

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CITY OF PORTLAND

Located At 15 WELCH ST, PEAKS ISLAND

Job ID: 2011-07-1783-NEWCOM

CBL: 084 - - R - 001 - - - -

has permission to

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

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

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

N/A

ABM 7/29/11

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1783-NEWCOM

Located At: 15 WELCH, Peaks
Island

CBL: 084 - - R - 001 - 001 - - - -

Conditions of Approval:

Building

1. Because the proposed shed is less than 200 square feet in size, the Building Code exempts this type of structure from review. This shed has not been reviewed for building code compliance.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1783-NEWCOM	Date Applied: 7/22/2011	CBL: 084 - - R - 001 - 001 - - - -	
Location of Construction: 15 WELCH ST, Peaks Island	Owner Name: CITY OF PORTLAND	Owner Address: 389 Congress ST PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Shed Happens	Contractor Address: Route 302, Windham ME 04062	Phone:
Lessee/Buyer's Name: Portland Water District - Norman Twaddel	Phone: 207-233-6334	Permit Type: Shed	Zone: ROS/I-B
Past Use: Sewage Treatment Plant	Proposed Use: Same - sewage treatment plant - install prebuilt shed for a water sampling device	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Exempt Signature: APU
Proposed Project Description:		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland beyond 75' <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone perdis-Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/condition 7/25/11 ABM	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 Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	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	PHON



General 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.

Location/Address of Construction: <u>15 WELCH ST. PEAKS ISLAND</u>			
Total Square Footage of Proposed Structure/Area <u>40 sf</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>R</u> Lot# <u>1 TO 6, 20</u>		Applicant *must be owner, Lessee or Buyer* Name <u>PORTLAND WATER DISTRICT</u> Address <u>P.O. Box 3553</u> City, State & Zip <u>PORTLAND ME 0404</u>	Telephone: <u>774-5961</u> <u>x3057</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip		Cost Of Work: \$ <u>2800.00</u> C of O Fee: \$ Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) <u>sewage treatment plant</u> If vacant, what was the previous use? Proposed Specific use: <u>sampling shed</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: <u>prebuilt shed to house a wastewater sampling device</u>			
Contractor's name: <u>Shed Happens</u>			
Address: <u>Route 302 e 115</u>			
City, State & Zip <u>North Windham ME 04062</u>		Telephone: <u>774-5961 x3057</u>	
Who should we contact when the permit is ready: <u>NORMAN TWADDEL</u>		Telephone: <u>233-6334 (cell)</u>	
Mailing address: <u>same as applicant address</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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

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

Signature:

Norman V. Twaddel

Date:

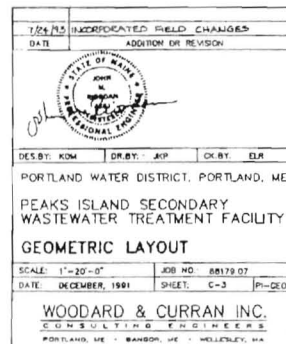
7-22-11

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

beyod 75!

min front - 1/1A
min rear - 25 - 45 (26)
min side - 121 - 116 (26)
16 - 110 (26)

по max. coverage



RECORD DRAWING

Map

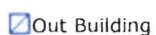


Interstate



Streets

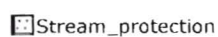
Buildings



Parcels



Stream Overlay Zone



Island Zoning



Zoning (continued)

