

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

2000-0018
Application I. D. Number

02/10/2000
Application Date

Steve Mathews
Applicant
550 Washington Ave, Portland, ME 04103
Applicant's Mailing Address
Mark Sengelmann/Port City Arch. *671-4110*
Consultant/Agent
Agent Ph: 761-9000 **Agent Fax: 761-2010**
Applicant or Agent Daytime Telephone, Fax

#947
Botto's Bakery
Project Name/Description
550 - 550 Washington Ave, Portland Maine 04103
Address of Proposed Site
166 F004
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) **Bakery Expansion**

1,750 addition **.23 AC** **B2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review **\$900.40** Date **06/02/2000**

DRC Approval Status:

Reviewer **Gordon Smith/Steve Bushey**

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

Approval Date **04/05/2000** Approval Expiration **04/05/2001** Extension to _____ Additional Sheets Attached

Condition Compliance **Gordon Smith/Steve Bushey** **06/05/2000**
signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	06/05/2000 date	\$30,000.00 amount	06/02/2001 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	06/02/2000 date	\$585.40 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2000-0018

Application I. D. Number

02/10/2000

Application Date

Steve Mathews

Applicant

550 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Mark Sengelmann/Port City Arch.

Consultant/Agent

Agent Ph: 761-9000

Agent Fax: 761-2010

Applicant or Agent Daytime Telephone, Fax

Botto's Bakery

Project Name/Description

550 - 550 Washington Ave, Portland Maine 04103

Address of Proposed Site

166 F004

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 - that all wall packs for lighting be full cut-off wall packs as shown by the applicant as "Type C"
- 2 - that the applicant submit a detail of the pressure treated lattice fence proposed as screening for the roof top emergency generator.

Approval Conditions of DRC

- 1 Approved Subject to Site Plan Review (Addendum) Conditions of Approval:
- 2 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.
- 3 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.
- 4 Your street address is 550 Washington Avenue , the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.) for closing of the 40' curb cut to 22'
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 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.
- 9 The site contractor shall establish finish grades at the 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.
- 10 A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property. Roof drainage must also be shown and identify discharge location.
- 11 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 12 This site should be reviewed for zoning compliance.
- 13 The city traffic engineer should review curb cut changes.
- 14 The planning staff should review this application for site plan requirements including curbing, layout, lighting and landscaping.
- 15 *** NO PERMIT SHOULD BE ISSUED UNTIL A DRAINAGE PLAN HAS BEEN SUBMITTED. ***

TYPE: **A**

CATALOG #: **MHWL-175-MT**

LUMARK

DESCRIPTION

The Lumark Wal-Pak provides a durable and efficient exterior light source for any application requiring maximum performance and minimum maintenance. The rugged, die-cast aluminum housing, stainless steel hardware and sealed and gasketed optics compartment combine to make the Wal-Pak virtually impenetrable to contaminants. U.L. listed and CSA certified.

APPLICATION

Easy to install, the Wal-Pak complements any environment and is ideal for loading docks, underpasses, tunnels, stairways, building entrances, vehicle ramps and schools.

SPECIFICATION FEATURES

A...Housing

Die-cast aluminum housing is finished in dark bronze polyester powder coat.

B...Optical System

Impact resistant borosilicate prismatic glass or polycarbonate refractor.

C...Gasketing

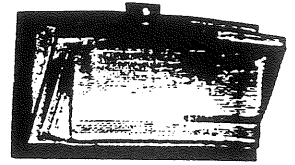
Foam-in-place high-temperature silicone gasketing seals out external contaminants.

D...Ballast

High power factor ballast with class H insulation. Minimum starting temperature is -40°C (-40°F) for HPS and -30° C (-20°F) for MH.

E...Lens Assembly

Lens assembly is hinged at bottom for easy installation and relamping. Refractor is of impact-resistant borosilicate prismatic glass or polycarbonate.



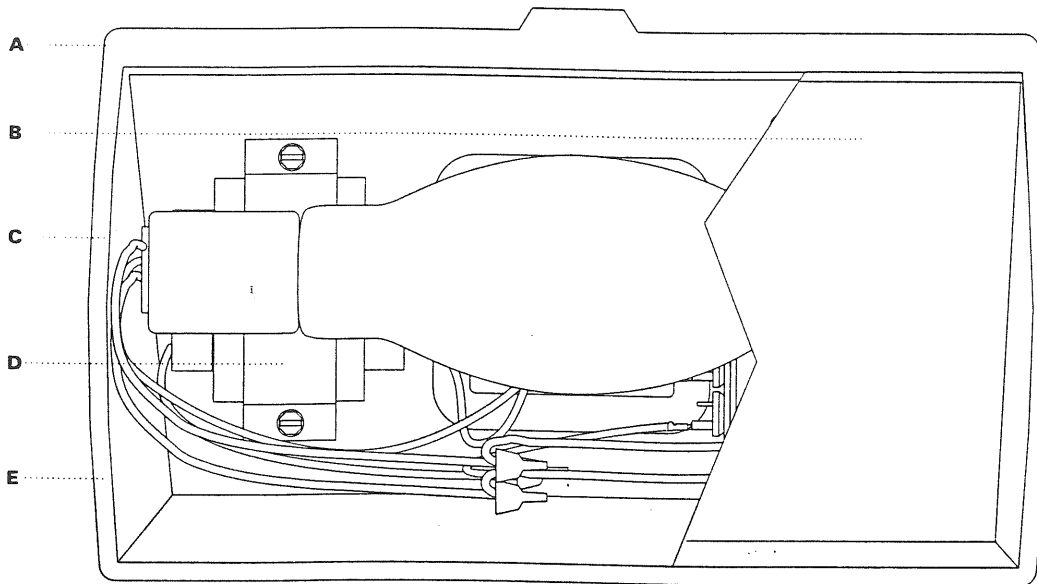
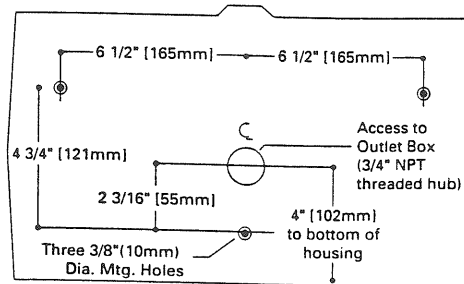
WLWAL-PAK

50 - 400 W

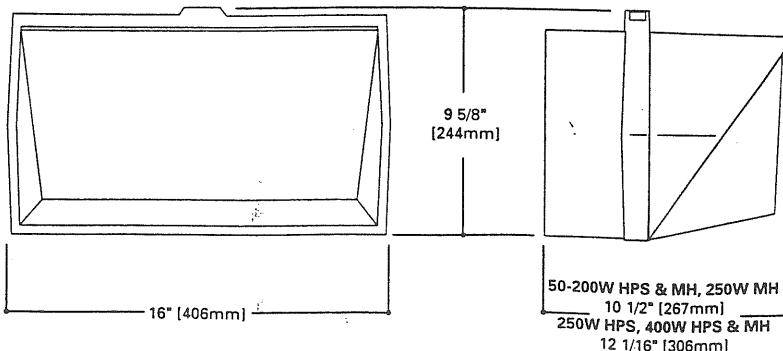
**High Pressure Sodium
Metal Halide**

WALL MOUNT

MOUNTING DETAIL



DIMENSIONS



COOPER LIGHTING

ENERGY DATA

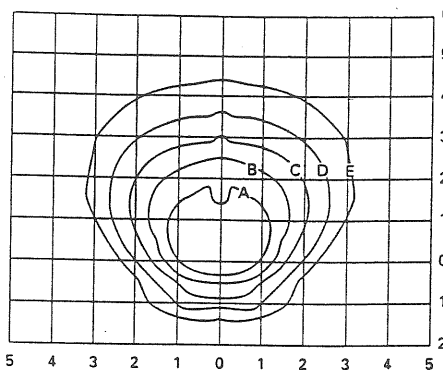
Reactor Ballast Input Watts
 50W HPS NPF/HPF (58 Watts)
 70W HPS NPF/HPF (82 Watts)
 100W HPS NPF/HPF (118 Watts)
 150W HPS NPF/HPF (175 Watts)

High Reactance Ballast Input Watts
 50W MH HPF (69 Watts)
 70W MH HPF (94 Watts)
 100W MH HPF (129 Watts)
 150W HPS HPF (190 Watts)

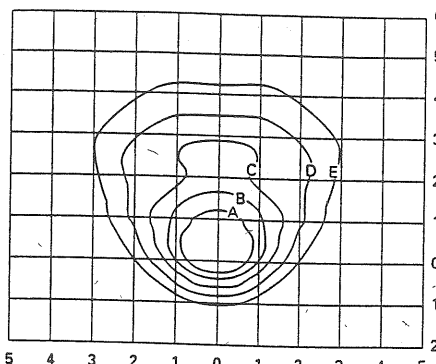
CWI Ballast Input Watts
 250W HPS HPF (300 Watts)

CWA Ballast Input Watts
 175W MH HPF (210 Watts)
 200W MH HPF (250 Watts)
 250W MH HPF (295 Watts)
 400W MH HPF (455 Watts)
 400W HPS HPF (465 Watts)

PHOTOMETRICS



HPWL-250
250-Watt HPS
30,000-Lumen Clear Lamp



MHWL-250
250-Watt MH
19,500-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
10'	8.00	4.00	2.00	1.00	0.50
15'	3.54	1.77	0.89	0.44	0.17
20'	2.00	1.00	0.50	0.20	0.10
25'	1.28	0.64	0.32	0.16	0.06

