

Form # P04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING CONSTRUCTION

## PERMIT

Permit Number: 041278

Please Read Application And Notes, If Any, Attached

This is to certify that Cianbro Corporation/Cianbro Corp.  
has permission to Construct new gas - insulated gas sub station  
AT 520 Danforth St 072 B002001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.  
**HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 10/5/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-1278	Issue Date:	CBL: 072 B002001
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Location of Construction: 520 Danforth St	Owner Name: Cianbro Corporation	Owner Address: 328 W Commercial St	Phone: 207-623-3521
Business Name: n/a	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland	Phone: 2077735852
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	Zone: WP2Z

Past Use: Commercial/ Temporary office trailers & parking lot	Proposed Use: Commercial/ Construct new gas-insulated sub station.	Permit Fee: \$3,711.00	Cost of Work: \$410,000.00	CEO District: 3
Proposed Project Description: Construct new gas - insulated gas sub station		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: J Type: 10 SUB STATION 10/5/04 Clu J CA	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 08/30/2004
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**Zoning Approval**

<p><b>Special Zone or Reviews</b></p> <p><input checked="" type="checkbox"/> Shoreland <i>Exempt by ordinance but well over 95' from HWM</i></p> <p><input type="checkbox"/> Wetland?</p> <p><input type="checkbox"/> Flood Zone <i>Panel 11 zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2004-0013</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK with conditions March 9, 2004</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>PLANNING BOARD</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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**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.

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1278	<b>Date Applied For:</b> 0813012004	<b>CBL:</b> 072 B002001
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<b>Location of Construction:</b> 520 Danforth St	<b>Owner Name:</b> Cianbro Corporation	<b>Owner Address:</b> 328 W Commercial St	<b>Phone:</b> 207-623-352 1
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Cianbro Corp.	<b>Contractor Address:</b> 328 W. Commercial Street Portland	<b>Phone</b> (207) 773-5852
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Commercial	

Commercial / Construct new gas-insulated sub station.

Construct new gas - insulated gas sub station

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/3 112004  
**Note:** **Ok to Issue:**

- 1) This is a reminder that section 14-320.3 requires that the noise levels shall not exceed 55 decibels on the A scale between 7.00 pm and 7:00 am measured at or within any residential zone. There has been information submitted to show that shows estimates of 45 and 51 dBA's.
- 2) Separate permits shall be required for any new signage. All lighting on site shall be shielded included any proposed signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 10/05/2004  
**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 09/01/2004  
**Note:** **Ok to Issue:**

**Dept:** Engineering      **Status:** Open      **Reviewer:** Tony      **Approval Date:** \_\_\_\_\_  
**Note:** PUBLIC WORKS ENGINEERING REVIEW...2/11/04 **Ok to Issue:**

I have reviewed the submittal packet dated 1/30/04 and offer the following comments:

1. The plans need to specify the limits of excavation within West Commercial Street, associated with this project.
2. The applicant should consult Public Works regarding their plan for improvements near Beach Street. The CMP plan may represent a conflict.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 02/16/2004  
**Note:** **Ok to Issue:**

<b>Location of Construction:</b> 520 Danforth St	<b>Owner Name:</b> Cianbro Corporation	<b>Owner Address:</b> 328 W Commercial St	<b>Phone:</b> 207-623-3521
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Cianbro Corp.	<b>Contractor Address:</b> 328 W. Commercial Street Portland	<b>Phone:</b> (207) 773-5852
<b>Tenant/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Commercial	

9-28-04  
 Inspection fee paid. OK to issue Building Permit. WBN

**Comments:**

9/17/2004-mjn: Called Mr. Mirabile and advised of the need for Geo Tech info, stamped Piling and foundation plans and Statement of Special Inspections. Received 9/27/2004

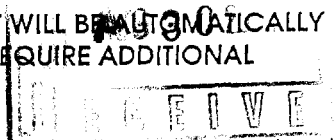
# All Purpose Building Permit Application