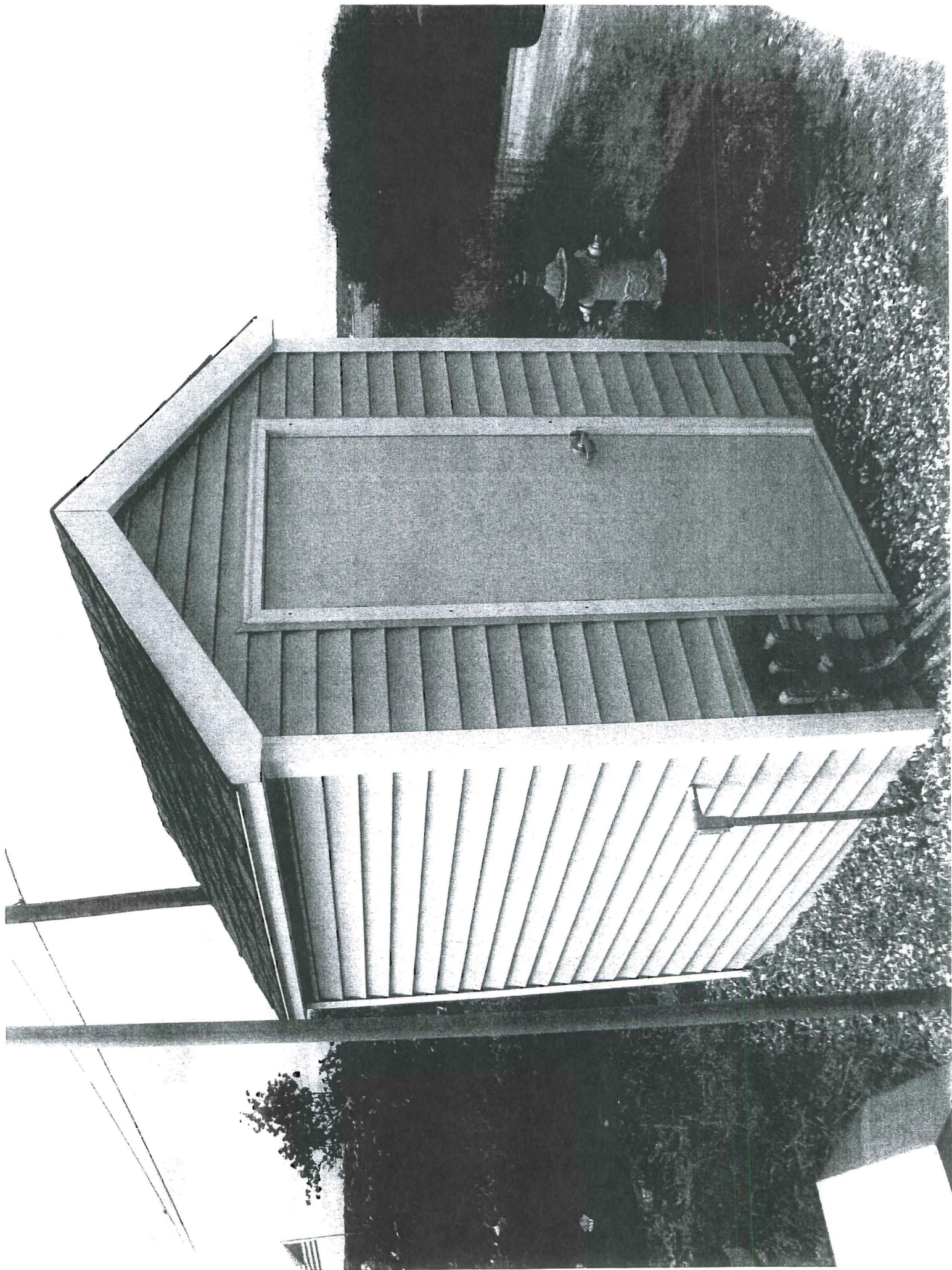