ORDERING INFORMATION

SAMPLE NUMBER: MHWL-250-MT-Q

<p>Lamp Type HP=High Pressure Sodium MH=Metal Halide</p> <p>Series/Lens WL=Wal-Pak/Borosilicate Glass Lens/HPF PL=Wal-Pak/Polycarbonate Lens /HPF WE=Wal-Pak/Borosilicate Glass Lens/NPF</p>	<p>Lamp Wattage * 50=50W 70=70W 75=75W 100=100W 150=150W 200=200W 250=250W 350=350W³ 400=400W</p>	<p>Voltage * 120V 208V 240V 277V 347V 480V</p> <p>MT=Multi-Tap * TT=Triple-Tap *</p>	<p>Options (add as suffix) F1=Single Fuse (120, 277 or 347V) F2=Double Fused (208, 240 or 480V) TR=Tamper-resistant Screws LL=Lamp Included Q=Quartz Restrike (Quartz lamp cannot exceed wattage of HID lamps. Quartz socket is dual-contact bayonet base. Quartz lamp not included.)</p>	<p>Accessories (order separately) WG/WL=Wire Guard (Not compatible with PCS) PCS=Polycarbonate Vandal Shield (Not compatible with WG/WL) TWC=Thru-way Conduit VS/WL=Visor Cut-off Shield WLR=Replacement Glass Lens PLL=Replacement Polycarbonate Lens (150W maximum) WPL=Door Only PE/MT=Field-installed Photocontrol (Specify voltage) TRSD-1/4-20=Tamper-resistant Screwdriver PE-347=Field-installed Photocontrol, 347V PE-480=Field-installed 480V Photocontrol</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

STOCK SAMPLE NUMBER: PS10

<p>Series P=Wal-Pak</p> <p>Lamp Type S=High Pressure Sodium M=Metal Halide</p>	<p>Lamp Wattage 10=100W 15=150W 17=175W 25=250W 40=400W</p>
----------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------

NOTES: Options and accessories not available with stock products. Refer to standard ordering information to add options and accessories.

Catalog Number	Former Catalog Number	Lamp Type/Base	Lamp Wattage	Voltage	Ballast Type/Power Factor	Net Wt. (lbs.)	Shipping Volume (cu. ft.)
PS10	HPWL-100-MT	HPS/Mogul	100	Multi-Tap	Hi.-X/HPF	35	1.48
PS15	HPWL-150-MT *	HPS/Mogul	150	Multi-Tap	Hi.-X/HPF	35	1.48
PS25	HPWL-250-MT	HPS/Mogul	250	Multi-Tap	CWI/HPF	37	1.48
PS40	HPWL-400-MT	HPS/Mogul	400	Multi-Tap	CWA/HPF	42	1.48
PM17	MHWL-175-MT	MH/Mogul	175	Multi-Tap	CWA/HPF	33	1.48
PM25	MHWL-250-MT	MH/Mogul	250	Multi-Tap	CWA/HPF	36	1.48
PM40	MHWL-400-MT	MH/Mogul	400	Multi-Tap	CWA/HPF	39	1.48
	HPWL-50-MT	HPS/Mogul	50	Multi-Tap	Hi.-X/HPF	32	1.48
	HPWL-70-MT	HPS/Mogul	70	Multi-Tap	Hi.-X/HPF	35	1.48
	HPWE-150-120V-LL	HPS/Mogul (included)	150	120V	Reac./NPF	32	1.48
	HPWL-200-MT	HPS/Mogul	200	Multi-Tap	CWA/HPF	35	1.48

NOTES: * Available in HPS 150W and lower.
 * All lamps are mogul-base. Except 150W MH and lower are medium base.
 * Different ballasts options available. Consult factory.
 * Add desired voltage to end of catalog number. Multi-Tap ballast is 120/208/240/277V. Triple-Tap ballast is 120/277/347V.
 * Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 * Uses S-55 (55 volt) lamp only.



Cooper Lighting

NOTE: Specifications and Dimensions subject to change without notice.

Customer First Center 1121 Highway 74 South Peachtree City, GA 30269 770.486.4800 FAX 770.486.4801

TYPE: C

CATALOG #: HCW-100M-120V-92/82-WHITE **FAIL-SAFE®**

DESCRIPTION

The Fail-Safe HCW series combines corrosion resistant construction features with energy saving HID technology. This cutoff style luminaire utilizes an aluminum housing with an unobtrusive tapered shape. It's .063" aluminum housing is sealed with gasketing to protect it from the environment. Fixture is U.L. listed for wet locations.

APPLICATION

The HCW with outstanding cutoff eliminates glare and satisfies light trespass requirements. This fixture is ideal for swimming pool areas, office buildings, walkways, warehouses and landscaping.

SPECIFICATION FEATURES

A...Housing

Die formed .063" aluminum housing fully seam welded. The housing rotates on a continuous hinge for easy relamping. Standard powder coat bronze paint. Other finish options available.

B...Reflector

Aluminum specular reflector for maximum efficiency.

C...Lens

Choice of tempered glass and polycarbonate combination or tempered glass only. See Lens Options.

D...Gasket

Non-shrinking, double-baked neoprene gasketing seals out the environment.

E...Fasteners

Two (2) stainless steel tamperproof screws prevent unauthorized access.

F...Lamp

(By Others)

G...Socket

Medium base porcelain socket.

H...Ballast

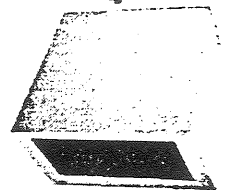
Core and coil ballast standard. High power factor.

I...Hinge

Continuous piano hinge welded to housing.

Labels

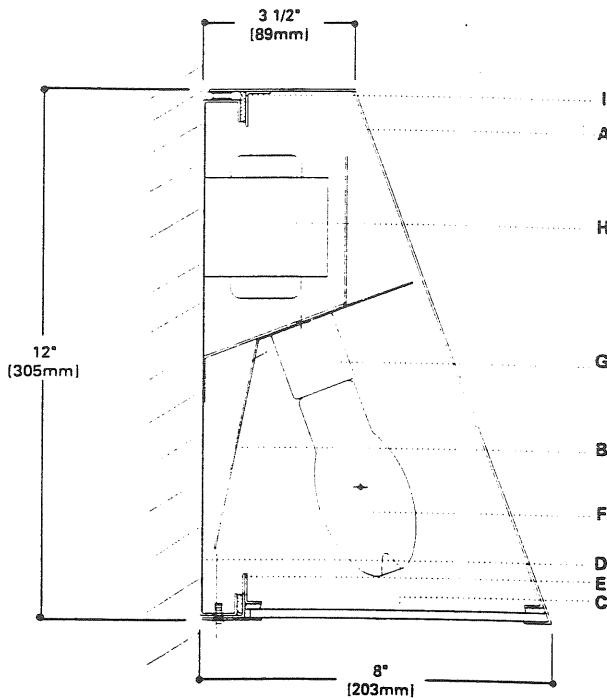
U.L. listed. Wet location.



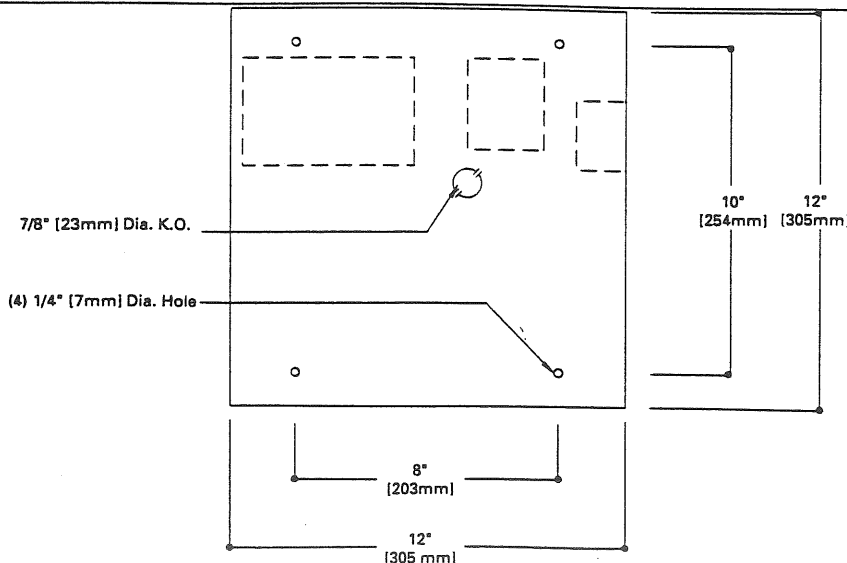
HCW

35W - 100W
High Pressure Sodium
35W - 150W
Metal Halide

**WALL MOUNT
PERIMETER
DOWNLIGHT
LUMINAIRE**



MOUNTING DIMENSIONS

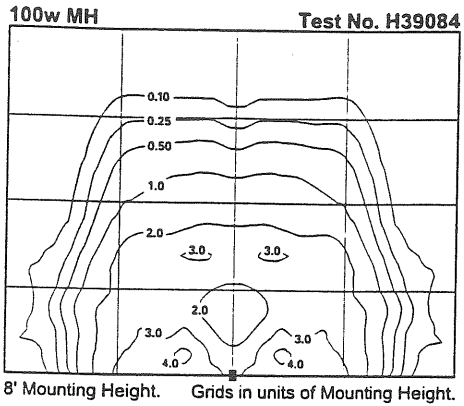


ENERGY DATA

For Energy Management related technical data to support the performance of this fixture series, refer to Ordering Information section for input wattages.