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

1516- P  
fath

Total Square Footage of Proposed Structure <b>3,810</b>		Square Footage of Lot <b>23,775</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>72</b> Block# <b>B</b> Lot# <b>2</b>	Owner: <b>CENTRAL MAINE POWER CO</b> <b>83 EDISON DRIVE</b> <b>AUGUSTA ME 04336</b>	Telephone: <b>207-</b> <b>623-3521</b>	
Lessee/Buyer's Name (if Applicable) <b>NA</b>	Applicant name, address & telephone: <b>CENTRAL MAINE POWER</b> <b>83 EDISON DRIVE</b> <b>AUGUSTA, ME 04336</b> <b>207-623-3521</b>	cost Of Work: \$ <b>410,000</b> Fee: \$ <b>3,711.00</b>	
Current use: <b>CIAMBRO CORP. TEMPORARY TRAILER OFFICES &amp; PARKING LOT</b>			
If the location is currently vacant, what was prior use: <b>NA</b>			
Approximately how long has it been vacant: <b>NA</b>			
Proposed use: <b>ELECTRICAL SUBSTATION</b>			
Project description: <b>CONSTRUCT A NEW GAS-INSULATED SUBSTATION (GIS) 12KV SW, TELLGEAR, AND CONTROL HOUSE. THE GIS WILL INCLUDE MODULAR METAL COMPARTMENTS AND EQUIPMENT ON CONCRETE FOUNDATIONS.</b>			
Contractor's name, address & telephone: <b>CIAMBRO CORP RICKER'S WHARF, PORTLAND ME</b> <b>#773-5852</b> <b>04102</b>			
Who should we contact when the permit is ready: <b>GERDY J. MIRABILE, CMP</b> Mailing address: <b>83 EDISON DRIVE</b> <b>#626-9557</b> <b>XX</b> <b>AUGUSTA, ME 04336</b> <b>cell</b>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.



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

Signature of applicant: <b>gerdy mirabile</b>	Date: <b>8/17/04</b>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

**From:** William Needelman  
**To:** Marge Schmuckal  
**Date:** Wed, Sep 1, 2004 9:15 AM  
**Subject:** Re: CMP Substation - W. Comm

Marge,

Not yet. We can discuss at today's Deverew.

Bill

>>> Marge Schmuckal 08/31/2004 2:16:13 PM >>>

Bill,

Cianbro has filed for a building permit on this project. Are you OK for a site plan release for it?

Marge

**From:** Marge Schmuckal  
**To:** William Needleman  
**Date:** Tue, Aug 31, 2004 2:16 PM  
**Subject:** CMP Substation - W. Comm.

Bill,  
Cianbro has filed for a building permit on this project. Are you OK for a site plan release for it?  
Marge

Applicant: CMP Substation  
Address: 328 W. Commercial St

Date: 3/1/04  
C-B-L: 072-B-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New lot

Zone Location - WPDZ

Interior or corner lot -

Needs Approve

Proposed Use/Work - Utility Substation for CMP

Conditional Use Approval with the Planning Bd Substantively approved 3/9/04 for ZBA

Sevage Disposal - City

Lot Street Frontage - None req

Front Yard -

Rear Yard -

Side Yard -

None req unless a pier then 5' from edge of pier -> This is not approved

Projections -

Width of Lot - N/A

Height - 45' MAX

- 12' 3/8" shown - 20' shown to appear

height top of transform sep. fire wall -

Lot Area - No min -

20,802 sq ft per assessment

Lot Coverage/ Impervious Surface -

100% lot coverage

Area per Family - N/A

Off-street Parking -

req at 50%

Loading Bays - N/A

Site Plan -

yes # 2004-0013

Shoreland Zoning/ Stream Protection -

Exempt from the 75' setback but shown outside of sheeted

Flood Plains -

Panel 16 - Zone C

estimates 45' x 51'

Sound req under performance standard

between 7:00pm - 7:00am

measured at or within any residential zone

shall not exceed 55 decibels on the A scale

(Based on 25-1)

All lighting on site shall be shielded sign A & B



From: Marge Schmuckal  
To: William Needleman  
Date: Tue, Mar 2, 2004 10:22 AM  
Subject: West Commercial St - CMP substation

### Bill

This property is located within the Waterfront Port Development Zone. It is outside of shoreland zoning and is in zone C of floodplain (no first floor restrictions on elevation).