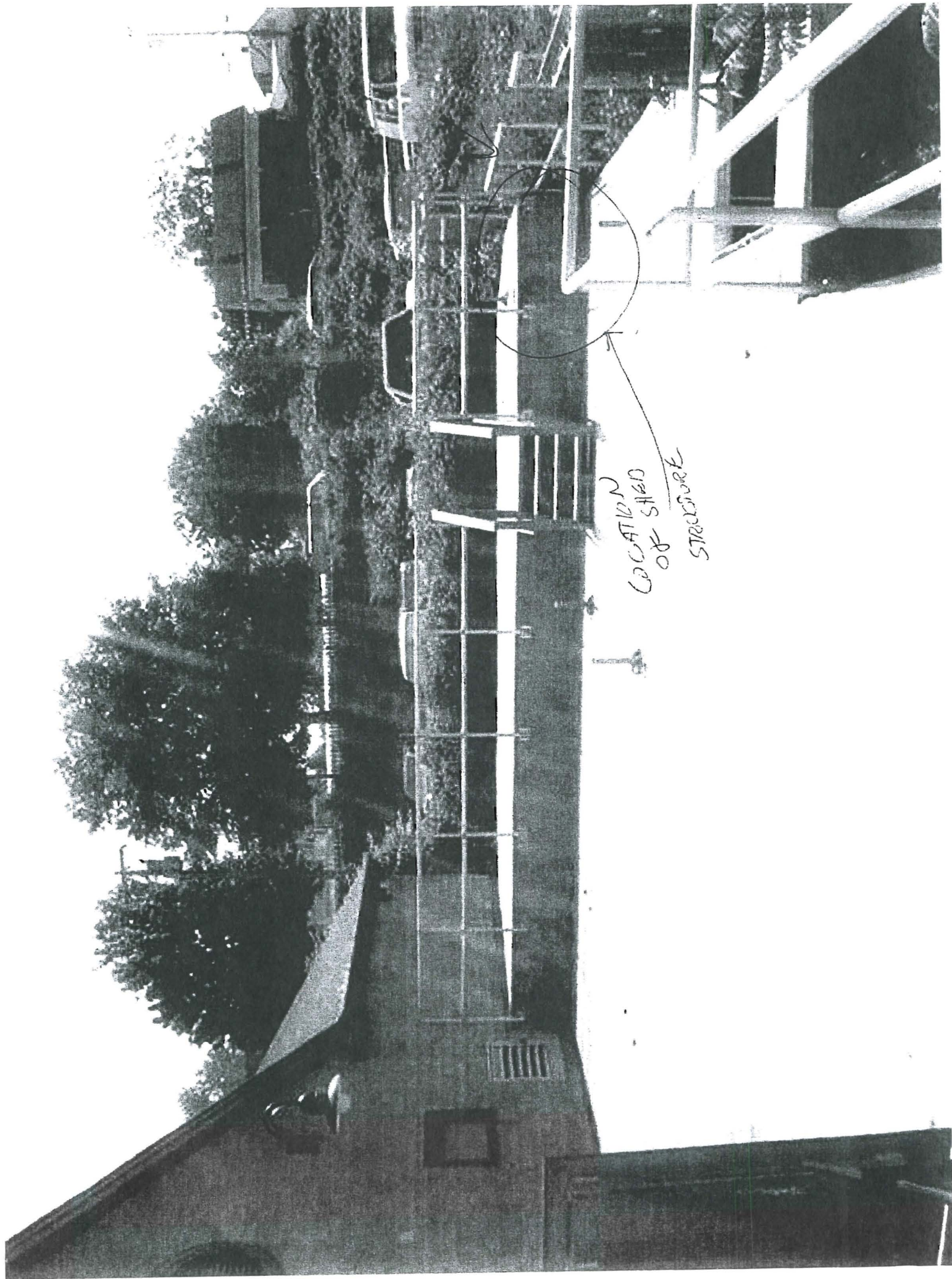
Zoning (continued)