PHOTOMETRICS

Candlepower Distribution



Footcandle Multipliers

For other than 8' mounting heights use appropriate multiplier value:

6'	8'	10'	12'	14'
x1.7	x1.0	x0.64	x0.44	x0.32

ORDERING INFORMATION

SAMPLE NUMBER: HCW-70S-120-92/82

<p>Series</p> <p>HCW</p> <p>HCW=Wall Mount H.I.D.</p>	<p>Lamp Type</p> <p>35S=35W HPS 50S=50W HPS 70S=70W HPS 100S=100W HPS 70M=70W MH 100M=100W MH 150M=150W MH</p> <p>*All Medium Base</p>	<p>Voltage¹</p> <p>120=120V 277=277V¹</p>	<p>Lens Type</p> <table border="1"> <thead> <tr> <th>Fixture Side</th> <th>Environmental Side²</th> </tr> </thead> <tbody> <tr> <td>92=.156 Clear Tempered Glass</td> <td>82=.187 Prismatic¹ Polycarbonate</td> </tr> <tr> <td>93=.156 Prismatic Tempered Glass</td> <td>85=.187 Clear² Polycarbonate</td> </tr> <tr> <td></td> <td>94=.187 Clear Tempered Glass</td> </tr> </tbody> </table>	Fixture Side	Environmental Side ²	92=.156 Clear Tempered Glass	82=.187 Prismatic ¹ Polycarbonate	93=.156 Prismatic Tempered Glass	85=.187 Clear ² Polycarbonate		94=.187 Clear Tempered Glass	<p>Options (add as suffix)</p> <p>F1=Single Fuse F2=Double Fuse</p> <p>Housing Finishes BLK=Black WHT=White</p>
Fixture Side	Environmental Side ²											
92=.156 Clear Tempered Glass	82=.187 Prismatic ¹ Polycarbonate											
93=.156 Prismatic Tempered Glass	85=.187 Clear ² Polycarbonate											
	94=.187 Clear Tempered Glass											

Notes:
Specifications and Dimensions subject to change without notice.

¹ 277V not available with 35W and 50W HPS
² Polycarbonate lens is available only with a glass lens on the fixture side

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

APPLICANT: STEVE MATHews

ADDRESS: 550 WASHINGTON AVE Portland Maine 04103

SITE ADDRESS/LOCATION: 550 Washington Ave Portland Maine 04103

DATE: 2-15-00

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~~ 550 WASHINGTON, 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 Merritt 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
for the closing of the 40' curb cut to 22'

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. *Roof Drainage Must Also Be Shown and Identify Discharge Location.*

12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ✓ The Applicant shall be responsible for All installation and Maintenance of Necessary Erosion Control Measures.
The Applicant shall Minimize and Be Responsible to Sweep all tracking of MUD onto City Streets.

cc: Katherine Staples, P.E., City Engineer

14. This site should be reviewed for zoning compliance

15. the city traffic engineer should review curb cut changes.

16. The planning staff should review this application for site plan requirements including curbing, layout, lighting and land scaping.

17. No permit should be Issued until a drainage

O:\PLAN\CORRESP\SECRETAR\FORMS\CONDAPP.SAP10/10/96
Plan has been Submitted.

From: Larry Ash
To: Kandi Talbot
Date: Wed, Feb 23, 2000 8:07 AM
Subject: Re: Botto's Bakery - Washington Avenue

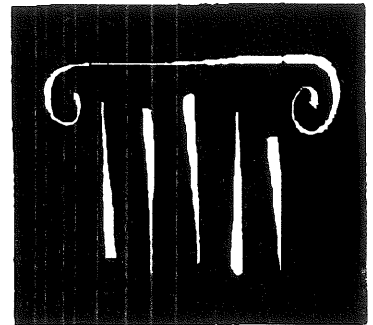
Kandi: I have looked at Botto's. I don't think the loading dock occupancy will occur that often to conflict with the parking spaces up front. The driveway that exists(?) to the rear off Randall St is not apparent with the snow. If the driveway exists then I guess all is ok but if the driveway is not already there then there is a utility pole that may be in the way of this driveway. Seemed to be a question for me. If any questions please call.

>>> Kandi Talbot 02/22 2:02 PM >>>

Larry, have you had a chance to review the site plan for Botto's Bakery on Washington Avenue? I'm concerned about circulation.....they have an existing loading dock along with 4 parking spaces. If the loading dock is occupied along with the 4 parking spaces, it appears that the pavement area will be very tight.

Transmittal 879-0896

Randi



**PORT CITY
ARCHITECTURE**

To:

GORDON SMITH
DELUCA HOFFMAN

DATE: 2.15.00

VIA:

- FAX
- UPS / FEDEX
- USPS
- HAND
- E-MAIL
- COURIER

PROJECT: MATHEW'S BAKERY

NUMBER OF PAGES: 2

COPIES	DATE	DESCRIPTION	ACTION
1	2.15.00	Revised Site Plan A	As Requested

Gordon -

- ① Note drainage swale along NW side of addition to sheet flow roof of site drainage to Randall Street.
- ② D/S = downspout onto grade splashblocks to control roof water - water to sheet flow to Randall & Washington Ave.
- ③ Please forward comments to Alex Jagerman for his ~~the~~ Wed 10am staff meeting.

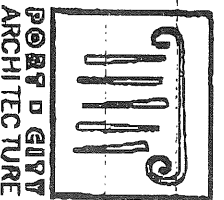
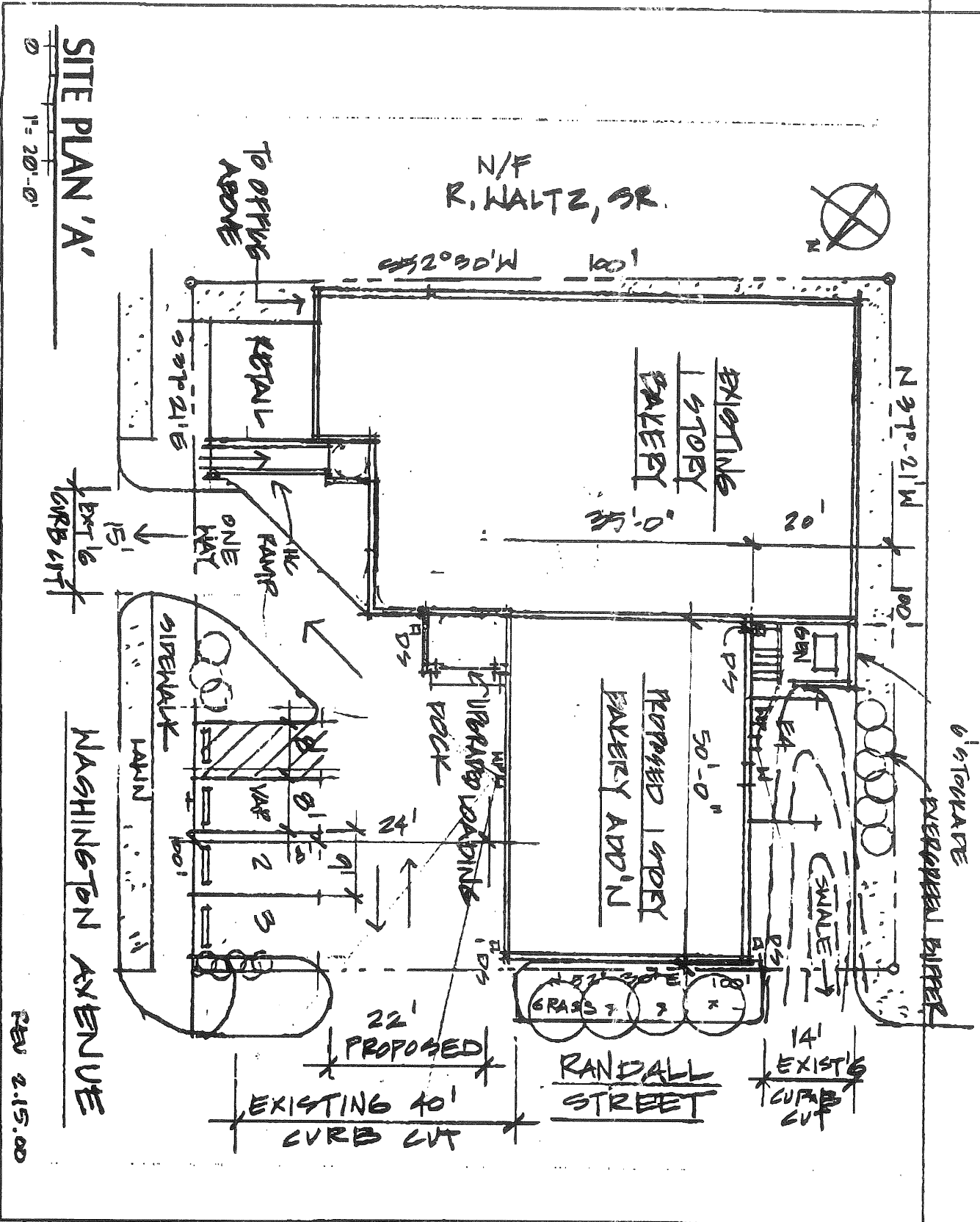
cc:

Steve Matthews

Mark
MARK SINGELMANN, NCARB

PORT CITY ARCHITECTURE

N/F
 A. PERIERE



65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 761.2010
 port@bgyarch.com

© COPYRIGHT
 Made in reproduction
 of the original of this
 drawing in the
 presence of PORT CITY
 ARCHITECTURE PA.

Mathew's Bakery Inc Addition
 550 Washington Avenue
 Portland Maine 04103

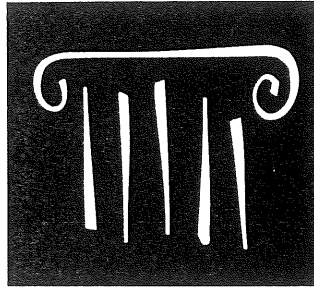
Job: 99136

DATE DATE
 FEB 1 2000

FINAL PLANNY
 SITE PLAN 'A'
A-1

February 7, 2000

Mr. Joseph Gray
Director of Planning
City of Portland
389 Congress Street
Portland, Maine 04101



Re: Staff Site Plan Approval
MATHEWS BAKERY INC. ADDITION
550 Washington Avenue, Portland, Maine

Dear Mr. Gray;

Steve and Robert Mathews, owners of the Botto's Bakery, are seeking Minor Site Plan Review Approval for the above referenced project. The Mathews plan to expand their facility with an addition of 1,750 SF to the rear of their existing building. The estimated cost of is \$70,000.00. The addition meets all the requirements of the Zoning ordinance for the B-2b zone.

The following is a summation of the modifications to the property that the Mathews are proposing for this project:

- 1) The proposed use is an expansion of the existing bakery facility. The existing facility has a small retail counter fronting Washington Avenue which operates M-F 6-10am, a wholesale bakery in the rear which operates 8:00 pm- 6am M-F and a separate second floor office which operates 10am-6pm M-F. All uses are countercyclical and share a common parking area.
- 2) The total land area of the site is 10,000 SF or .23 acre. The total floor area is 5386 SF, with 3,636 SF existing & 1,750 SF proposed. The new FAR is .54 and the proposed impervious surface ratio is 89.65%.
- 3) The existing property has no known easements or proposed easements.
- 4) The solid waste generated is primarily cardboard, paper and stale bread & office waste \pm 2 cu. yds. weekly. This waste is stored indoors due to the food content.
- 5) Off site water, sewer, & power exist along Washington Avenue and are currently tied in and in use. No street opening will be required for this project. The site circulation is designed to accommodate cars, vans, and occasional semi tractor trailer trucks. Existing building signage to remain. The existing sidewalk runs along Washington Avenue.
- 6) Surface drainage patterns will be unchanged by the project. The addition will be built over an existing paved area. Drainage from the building and parking sheet flow unimpeded across the parking and drives to existing curb and gutters, which direct the flow to the nearest basins.

*increase
staffing
& hours
w/new
addition*

PORT ■ CITY ARCHITECTURE

65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • portcity@javanet.com

- 7) The Mathews do not intend to hire any new personnel following completion of this project. The new space will enable the existing workers to have increased floor area to conduct their baking business.
- 8) New 6' cedar stockade fencing will be installed along the southern property line abutting the residential neighbors as shown on the site plan. The interior of this fencing will be faced with a sound attenuation material to help mask a natural gas fired emergency generator.
- 9) Existing landscaping to remain and will be supplemented along the stockade new fencing and near the new addition.
- 10) No new ventilation will be required for this project.
- 11) No new overhead door or door openings will face the western residential abutters. There will be one new window facing the western residential abutters for security.
- 12) Existing lighting will be supplemented with cut-off wall packs on the east and west sides of the new addition.
- 13) Construction is estimated to start 4-1-00 with completion estimated 9-1-00. Sequencing will be foundation, pre-engineered steel frame, roofing, siding, floor slab, and interior finishes.
- 14) There are no State or Federal Regulatory Approvals necessary for this project.
- 15) The construction will be financed by Peoples Heritage Bank. (to follow separately)
- 16) Copy of Deed. (attached)
- 17) There are no known unusual natural areas, wildlife habitats, or archeological sites on or near the project site.
- 18) Final CADD.dxf files to follow upon approval.

We look forward to the results of your project review and look forward to completion of a successful project.

Sincerely,
PORT CITY ARCHITECTURE, PA



Mark Sengelmann N.C.A.R.B.

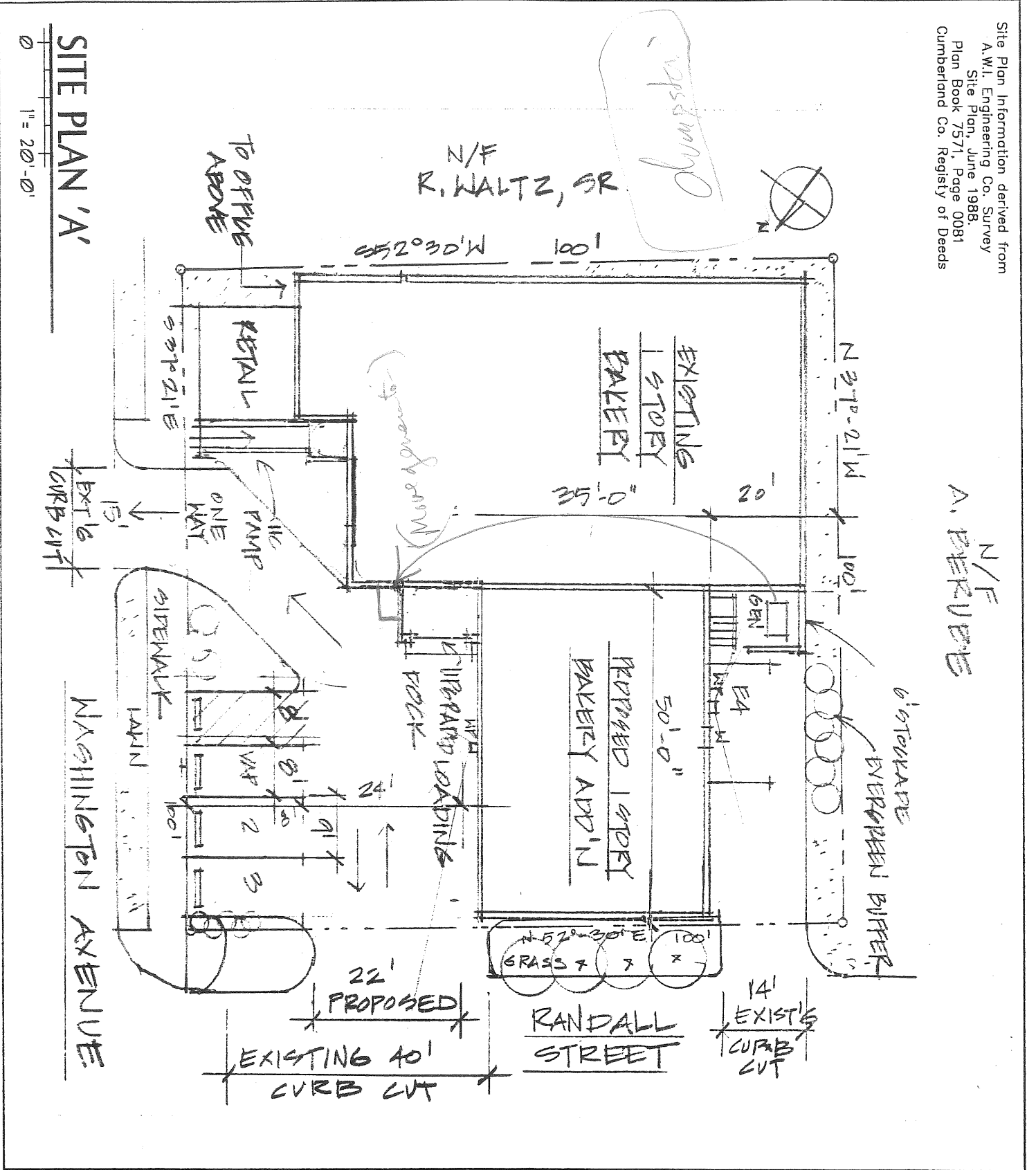
MS/mo

Encl.: Preliminary Site Plan -'A', 2/7/00, Site Plan- AWI Engineering, June 1988

cc Steve Mathews



N/F
 A. BERUBE



SITE PLAN 'A'
 1" = 20'-0"

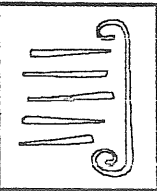
PRELIMINARY
 SITE PLAN 'A'
A-1

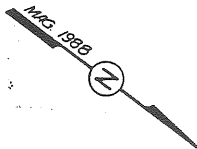
JOB: 99136
 SCALE DATE
 FEB 1, 2000

Mathew's Bakery Inc. Addition
 550 Washington Avenue
 Portland Maine 04103

© COPYRIGHT
 Release or reproduction
 of this document is
 prohibited without the
 permission of PORT CITY
 ARCHITECTURE PA
 portcityarch.com

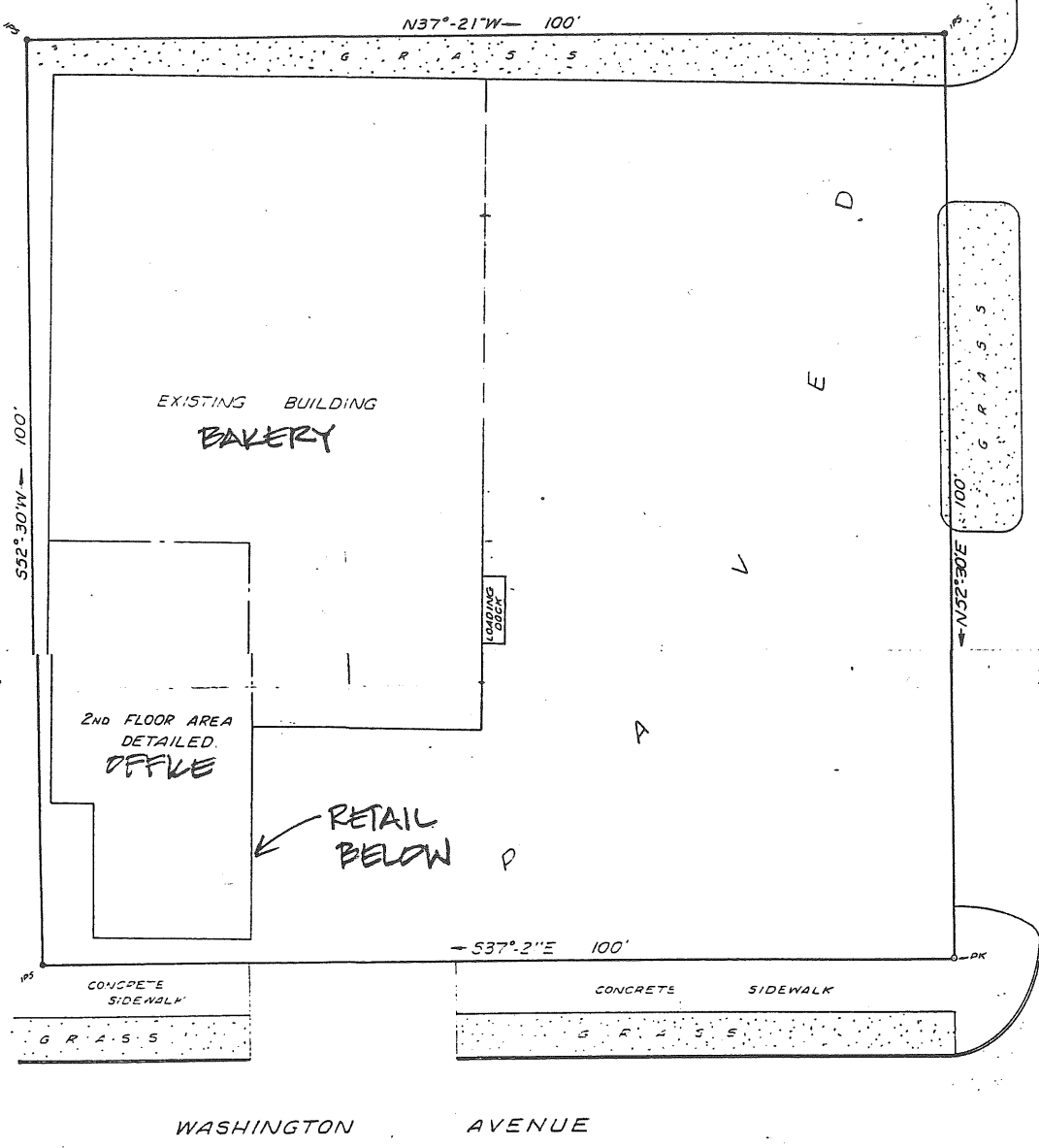
PORT CITY
 ARCHITECTURE
 55 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 761.2010
 portcityarch.com





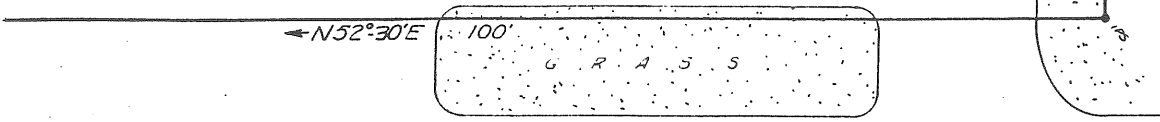
166-F-1 & 2
ANDREW R. BERUBE
22 MERRILL ROAD
FALMOUTH, MAINE

166-F-5
RICHARD P. WALTZ, SR.
296 WASHINGTON AVENUE
PORTLAND, MAINE

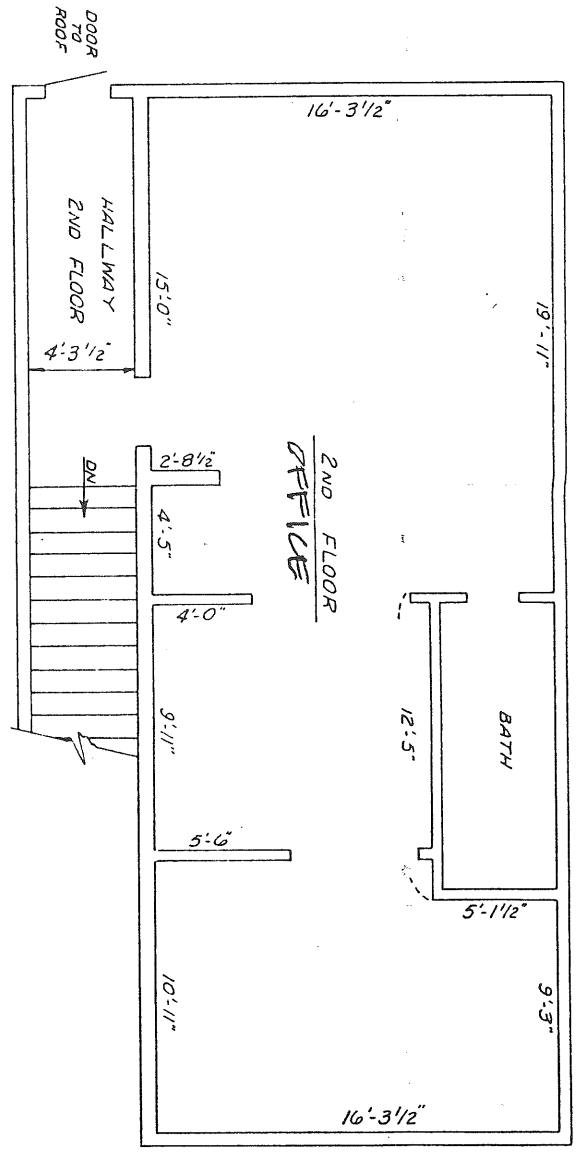


WASHINGTON AVENUE

SITE PLAN
1" = 10'



RANDALL STREET



- NOTES:
1. RECORD OWNERS: EVERETT A. & MARGARET D. MATHEWS, 300 LUDLOW STREET, PORTLAND, MAINE.
 2. AREA OF LOT: 10,000 SF±.
 3. TOTAL AREA OF SECOND FLOOR OFFICE SPACE: 677± SF.
 4. PARKING SPACES: 4 @ 9' x 19'.
 5. LANDSCAPING AS SHOWN ON SITE PLAN.
 6. NO EXISTING OR PROPOSED EASEMENTS.
 7. WASTE DISPOSAL BY PRIVATE CONTRACTOR.
 8. NO OFF-SITE PUBLIC FACILITIES.
 9. NO DRAINAGE OR TOPOGRAPHY PROBLEMS.
 10. ESTIMATE OF COMPLETION - 90 TO 120 DAYS.

DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE, GUARDIAN,
CONSERVATOR, RECEIVER OR COMMISSIONER
Maine Statutory Short Form

074041

Know all Men by these Presents,

That WE, Michael J. Botto and Rosanne A. Botto

~~commissioner/executor of the will/administrator of the estate/trustee under the will/guardian/conservator~~

~~receiver of the estate~~/of Joseph A. Botto, by the power conferred by

said will, and every other power, for consideration

dollars paid,

grant to Everett A. Mathews and Margaret ~~of~~ D. Mathews of Portland

County of Cumberland, State of Maine

whose mailing address is 300 Ludlow Street, Portland, Maine, as joint tenants,

the land in Portland, County of Cumberland

State of Maine, described as follows:

Two certain lots or parcels of land with the buildings thereon situated on the Southwesterly side of Washington Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a certain point in the Southwesterly side line of Washington Avenue, Fifty (50) feet from the corner formed by the intersection of the Southeasterly side line of Randall Street with the Southwesterly side of Washington Avenue; thence Southwesterly, parallel with the Southeasterly side of Randall Street, One Hundred (100) feet to a point; thence Southeasterly, in a line parallel with Washington Avenue, Fifty (50) feet to a point; thence Northeasterly, in a line parallel with Randall Street, keeping the width of One Hundred (100) feet from said Street, to Washington Avenue; thence Northwesterly, along said Washington Avenue, Fifty (50) feet to the point of beginning; numbered 550 on said Washington Avenue.

Also another certain lot or parcel of land, abutting the above-described parcel, and being lot numbered Six (6) as shown on a plan of L. W. Dyer, made by E. C. Jordan, Civil Engineer, and recorded in said Registry of Deeds in Plan Book 7, Page 2, to which plan reference is hereby made for further description and bounds; containing Five Thousand (5000) feet of land. Said lot hereby conveyed is situated on the corner of what was formerly known as Maine Street, now Washington Avenue, and Randall Street, formerly known as Dyer Street, and extends Fifty (50) feet on said Washington Avenue, and One Hundred (100) feet on Randall Street.

Marge,

We are currently in the process of purchasing the building from our father. We expect to assume ownership sometime during the first week of January.

Thank you,

Steve & Bob Mathews



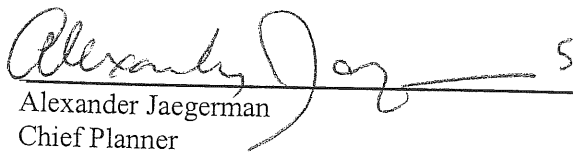
CITY OF PORTLAND

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: May 31, 2001
SUBJECT: Botto's Bakery / # 550 Washington Ave.
ID# 2000-0018 Lead CBL # 166F004

A request by Steve Mathews has been made for a reduction in the amount of Letter of Credit # 172 for Copley Woods Subdivision.

Original Sum	\$ 30,000.00
Reduction Amount	\$ 23,525.00
Remaining Sum	\$ 6,475.00

This is the first reduction for the project.

Approved:  5/31/01
Alexander Jaegerman
Chief Planner

cc: Kandice Talbot, Planner
Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement

O:\PLAN\CORRESP\DRCP\PERFORM\BOTTOSBAKERY.DOC

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: May 31, 2001
SUBJECT: Botto's Bakery / # 550 Washington Ave.
ID# 2000-0018 Lead CBL # 166F004

A request by Steve Mathews has been made for a reduction in the amount of Letter of Credit # 172 for Copley Woods Subdivision.

Original Sum	\$ 30,000.00
Reduction Amount	\$ 23,525.00
Remaining Sum	\$ 6,475.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Chief Planner

cc: Kandice Talbot, Planner
Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement

O:\PLAN\CORRESP\DRCPERFORM\BOTTOSBAKERY.DOC

MAY-12-2000 11:09

EDWARD HEBERT & SON

207 782 4938

P.02/04

MAY-11-00 12:37 PM PLANNING DEPARTMENT

TE66250

P.03

Department of Planning and Urban Development of
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 5/11/2000

Name of Project: Mathews Bakery

Address/Location: 550 Washington Ave Portland

Developer: Steve Mathews

Form of Performance Guarantee: _____

Type of Development: _____ Subdivision Site Plan (Major/Minor) SMFP

TO BE FILLED OUT BY APPLICANT:

Item	Quantity	PUBLIC		Quantity	PRIVATE	
		Unit Cost	Subtotal		Unit Cost	Subtotal
1. STREET SIDEWALK						
Road						
Granite Curbing ✓	<u>58 LF</u>	<u>55</u>	<u>3190</u>			
Sidewalks ✓	<u>140 LF</u>	<u>15</u>	<u>2100</u>			
Expansions ✓	<u>120 SF</u>	<u>2</u>	<u>240</u>			
Monuments						
Street Lighting						
Other						
2. SANITARY SEWER						
Manholes						
Piping						
Connections						
Other						
3. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Other						
4. SITE LIGHTING	<u>4</u>					
5. EROSION CONTROL	<u>1</u>	<u>300</u>	<u>300</u>	<u>1</u>	<u>300</u>	<u>300</u>
6. RECREATION AND OPEN SPACE AMENITIES	<u>NA</u>			<u>NA</u>		

TYPE:

A

CATALOG #: *MHWL-175-MT*

LUMARK

DESCRIPTION

The Lumark Wal-Pak provides a durable and efficient exterior light source for any application requiring maximum performance and minimum maintenance. The rugged, die-cast aluminum housing, stainless steel hardware and sealed and gasketed optics compartment combine to make the Wal-Pak virtually impenetrable to contaminants. U.L. listed and CSA certified.

APPLICATION

Easy to install, the Wal-Pak complements any environment and is ideal for loading docks, underpasses, tunnels, stairways, building entrances, vehicle ramps and schools.

SPECIFICATION FEATURES

A...Housing

Die-cast aluminum housing is finished in dark bronze polyester powder coat.

B...Optical System

Impact resistant borosilicate prismatic glass or polycarbonate refractor.

C...Gasketing

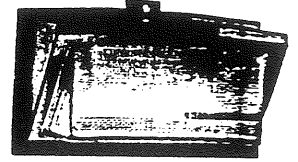
Foam-in-place high-temperature silicone gasketing seals out external contaminants.

D...Ballast

High power factor ballast with class H insulation. Minimum starting temperature is -40°C (-40°F) for HPS and -30°C (-20°F) for MH.

E...Lens Assembly

Lens assembly is hinged at bottom for easy installation and relamping. Refractor is of impact-resistant borosilicate prismatic glass or polycarbonate.



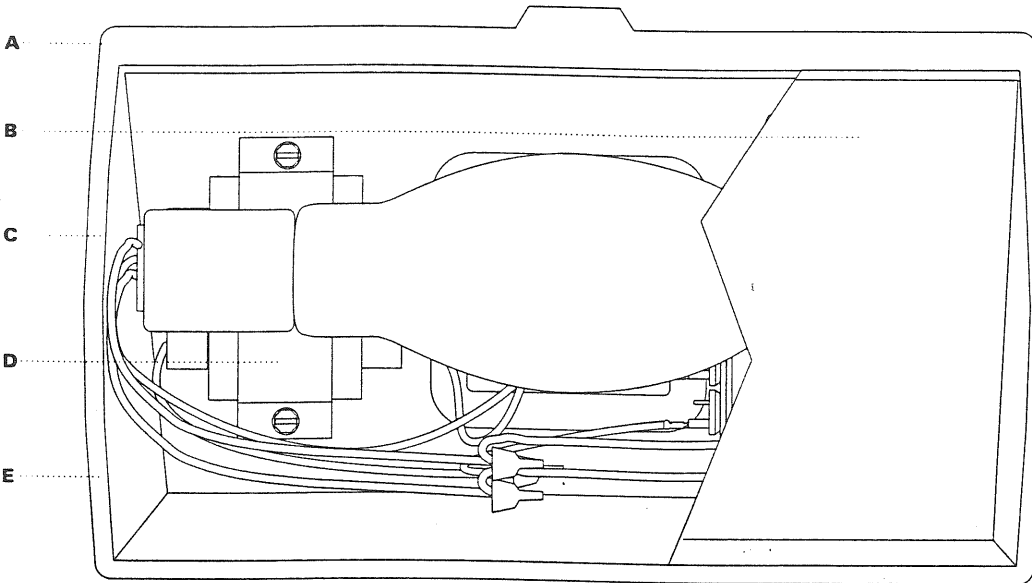
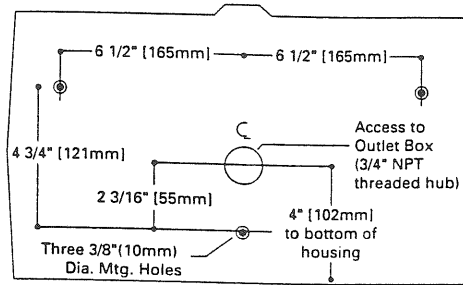
WLWAL-PAK

50 - 400 W

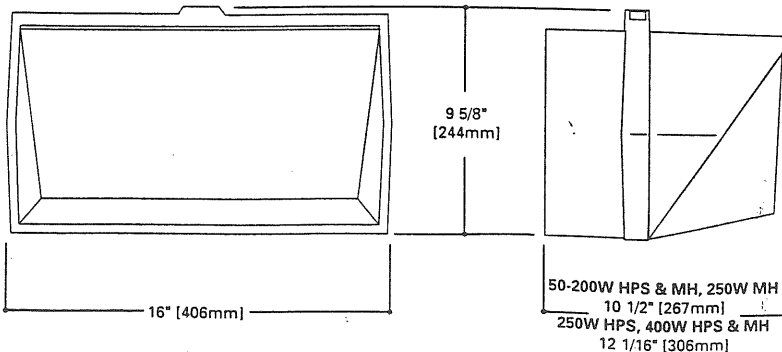
**High Pressure Sodium
Metal Halide**

WALL MOUNT

MOUNTING DETAIL



DIMENSIONS



ENERGY DATA

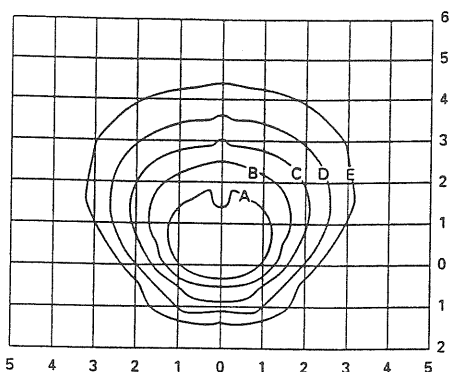
Reactor Ballast Input Watts
50W HPS NPF/HPF (58 Watts)
70W HPS NPF/HPF (82 Watts)
100W HPS NPF/HPF (118 Watts)
150W HPS NPF/HPF (175 Watts)

High Reactance Ballast Input Watts
50W MH HPF (69 Watts)
70W MH HPF (94 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)

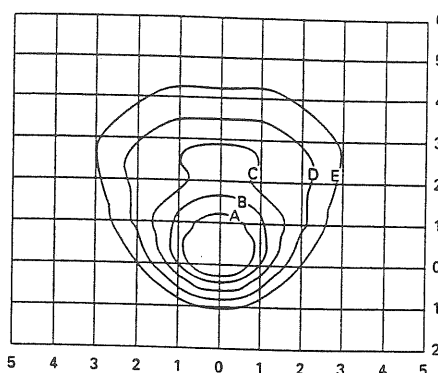
CWI Ballast Input Watts
250W HPS HPF (300 Watts)

CWA Ballast Input Watts
175W MH HPF (210 Watts)
200W MH HPF (250 Watts)
250W MH HPF (295 Watts)
400W MH HPF (455 Watts)
400W HPS HPF (465 Watts)