The utility substation is a conditional use appeal to the Planning Board (substituted for the ZBA by ordinance).

All other WPDZ zoning requirements appear to be met. I have reviewed the noise estimates that is being estimated for this project. Section 14-320.3 requires that the noise levels shall not exceed 55 decibels on the A scale between 7:00 pm and 7:00 am measured at or within any residential zone. The estimates, which the applicant states are very difficult to mathematically calculate, are shown to be between 45 and 51 dBAs. This would comply with the zoning requirements.

All lighting shall be shielded. No signage has been proposed. I am not sure any will be necessary. Usually we try to initially review signage prior to final sign offs.

Bill, I noticed that barbed wire is being used on their fencing. I would direct you to section 25-1 of the Municipal Ordinance which restrict barbed wire along a public way.

All other WODZ zoning requirements are being met.

Marge Schmuckal  
Zoning Administrator

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

**2004-0013**

Application I. D. Number

**1/30/2004**

Application Date

**CMP Electrical Utility Substation**

Project Name/Description

**Central Maine Power**

Applicant

**83 Edison Drive, Augusta, ME 04336**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 621-4478 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**328 - 328 W. Commercial St., Portland, Maine**

Address of Proposed Site

**072 B002001**

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) **Electrical Utility Substation**

**4,000 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

**WPDZ**

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 Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 2/4/2004

**Zoning Approval Status:**

Reviewer Mange  
 Denied

- Approved  Approved w/Conditions See Attached

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit 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	

Chapter 25

STREETS, SIDEWALKS AND OTHER PUBLIC PLACES\*

- Art. I. In General, §§ 25-1–25-15  
**Art. II.** Obstructions and Encumbrances, §§ 25-16–25-45  
Div. 1. Generally, §§ 25-16–25-25  
Div. 2. Permit, §§ 25-26–25-45  
**Art. III.** Street Acceptances, §§ 25-46–25-65  
**Art. IV.** Street Grades, §§ 25-66–25-80  
**Art. V.** Street Names and Numbers, §§ 25-81–25-95  
Art. VI. Sidewalk and Curbing Construction and Maintenance, §§ 25-96–25-116  
Art. **VII.** Excavations, §§ 25-116–25-170  
Div. 1. Generally, §§ 25-116–25-150  
Div. 2. Permit, §§ 25-151–25-170  
Art. **VIII.** Snow, Ice and Litter Removal, §§ 25-171–25-190  
**Art. IX.** Moving of Structures, §§ 25-191–25-205  
Div. 1. Generally, §§ 25-191, 25-192  
Div. 2. Permit, §§ 25-193–25-205

ARTICLE I IN GENERAL

 **Sec. 25-1.** Barbed wire prohibited.

No fence of barbed wire, or ~~of~~ which barbed wire is a part, shall be erected or maintained along the line of any such streets, ways, or public places in the city without a revocable permit issued by the building inspector therefor. The city council may provide by order for a reasonable fee for such permit. No permit shall be issued unless the building inspector determines that such barbed wire will be erected and maintained in such a way as to adequately protect users of such streets, ways and public places.

(Code 1968, § 703.8; Ord. ~~No.~~ 118-82, 8-2-82)

**Sec. 25-2.** Excavations to be fenced.

The owner, lessee or occupant of property adjoining any street, way or public place in the city shall provide and maintain a sufficient fence for the protection of the public upon or near the line of the street, way or public place in the event an excavation exists on the property

\*Cross references – Ordinances dedicating, naming, establishing, locating, relocating, opening, paving, widening, vacating, etc., any street or public way in the city saved from repeal, § 1-4(3); ordinances establishing or prescribing grades in the city saved from repeal, § 1-4(6); dogs running at large prohibited, § 5-17; buildings and building regulations, Ch. 6; cemeteries, Ch. 7; land use, Ch. 14; loitering, § 17-1; parks, recreation and public buildings, Ch. 18; peddlers and solicitors, Ch. 19; public markets, Ch. 21; sewers, Ch. 24; broadband communications network, Ch. 27; traffic and motor vehicles, Ch. 28; vehicles for hire, Ch. 30.

State law references – Highways generally, 23 M.R.S.A § 1 et seq.; local highway law, 23 M.R.S.A § 2701 et seq.

August 25, 2004

Mr. Michael Seavey  
Central Maine Power Company  
53 Anthony Avenue  
Augusta, ME 04330

Subject: C6331 Design Certificates

Dear Mr. Seavey:

Enclosed are the preliminary design documents that you requested for the electrical switchgear equipment enclosure at the Fore River Substation. The Accessibility Certificate is not considered applicable since this equipment shelter is not intended to accommodate the public and is only intended to be occupied by ambulatory individuals.

I have sealed the documents with my Missouri seal as I am presently in the process of applying for registration as a professional engineer in the State of Maine through comity. Final forms will be resubmitted at a later date with a Maine seal once such registration is complete.

Should you have any questions or require additional information, please feel free to contact me.

Sincerely,



Michael C. Stieffermann, P.E.

Enclosures (3)



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
359 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: MICHAEL C. STIEFERMANN

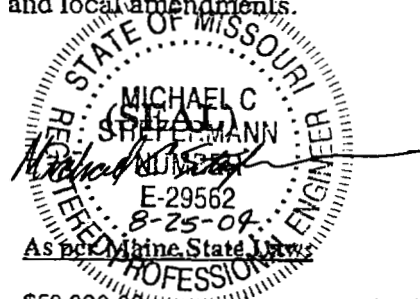
RE: Certificate of Design

DATE: 08/25/2004

These plans and / or specifications covering construction work on:

STRUCTURAL PROVISIONS OF OUTDOOR METALCLAD SWITCHGEAR EQUIPMENT  
ENCLOSURE FOR CENTRAL MAINE POWER COMPANY'S FORE RIVER SUBSTATION

I have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code 1999 (Fourteenth Edition) and local amendments.



As per Maine State Laws  
\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Michael C. Stief

Title: ENGINEER

Firm: CENTRAL ELECTRIC MFG. Co.

Address: 7900 U.S. HWY 54  
FULTON, MO 65251



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM DESIGNER: MICHAEL C. STIEFFERMANN  
CENTRAL ELECTRIC MANUFACTURING COMPANY

DATE: AUGUST 25, 2004

Job Name: FORE RIVER SUBSTATION

Address of Construction: 328 W. COMMERCIAL STREET, PORTLAND, MAINE

THE BUCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)  
Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA-1999 Use Group Classification(s) S-2

Type of Construction 5B Bldg. Height 140" Bldg. Sq. Footage 432

Seismic Hazard Exposure Group II Seismic Performance Category C

Roof Snow Load Per Sq. Ft. 100 PSF Dead Load Per Sq. Ft. 12 PSF (ROOF)

Basic Wind Speed (mph) 90 MPH Effective Velocity Pressure Per Sq. Ft. 20.7

Floor Live Load Per Sq. Ft. 125 PSF

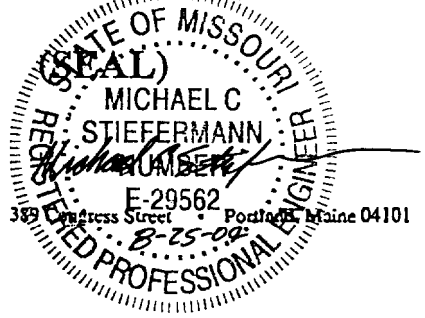
Structure has full sprinkler system? Yes  No  Alarm System? Yes  No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is Structure being considered unlimited area building: Yes  No

If mixed use, what subsection of 313 is being considered: NOT MIXED USE

List Occupant loading for each room or space, designed into this project. SINGLE SPACE, OCCUPANT LOAD = 15



Michael C. Stieffermann  
Designers Stamp & Signature



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: NOT APPLICABLE

Address of Project: \_\_\_\_\_

Nature of Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

3

Phone: \_\_\_\_\_

(SEAL)

# AZZ | CENTRAL ELECTRIC

August 25, 2004

Mr. Michael Seavey  
Central Maine Power Company  
53 Anthony Avenue  
Augusta, ME 04330

Subject: C6331 Design Certificates

Dear Mr. Seavey:

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Should you have any questions or require additional information, please feel free to contact me.