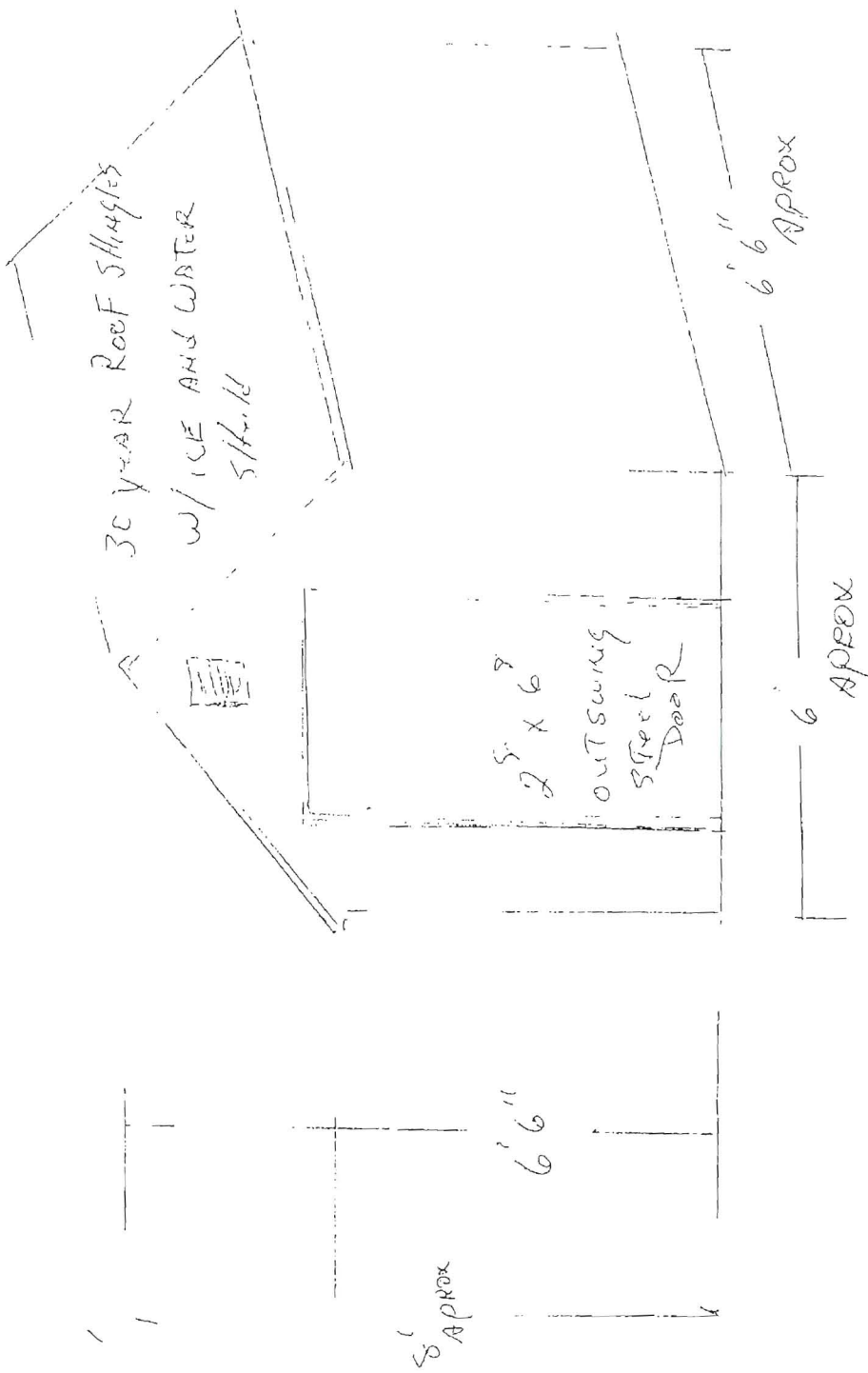


Ocean











Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

2011-282

PROJECT NAME: SAMPLING SHED AT PEAKS ISLAND TREATMENT PLANT

PROJECT ADDRESS: 15 WELCH STREET CHART/BLOCK/LOT: 84-R-1 TO 6, 20

APPLICATION FEE: \$50.00 (\$50.00)

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

INSTALL A PRECILT SAMPLING SHED

CONTACT INFORMATION:

OWNER/APPLICANT

Name: PORTLAND WATER DISTRICT

Address: P.O. BOX 3553
PORTLAND ME 04104

Work #: 774-5961 X 3057

Cell #: 233-6334

Fax #: 761-8307

Home #: _____

E-mail: ntwaddel@pwd.org

CONSULTANT/AGENT

Name: Send to the attention of Norm Twaddel

Address: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

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

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

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

<u>Y</u>	<u>N</u>
<u>Y</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>N</u>	<u>N</u>
<u>N</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>N/A</u>	<u>N/A</u>
<u>N</u>	<u>N</u>

Signature of Applicant: _____

Norm V. Twaddel

Date: _____

6/13/11

Planning Division Use Only

Authorization Granted ☒ Partial Exemption ☐ Exemption Denied ☐

*W/ standard condition
3 curbside parking by Dev Law Serv mgmt*

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

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

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

Sec. 14-523 (b). Applicability

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

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

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

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

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

Planning Division
Use Only

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

The request for an administrative authorization for 15 Welch Street, Peaks Island was granted by Barbara Barhydt, Development Review Program Manager on June 29, 2011 with the following (conditions and/or standard condition of approval)

Standard Condition of Approval

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7.22. 20 11

Received from

Portland Water District

Location of Work

15 Welch

Cost of Construction

\$ _____

Building Fee: _____

Permit Fee

\$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total:

50

Building (IL) _____

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL:

84-R-1

Check #:

129867

Total Collected \$

50

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

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy