunto duly authorized, this 26th day of June

in the year one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered
in presence of

John W. Kelly

PORTLAND TERMINAL COMPANY

By: *E. S. Miller*

President

04532
STATE OF MAINE
BUREAU OF TAXATION
JUL 27 1973
25.30





ASSOCIATED DESIGN PARTNERS INC.

222 Riverside St. • Portland, Maine 04103

Office: 207 • 871 • 8333

71-F-207
Sept. 24 1996


Ms. Marge Schmuckal
Code Enforcement, City of Portland
389 Congress Street
Portland, Maine 04101

RE. Wharf reconstruction 328 West Commercial Street

Dear Ms. Marge Schmuckal

Associated Design Partners is sending this correspondence on behalf of Cianbro Corporation. Cianbro intends to reconstruct an existing wharf on property adjacent to yours on West Commercial St., Portland Me. This reconstruction project to Ricker's wharf is being undertaken for the primary purpose of providing structural repairs or replacement of deteriorated deck and pilings. The existing wharf location will be maintained. The attached permit application to the DEP requires we send this copy via certified mail. Should you have any questions regarding the project please contact us.

Sincerely,



James A. Thibodeau
President
Associated Design Partners

cc. Greg Scott, Cianbro
James D Cassida, DEP, Portland
RE. Wharf reconstruction 328 West Commercial Street

071-f-007

NOTICE OF INTENT TO FILE

File

Please take notice that CIANBRO CORP. 328 West Commercial St.
(Name, Address and Phone of Applicant)
Portland, ME 04102 phone (207) 773-5852

is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 480-A through 480-V on or about Oct. 1996
(anticipated filing date)

The application is for Structural repairs and replacement of damaged
(state specifically what is to be done)

weathered and deteriorated wood pilings and steel deck at thier
existing construction staging yard, known as Rickers wharf

at the following location:

328 West Commercial St. Portland, ME Rickers yard
(project location)

A request for a public hearing or a request that the Board of Environmental assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in (Portland, Augusta or Bangor) during normal working hours. A copy of the application may also be seen at the municipal offices in

Portland, Maine.
(town)

Written public comments may be sent to the Department of Environmental Protection, Bureau of Land and Water Quality, State House Station #17, Augusta, Maine 04333.

Received
9/27/96



CITY OF PORTLAND

December 2, 1996

Cianbro Corp.
328 W. Commercial Street
Portland, ME 04101

Re: Ricker's Wharf Reconstruction

Dear Sir:

On November 15, 1996 the Portland Planning Authority granted minor site plan approval for Ricker's Wharf Reconstruction at 328 W. Commercial Street with the following condition:

- Disturbance of shoreline for installation of new abutment pier shall be kept to a minimum. Contractor shall install a turbidity control curtain appropriate for the application in the area of the new abutment.

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

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

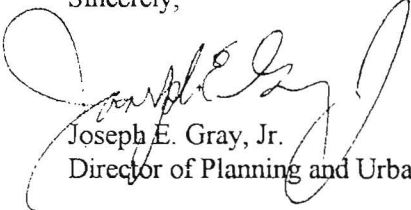
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% 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.

O:\PLANDEVREVP\PROJECTS\328WCOMM\APPR\VLTR.WPD

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.)
6. The Development Review Coordinator (874-8300 ext. 8722) 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 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
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File