Sincerely,



Michael C. Stieffermann, P.E.

Enclosures (3)





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of **Planning &** Urban Development  
Division of Housing & Community Service

FROM: MICHAEL C. STIEFERMANN

RE: Certificate of Design

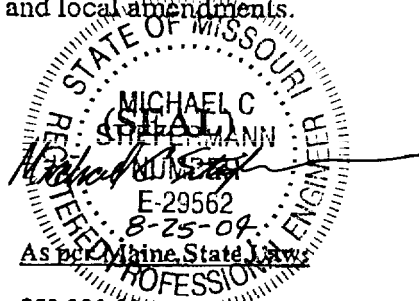
DATE: 08/25/2004

These plans and / or specifications covering construction work on:

STRUCTURAL PROVISIONS OF OUTDOOR METALCLAD SWITCHGEAR EQUIPMENT

ENCLOSURE FOR CENTRAL MAINE POWER COMPANY'S FORE RIVER SUBSTATION

I have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.



Signature: Michael C. Stiefermann

Title: ENGINEER

Firm: CENTRAL ELECTRIC MFG. Co.

Address: 7900 U.S. HWY 54  
FULTON, MO 65251

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM DESIGNER:** MICHAEL C. STIEFFERMANN  
CENTRAL ELECT. MANUFACTURING COMPANY

**DATE:** AUGUST 25, 2004

**Job Name:** FORE RIVER SUBSTATION

**Address of Construction:** 328 W. COMMERCIAL STREET, PORTLAND, MAINE

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA-1999 Use Group Classification(s) S-2

Type of Construction 5B Bldg. Height 140" Bldg. Sq. Footage 432

Seismic Hazard Exposure Group II Seismic Performance Category C

Roof Snow Load Per Sq. Ft. 100 Dead Load Per Sq. Ft. 12 PSF (ROOF)

Basic Wind Speed (mph) 90 MPH Effective Velocity Pressure Per Sq. Ft. 20.7

Floor Live Load Per Sq. Ft. 125 PS

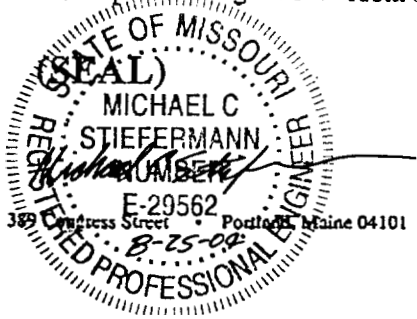
Structure has full sprinkler system? Yes  No  Alarm System? Yes  No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is Structure being considered unlimited area building: Yes  No

If mixed use, what subsection of 313 is being considered: NOT MIXED USE

List Occupant loading for each room or space, designed into this project. SINGLE SPACE, OCCUPANT LOAD=15



*Michael C. Stieffermann*  
Designers Stamp & Signature



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: NOT APPLICABLE

Address of Project: \_\_\_\_\_

Nature of Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

The *technical submissions* covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

3

Phone: \_\_\_\_\_

(SEAL)

**SHORT FORM QUITCLAIM DEED**  
**WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, that CIANBRO CORPORATION, a Maine corporation with a mailing address of One Hunnewell Square, Pittsfield, Maine 04967, FOR CONSIDERATION PAID, grants to **CENTRAL MAINE POWER COMPANY**, a Maine corporation with a mailing address of 83 Edison Drive, **Augusta, ME 04336**, WITH QUITCLAIM COVENANT, the following described real property located in Portland, Cumberland County, State of Maine:

Real estate described on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, CIANBRO CORPORATION has caused this instrument to be executed by Peter G Vig, its duly authorized President + CEO, this 13<sup>th</sup> day of August, 2004.

WITNESS:

CIANBRO CORPORATION

Jessica E. Brown

By: Peter G Vig  
Its: President + CEO  
Print Name: Peter G. Vigne

STATE OF MAINE  
COUNTY OF SOMERSET, S.S.

August 13, 2004

Personally appeared the above-named Peter G, President + CEO of Cianbro Corporation, as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Cianbro Corporation.

Before me.

H. Bonnie Brown  
Notary Public/Attorney-at-Law

**H. Bonnie Brown**  
**Notary Public**

**My commission expires**

**October 5, 2004**

## EXHIBIT A

A certain lot or parcel of land located adjacent to the northerly sideline of West Commercial Street, so-called, and adjacent to the southerly sideline of Danforth Street, so-called, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning on the northerly sideline of said West Commercial Street at the southeasterly corner of property now or formerly of Portland Water District, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 4006, Page 304, thence by the following courses and distances:

- 1) N 33° 20' 27" W along said land of Portland Water District, and along land now or formerly of P&D Real Corp., as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15299, Page 96, a distance of One Hundred Forty and  $47/100$  (40.47) feet to a point on the southerly sideline of said Danforth Street.
- 2) N 56° 35' 37" E along said Danforth Street, a distance of Twenty-Six and  $45/100$  (26.45) feet to a point.
- 3) Northeasterly along said Danforth Street, and along a curve to the right having a radius of Six Hundred Nine and  $44/100$  (609.44) feet, an arc distance of Fifty-Eight and  $80/100$  (58.80) feet to the westerly line of land now or formerly of Portland Terminal Company, as described in a deed recorded in said Registry in Book 394, Page 113.
- 4) Southeasterly along said land of Portland Terminal Company, and along a curve to the left having a radius of One Thousand Twenty-one and  $53/100$  (1,021.53) feet, an arc distance of Two Hundred Forty-Three and  $66/100$  (243.66) feet to the northerly sideline of said West Commercial Street.
- 5) S 73° 28' 37" W along the northerly sideline of said West Commercial Street a distance of Two Hundred Twenty-Eight and  $74/100$  (228.74) feet to the point of beginning.

Description based on a plan and survey entitled "Standard Boundary Survey for Proposed Electrical Substation," West Commercial Street, Portland, Maine made for Central Maine Power, prepared by Titcomb Associates, dated January, 2004, last revised July 21, 2004 (the "Plan").

Bearings are based on grid north, Maine State Plane Coordinate System, West Zone, NAD 83.

Meaning and intending to convey and hereby conveying all of the property conveyed to Cianbro Corporation by the following deeds:

- a. Edward F. Lally to Cianbro Corporation, Book 4179, Page 166, February 27, 1978
- b. James O. Cobb to Cianbro Corporation, Book 3567, Page 293, July 1, 1974
- c. Nellie Jacobson to Cianbro Corporation, Book 3209, Page 218, January 13, 1972
- d. William Leavitt (Receiver of Bemstein and Jacobson, Inc.) to Cianbro Corporation, Book 3207, Page 802, December 22, 1971
- e. William Leavitt (Receiver of Bemstein and Jacobson, Inc.) to Cianbro Corporation, Book 3207, Page 806, December 22, 1971, except that portion of the premises

conveyed by Cianbro Corporation to James O. Cobb by deed of July **1,1974** recorded in said Registry at Book **3567**, Page **291**, and

- f. Deed of Vacation from the State of Maine to Cianbro Corporation dated March 24, 2004 recorded in said Registry at **Book 21160**, Page **209** that released to Cianbro Corporation a parcel of land that had been taken by the State of Maine by Notice of Layout and Taking dated November **13,2002** recorded in said Registry at **Book 19154**, Page **155**, said Taking being of a portion of the premises conveyed to Cianbro Corporation by aforesaid deeds recorded in said Registry at Book **3207**, Page **806**, and Book **3209**, Page **218**.

And any interest in the premises acquired by virtue of the judgment in *Cianbro Corporation, et al. v. The State of Maine, et al.* in Superior Court Civil Action Docket No. **78-1469** dated June **18,1979** recorded in said Registry at Book **4448**, Page **90**;

Also releasing to Central Maine Power Company all rights, if any, of Cianbro Corporation in the land of Portland Terminal Company lying northeasterly of and adjacent to the premises herein conveyed.

Subject to the following:

Easements from Cianbro Corporation to Portland Water District dated June **28,1976** and January **27,1999** recorded respectively in said Registry at Book **3874**, Page **41** and Book **14524**, Page **13**.

Rights reserved in the aforesaid Deed of Vacation from the State of Maine to Cianbro Corporation.

License from Cianbro Corporation to P&D Realty Corp and Coachworks, Inc. dated March **23, 2004** recorded in said Registry at Book **21153**, Page **115**.

Easement from Cianbro Corporation to the City of Portland dated August **13,2004**, recorded in said Registry at Book **21674**, Page **290**.

Real estate taxes not yet due and payable.

O:\RES\13952-CMP Cianbro Ptlld site\Exhibit A for Cianbro Quitclaim Deed Final 8-16-04.doc

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

Orlando E. Delogu, Chair  
Lee Lowry 111, Vice Chair  
John Anton  
Kevin Beal  
Michael Patterson  
David Silk  
Janice E. Tevanian

March 23, 2004 (resubmitted for signature August 24, 2004)

Michael Seavey, Project Manager  
Central Maine Power  
53 Anthony Avenue  
Augusta, Maine 04330

RE: Fore River Substation, 328 West Commercial Street

CBL: 72-B-2

Dear **Mr.** Seavey:

On March 9, 2004, the Portland Planning Board voted 4 to 0 (Delogu and Lowry absent, Silk recused) to approve each of the following motions:

**i.** Conditional Use:

That the substation plan is in conformance with the Conditional Use Standards for Waterfront Port Development Zone and Section 14-474 of the Land Use Code;

**ii.** Waivers:

A. Sidewalk

That the two following criteria **do** apply, (namely that *a safe alternative-walking route is reasonably available, ~~for~~ example, by way ~~of~~ a sidewalk on the other side ~~of~~ the street, and strict adherence to the sidewalk requirement would result in the loss ~~of~~ significant site features related to landscaping or topography that are deemed to be ~~of~~ a greater public value) and therefore the Board waives the requirement for sidewalk.*

B. Curbing

That the two following criteria **do** apply, (namely that *the street is scheduled ~~for~~ major reconstruction and strict adherence to the curb requirement would result in the loss ~~of~~ significant site features related to landscaping or topography that are deemed to be ~~of~~ a greater public value) and therefore the Board waives the requirement for granite curbing.*

**ii.** Site Plan:

That the substation plan meets the Site Plan Standards of the City Land Use Code;

Subject to the following conditions of approval:

- a. That the City accepts the applicant's proposal of funding \$5000 worth of landscaping and that the applicant and the City work to resolve whether some component of that could not reasonably be included on-site in such a way that it does not obscure visibility of the interior of the transformer area from the street.
- b. That the access apron from West Commercial Street be reduced to a width equal to or less than the width of the facility fencing as shown.
- c. That the applicant explore with the City a revised drainage and stormwater management plan, not to exceed an additional \$5000 in cost. If the applicant and the City reach an impasse, the applicant can return to the Board for resolution.

The approval is for an electrical substation and associated electrical duct banks. The applicant should note the final location and installation details of the duct bank system to be located in the City right of way will need to be coordinated with the City Department of Public Works, as proposed at the Public Hearing

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #7-04, which is attached.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. 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.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at



874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Bill Needelman, Senior Planner at 874-8722.

Sincerely,



Orlando Delogu, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Jack Lufkin, Economic Development Division Director  
Sarah Hopkins, Development Review Services Manager  
Bill Needelman, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Karen Dunfey, Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Approval Letter File



## Central Maine Power

August 30, 2004

Mr. Michael Nugent  
Building Inspector  
City of Portland, Maine  
City Hall, 389 Congress Street  
Portland, ME 04101-3503

RE: CMP New Fore River Substation, West Commercial Street  
Application for Building Permit

Dear Mr. Nugent:

Central Maine Power Company (CMP) hereby applies for a Building Permit for its proposed Fore River Substation, to be constructed on West Commercial Street in Portland. This new electrical substation is necessary to provide reliable and ample electrical service to the Portland peninsula. The Portland Planning Board granted this project Site Plan and Conditional Use approval on March 9, 2004.

Specifically, CMP proposes to construct a new electrical substation on the Cianbro parcel at 328 West Commercial Street. The substation will tap into the existing 115 kV underground transmission line Section 275 that extends from Cape Substation in South Portland, to the Sewall Street Substation in Portland. This substation will provide transformation to 12 kV for local distribution circuits. Substation details include:

- Two circuit breakers within the substation will split and protect transmission line Section 275;
- The substation 115 kV bus will serve two additional 115 kV circuit breakers that will feed two 115/12 kV, 22.4 MVA transformers;
- The two power transformers will serve a 12 kV metal-clad switchgear unit with attached control house;
- The metal-clad switchgear unit will have two 12 kV low side circuit breakers that will serve two 12 kV buses with associated bus tie circuit breaker;
- The 12 kV buses will serve a total of eight 12 kV distribution circuits with associated circuit breakers.

Attached to this letter are the following:

- Completed Building Permit Application;
- Copy of the Planning Board's March 9, 2004 Site Plan and Conditional Use approval of this substation;
- Building Permit application fee check in the amount of \$3,71.00, payable to "City of Portland";

An equal opportunity employer

83 Edison Drive | Augusta, ME 04336

tel (207) 622-3521  
S:\Projects\T&D\Substations\Fore River Substation, Portland\BuildingPermitApp\CoverLetter.doc

[www.cmpco.com](http://www.cmpco.com)

**E**  
An Energy East Company

- Copy of the signed and recorded Quitclaim Deed from Cianbro Corporation to CMP for the project property;
- One full sized set and one reduced (11" x 17") set of the following drawings:
  1. Standard Boundary Survey for Proposed Electrical Substation, revised 8/17/04;
  2. Site Plan, Existing Conditions/Demo Plan, Fore River S/S, dated 8/13/04;
  3. Site Plan, General Location Plan, Fore River S/S, dated 8/13/04;
  4. Site Plan, Drainage, Grading & Erosion Plan, Fore River S/S dated 8/13/04;
  5. Site Plan, 115kV Line Profile, Fore River S/S, dated 8/13/04;
  6. Site Plan, Detail Sheet, Fore River S/S (Sheets 5 & 6), dated 8/13/04;
  7. Site Plan, 115 kV Detail, Fore River S/S and Sewall Street S/S, dated 8/13/04;
  8. Site Plan, Manhole Detail, Fore River S/S, dated 8/13/04;
  9. Foundation Details, Foundation Plan, Fore River S/S (Sheet 1), dated 8/13/04 (Note: details are being finalized and, as such, this drawing is not yet stamped by a Professional Engineer);
  10. Site Plan, Retaining Wall Detail, Fore River S/S, dated 8/13/04;
  11. Equipment Layout, Metalclad Switchgear – Control House, revised 8/19/04; and
  12. Fire Alarm System, Metalclad Switchgear – Control House, revised 8/19/04.
- Letter dated August 25, 2004 from Michael C. Stieffermann, P.E., of Central Electric Manufacturing Company (Fulton, Missouri), manufacturer of the substation control house, with the following attachments:
  - A completed, signed and stamped Certificate of Design;
  - A completed, signed and stamped Building Code Certificate; and
  - Accessibility Certificate (not applicable; see cover letter).

Please call me at 626-9557 if you have any questions regarding the attached information. Thank you for your attention to this.

Sincerely,



Gerry J. Mirabile  
Lead Analyst – Compliance

Attachments

cc: MD Seavey, CMP Project Manager