



# Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

**1. Applicant Information**

OAKHURST DAIRY CORP.  
Applicant/Owner  
364 FOREST AVE., PORTLAND  
Mailing Address  
PINKHAM AND GREEN, CONS. ENY.  
Consultant/Agent  
781.5242 / 781.4245 N/A  
Phone Fax Cell  
Jeff Read

**2. Project Information**

5.3.10  
Application Date  
LIQUID SUGAR TANK  
Project Name/Description  
364 FOREST AVE., PORTLAND  
Address of Proposed Site  
114A - F - 001 : 004  
Assessor's Reference (Chart-Block-Lot)

**Description of Proposed Development:**

INSTALLATION OF A 10'2" DIAMETER, 43'-9" TALL LIQUID SUGAR TANK AT THE OAKHURST DAIRY PROPERTY AT 364 FOREST AVE., PORTLAND

(Please Attach Sketch/Plan of Proposal/Development)

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

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	<u>YES</u>	<u>YES</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>YES</u>	<u>YES</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>YES</u>	<u>YES NO</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>YES</u>	<u>YES</u>
e) No Additional Parking/No Traffic Increase	<u>YES</u>	<u>NO</u>
f) No Known Stormwater Problems	<u>YES</u>	<u>NO</u>
g) Sufficient Property Screening Exists	<u>YES</u>	<u>YES</u>
h) Adequate Utilities	<u>YES</u>	<u>always yes</u>

**Planning Division Use Only**

Exemption Granted  Partial Exemption  Exemption Denied

w/ conditions

The applicant must obtain all applicable building permits

Planner's Signature

*[Handwritten Signature]*

Date 05.18.2010

## Shukria Wiar - Fwd: Re: 09362 - Oakhurst Dairy Liquid Sugar Tank

---

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 5/17/2010 4:05 PM  
**Subject:** Fwd: Re: 09362 - Oakhurst Dairy Liquid Sugar Tank

---

Shukria,

This does satisfy my concerns - the lot used to be a B-3 zone when a lot of new construction was done. They bought Pizza Hut and demoed it for a new building expansion. The zone was changed to B-2 in 2002. Since the impervious surface ratio is being lessened, that is a good thing now. But that is why the impervious surface ratio is on the high end.

Marge

>>> Shukria Wiar 5/17/2010 1:53 PM >>>

Does this satisfy your concern, I am going to look at this and sign off then. Please let me know if you are okay with this.

Thanks.

Shukria

>>> Marge Schmuckal 5/14/2010 2:46 PM >>>

Thank you Jeff,  
Marge

>>> "Jeff Read" <JRead@pinkhamandgreer.com> 5/14/2010 1:36 PM >>>

Hi Marge -

I have calculated the lot coverage for the Oakhurst Dairy property in association with the proposed liquid sugar tank installation. The current property is 2.42 acres, 94.6 percent of which is currently impervious (5,738 square feet is landscaped). Proposed tank installation will increase the landscaped total by 88 square feet resulting in a slight decrease to 94.5 percent impervious. If you have any questions or require additional information, please call.

Jeffrey T. Read, P.E.

**Pinkham and Greer, Consulting Engineers**

380 US Route One, Falmouth, ME 04105

207-781-5242 voice, 207-781-4245 fax

jread@pinkhamandgreer.com



PINKHAM & GREER

CONSULTING ENGINEERS

380 US Route One  
Falmouth, Maine 04105  
Tel. 207.781.5242  
Fax. 207.781.4245

May 3, 2010  
File: 09362

Ms. Barbara Barhydt  
Planning & Urban Development Department  
CITY OF PORTLAND  
389 Congress St.  
Portland, ME 04101

RE: OAKHURST DAIRY, 364 FOREST AVENUE, PORTLAND  
APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Dear Barbara:

It was a pleasure to meet with you last week. Please review the attached application for site plan exemption for the proposed liquid sugar tank installation at the Oakhurst Dairy facility on Forest Avenue in Portland.

The proposed tank is 43'-9" tall and 10'-2" in diameter. It will be painted white to match existing tanks on the property and supported on a pile foundation with a pile cap that measures 11'-6" by 11'-6". The foundation elevation will be adjusted to assure the proposed tank meets the height requirements of the B-2 zone. Disturbed area around the installation will be repaved and landscaped as outlined on the attached plan sheet.

In keeping with Section 14-523, Subsection D of the City Zoning Ordinance, we offer the following:

1. The proposed tank and foundation will be located within the existing facility. No new buildings, building demolitions or building additions are planned in association with the proposed work.
2. The proposed tank foundation will have a footprint of approximately 133 square feet.
3. The proposed tank installation does not add any new curb cuts, driveways or parking areas for the property. The installation will not disrupt traffic circulation or parking on the property. Drive through services are not planned or anticipated with this project.
4. Existing curbs and sidewalks adjacent to the property will not be impacted by the proposed tank installation.

5. The propose tank installation will not require additional (or reduce existing) parking either on or off site. The project will not increase traffic generation from the existing facility.
6. We do not anticipate adverse impacts to stormwater runoff or existing stormwater management systems associated with the proposed construction. Work associated with the tank installation will result in a net increase of approximately 80 square feet of landscaped area on the property (from previous paved/impervious area).
7. Proposed landscaping will improve screening for adjacent properties.
8. There are no proposed changes to existing utility connections for the property. There is no proposed work scheduled in the existing right-of-way.

Thank you very much for your help in processing this application. If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

PINKHAM & GREER



Jeffrey T. Read, P.E.

Enclosures

Cc: Bill Bennett, Oakhurst Dairy Corporation  
Tom Carll, Oakhurst Dairy Corporation