PHOTOMETRICS



HPWL-250
250-Watt HPS
30,000-Lumen Clear Lamp



MHWL-250
250-Watt MH
19,500-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
10'	8.00	4.00	2.00	1.00	0.50
15'	3.54	1.77	0.89	0.44	0.17
20'	2.00	1.00	0.50	0.20	0.10
25'	1.28	0.64	0.32	0.16	0.06

ORDERING INFORMATION

SAMPLE NUMBER: MHWL-250-MT-Q

<p>Lamp Type HP=High Pressure Sodium MH=Metal Halide</p> <p>Series/Lens WL=Wal-Pak/Borosilicate Glass Lens/HPF PL=Wal-Pak/Polycarbonate Lens /HPF WE=Wal-Pak/Borosilicate Glass Lens/NPF</p>	<p>Lamp Wattage 50=50W 70=70W 75=75W 100=100W 150=150W 200=200W 250=250W 350=350W 400=400W</p>	<p>Voltage 120V 208V 240V 277V 347V 480V MT=Multi-Tap TT=Triple-Tap</p>	<p>Options (add as suffix) F1=Single Fuse (120, 277 or 347V) F2=Double Fused (208, 240 or 480V) TR=Tamper-resistant Screws LL=Lamp Included Q=Quartz Restrike (Quartz lamp cannot exceed wattage of HID lamps. Quartz socket is dual-contact bayonet base. Quartz lamp not included.)</p>	<p>Accessories (order separately) WG/WL=Wire Guard (Not compatible with PCS) PCS=Polycarbonate Vandal Shield (Not compatible with WG/WL) TWC=Thru-way Conduit VS/WL=Visor Cut-off Shield WLR=Replacement Glass Lens PLL=Replacement Polycarbonate Lens (150W maximum) WPL=Door Only PE/MT=Field-installed Photocontrol (Specify voltage) TRSD-1/4-20=Tamper-resistant Screwdriver PE-347=Field-installed Photocontrol, 347V PE-480=Field-installed 480V Photocontrol</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

STOCK SAMPLE NUMBER: PS10

<p>Series P=Wal-Pak</p> <p>Lamp Type S=High Pressure Sodium M=Metal Halide</p>	<p>Lamp Wattage 10=100W 15=150W 17=175W 25=250W 40=400W</p>
----------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------

NOTES: Options and accessories not available with stock products. Refer to standard ordering information to add options and accessories.

Catalog Number	Former Catalog Number	Lamp Type/Base	Lamp Wattage	Voltage	Ballast Type/Power Factor	Net Wt. (lbs.)	Shipping Volume (cu. ft.)
PS10	HPWL-100-MT	HPS/Mogul	100	Multi-Tap	Hi.-X/HPF	35	1.48
PS15	HPWL-150-MT *	HPS/Mogul	150	Multi-Tap	Hi.-X/HPF	35	1.48
PS25	HPWL-250-MT	HPS/Mogul	250	Multi-Tap	CW/HPF	37	1.48
PS40	HPWL-400-MT	HPS/Mogul	400	Multi-Tap	CWA/HPF	42	1.48
PM17	MHWL-175-MT	MH/Mogul	175	Multi-Tap	CWA/HPF	33	1.48
PM25	MHWL-250-MT	MH/Mogul	250	Multi-Tap	CWA/HPF	36	1.48
PM40	MHWL-400-MT	MH/Mogul	400	Multi-Tap	CWA/HPF	39	1.48
	HPWL-50-MT	HPS/Mogul	50	Multi-Tap	Hi.-X/HPF	32	1.48
	HPWL-70-MT	HPS/Mogul	70	Multi-Tap	Hi.-X/HPF	35	1.48
	HPWE-150-120V-LL	HPS/Mogul (included)	150	120V	Reac./NPF	32	1.48
	HPWL-200-MT	HPS/Mogul	200	Multi-Tap	CWA/HPF	35	1.48

NOTES: * Available in HPS 150W and lower.
 † All lamps are mogul-base. Except 150W MH and lower are medium base.
 ‡ Different ballasts options available. Consult factory.
 § Add desired voltage to end of catalog number. Multi-Tap ballast is 120/208/240/277V. Triple-Tap ballast is 120/277/347V.
 ¶ Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 †† Uses S-55 (55 volt) lamp only.



Cooper Lighting

NOTE: Specifications and Dimensions subject to change without notice.

Customer First Center 1121 Highway 74 South Peachtree City, GA 30269 770.486.4800 FAX 770.486.4801

TYPE: C

CATALOG #: HCW-100M-120V-92/82-WHITE

FAIL-SAFE®

DESCRIPTION

The Fail-Safe HCW series combines corrosion resistant construction features with energy saving HID technology. This cutoff style luminaire utilizes an aluminum housing with an unobtrusive tapered shape. It's .063" aluminum housing is sealed with gasketing to protect it from the environment. Fixture is U.L. listed for wet locations.

APPLICATION

The HCW with outstanding cutoff eliminates glare and satisfies light trespass requirements. This fixture is ideal for swimming pool areas, office buildings, walkways, warehouses and landscaping.

SPECIFICATION FEATURES

A...Housing

Die formed .063" aluminum housing fully seam welded. The housing rotates on a continuous hinge for easy relamping. Standard powder coat bronze paint. Other finish options available.

B...Reflector

Aluminum specular reflector for maximum efficiency.

C...Lens

Choice of tempered glass and polycarbonate combination or tempered glass only. See Lens Options.

D...Gasket

Non-shrinking, double-baked neoprene gasketing seals out the environment.

E...Fasteners

Two (2) stainless steel tamperproof screws prevent unauthorized access.

F...Lamp

(By Others)

G...Socket

Medium base porcelain socket.

H...Ballast

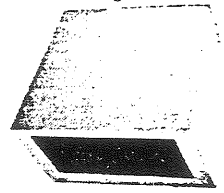
Core and coil ballast standard. High power factor.

I...Hinge

Continuous piano hinge welded to housing.

Labels

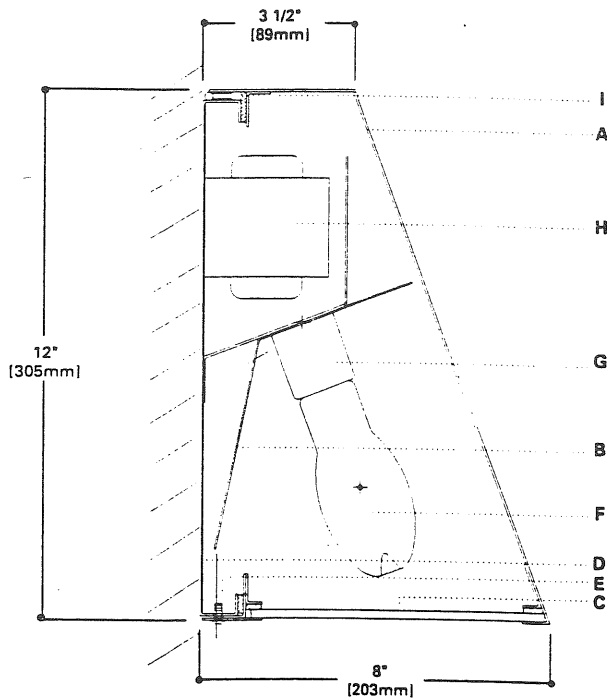
U.L. listed. Wet location.



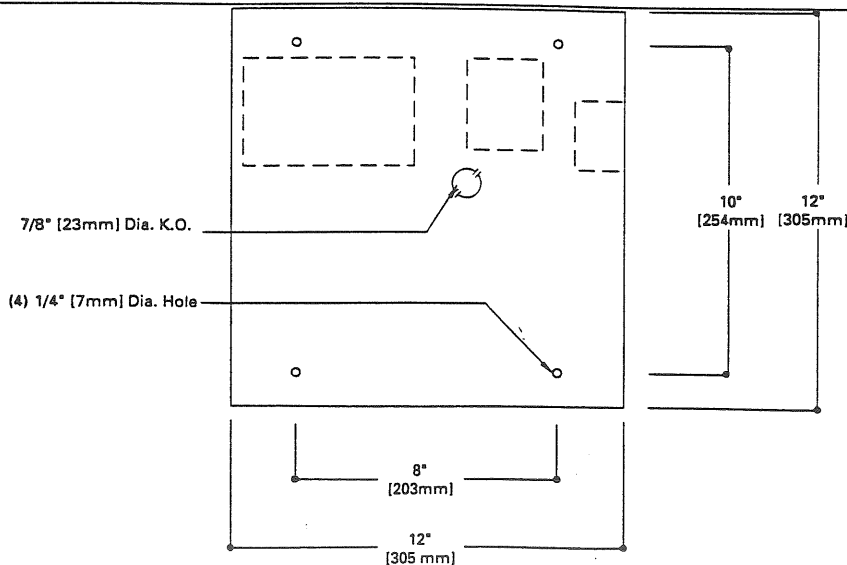
HCW

35W - 100W
High Pressure Sodium
35W - 150W
Metal Halide

WALL MOUNT
PERIMETER
DOWNLIGHT
LUMINAIRE



MOUNTING DIMENSIONS

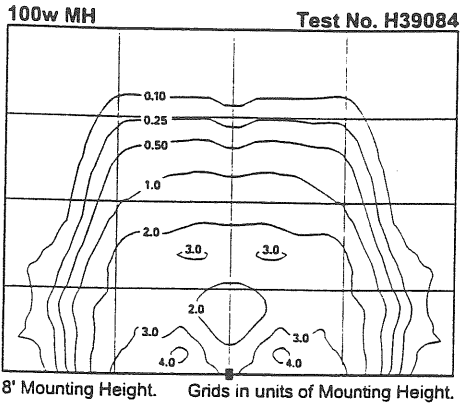


ENERGY DATA

For Energy Management related technical data to support the performance of this fixture series, refer to Ordering Information section for input wattages.

PHOTOMETRICS

Candlepower Distribution



Footcandle Multipliers

For other than 8' mounting heights use appropriate multiplier value:

6'	8'	10'	12'	14'
x1.7	x1.0	x0.64	x0.44	x0.32

ORDERING INFORMATION

SAMPLE NUMBER: HCW-70S-120-92/82

Series	Lamp Type	Voltage ¹	Lens Type	Options (add as suffix)								
HCW			/									
HCW-Wall Mount H.I.D.	35S=35W HPS 50S=50W HPS 70S=70W HPS 100S=100W HPS 70M=70W MH 100M=100W MH 150M=150W MH *All Medium Base	120=120V 277=277V ¹	<table border="0"> <tr> <td>Fixture Side</td> <td>Environmental Side²</td> </tr> <tr> <td>92=.156 Clear Tempered Glass</td> <td>82=.187 Prismatic² Polycarbonate</td> </tr> <tr> <td>93=.156 Prismatic Tempered Glass</td> <td>85=.187 Clear² Polycarbonate</td> </tr> <tr> <td></td> <td>94=.187 Clear Tempered Glass</td> </tr> </table>	Fixture Side	Environmental Side²	92=.156 Clear Tempered Glass	82=.187 Prismatic ² Polycarbonate	93=.156 Prismatic Tempered Glass	85=.187 Clear ² Polycarbonate		94=.187 Clear Tempered Glass	F1=Single Fuse F2=Double Fuse Housing Finishes BLK=Black WHT=White
Fixture Side	Environmental Side²											
92=.156 Clear Tempered Glass	82=.187 Prismatic ² Polycarbonate											
93=.156 Prismatic Tempered Glass	85=.187 Clear ² Polycarbonate											
	94=.187 Clear Tempered Glass											

Notes:
Specifications and Dimensions subject to change without notice.

¹ 277V not available with 35W and 50W HPS
² Polycarbonate lens is available only with a glass lens on the fixture side

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair
Lee Lowry III, Secretary
William Neleski, Jr.
Andrew Braceras
Sam Sivovlos
Julie Brady
Peter Clifford

MAR 20 2000

March 17, 2000

Port City Architecture
Attn: Mark Sengelmann
65 Newbury Street
Portland, ME 04101-4218

RE: 550 Washington Avenue
CBL: 166-F-004
ZONE: B-2 Zone

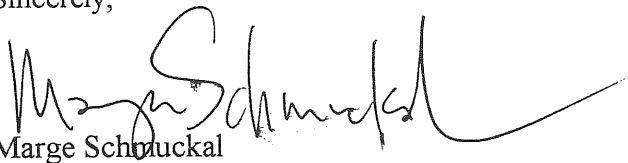
Dear Mr. Sengelmann;

As you know, at its March 16, 2000 meeting, **the Board of Appeals voted 5-0 to grant** joint-use parking so they can meet the off-street parking requirements from Section 14-343 of the Zoning Ordinance in the City of Portland, B-2 Zone.

Enclosed please find a copy's of the Board's decision.

Should you have any questions regarding this matter, please do not hesitate to contact either myself or Nadine Williamson, Office Manager.

Sincerely,



Marge Schmuckal
Zoning Administrator

MS/nbw
Enclosure

CC: Area 2 (Kevin Carroll, Tammy Munson, Jon Reed)

Peoples Heritage Financial Group

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

Tel: 207-761-8500

The logo for Peoples Heritage Financial Group, featuring the word "Peoples" in a serif font inside a dark oval.

March 2, 2000

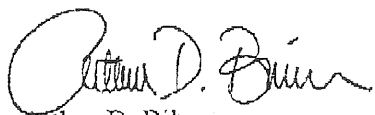
Stephen Mathews
51 Racine Avenue
Portland, Maine 04103

Dear Steve:

We understand you intend to renovate the Bottos Bakery building located at 550 Washington Avenue in Portland. The Bank would be interested in suggesting an appropriate loan structure once it has had the opportunity to review the construction budget, and when all necessary approvals have been obtained. Final approval would also be subject to satisfactory credit history, environmental due diligence, receipt of leases commensurate with the loan term and indicating a minimum debt service coverage of 1.20x, adequate collateral coverage, adequate personal liquidity, and any additional loan covenants which may be deemed appropriate by the Bank.

Please do not hesitate to call me at 828-7026 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Arthur D. Bibeau".

Arthur D. Bibeau
Assistant Vice President



CITY OF PORTLAND

March 1, 2000

Mr. Mark Sengelmann
Port City Architecture
65 Newbury Street
Portland, ME 04101-4218

RE: Mathews Bakery Inc. Addition, 550 Washington Avenue

Dear Mr. Sengelmann:

After review of the plans submitted for the Mathews Bakery Inc. Addition project located at 550 Washington Avenue, the following comments were generated and should be addressed as necessary:

1. The property is located in the B-2 zone. As discussed in one of our recent phone conversations, Marge Schmuckal, Zoning Administrator has determined that Randall Street is considered your front yard and it appears that all proposed setbacks meet the setback requirement for the B-2 zone.
2. A total of seven (7) parking spaces are required. Five (5) spaces are required for the existing bakery space and the new addition. Two (2) parking spaces are required for the office use.
3. A standard boundary survey prepared by a registered land surveyor shall be submitted.
4. A site plan to scale must be submitted. All we have received at this time is a 8-1/2" by 11" copy of the plan which is not to scale. A scaled plan is needed to determine if setbacks are adequate and if circulation works for the site.
5. Elevation drawings of the exterior facades shall be submitted showing materials to be used. The elevations should also show the generator location.
6. The ordinance requires that all street frontages of a site must have sidewalk and granite curb. A waiver of sidewalk may be requested, however the Planning Board must waive this requirement. If the applicant wishes to request a waiver of sidewalk, the request must be made in writing. The sidewalk shall be shown on the plan prior to approval by staff.

7. It appears that there is granite curb along the Randall Street frontage, however, because of the snow, curb is not evident along the entire frontage. The curb that is visible may need to be reset. If there is no granite curb along the Randall Street frontage, the applicant is required to install granite curb.
8. The site plan indicates that the easterly driveway is existing. Because of the snow, the driveway is not visible, however it appears that the existing pole is located within the driveway area. The site plan should clarify this concern.
9. The site plan shows landscaping around the site. The applicant shall indicate what is existing and what is proposed. The proposed landscaping shall show species and size.
10. Staff is recommending that the applicant look into locating the generator on the northerly side of the building next to the loading dock. Staff is recommending this because of the abutting residential use and the impact the generator will have on the residential neighbor. Attached please find a copy of Section 14-187 regarding noise standards.
11. Is there any new lighting proposed for the site? If so, the applicant shall submit catalogue cuts of the light fixtures along with a lighting photometric plan. Attached please find the lighting standards that were recently amended.
12. The applicant shall submit evidence of the availability of off-site facilities, including sewer and water.
13. The applicant shall submit evidence of financial and technical capacity to undertake and complete the development.
14. Attached please find comments from the Development Review Coordinator regarding his review of the site.
15. The applicant shall submit details of fencing, curbing, etc.

Tony Lombardo, Public Works, is currently reviewing the plan and his comments will be forwarded as soon as I receive them. If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,



Kandice Talbot
Planner

- (8) *Shoreland and flood plain management regulations*: If the lot is located in a shoreland zone or in a flood hazard zone, then the requirements of division 26 and/or division 26.5 apply.

(Ord. No. 293-88, 4-4-88; Ord. No. 51-96, 7-15-96)

Sec. 14-187. External effects.

Every use in a B-2 and B-2b zone shall be subject to the following requirements:

- (1) *Enclosed structure*: The use shall be operated within a completely enclosed structure except for those specific open air activities licensed by the City, including but not limited to outdoor seating, sidewalk sales, etc. customarily operated in the open air.
- * (2) *Noise*: Except as provided in 14-183(1)(iii)(2) (relating to Drive-throughs), the volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m. and fifty-five (55) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than one (1) second), at lot boundaries, excepting air raid sirens and similar warning devices.
- (3) *Vibration and heat*: Vibration inherently and recurrently generated and heat shall be imperceptible without instruments at lot boundaries.
- (4) *Glare, radiation or fumes*: Glare, radiation or fumes shall not be emitted to an obnoxious or dangerous degree beyond lot boundaries.
- (5) *Smoke*: Smoke shall not be emitted at a density in excess of twenty (20) percent opacity level as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.
- (6) *Materials or wastes*: No materials or wastes shall be deposited on any lot in such form or manner that they may be transferred beyond the lot boundaries by natural causes or forces. All material which might cause fumes

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

20000018

I. D. Number

Steve Mathews

Applicant

550 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Port City Architecture

Consultant/Agent

761-9000

761-2010

Applicant or Agent Daytime Telephone, Fax

2/10/00

Application Date

Botto's Bakery

Project Name/Description

550 Washington Ave, Portland Maine 04103

Address of Proposed Site

166-F-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved Subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your street address is 550 Washington Avenue

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.) for closing of the 40' curb cut to 22'

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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.

The site contractor shall establish finish grades at the 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property. Roof drainage must also be shown and identify discharge location.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

This site should be reviewed for zoning compliance.

The city traffic engineer should review curb cut changes.

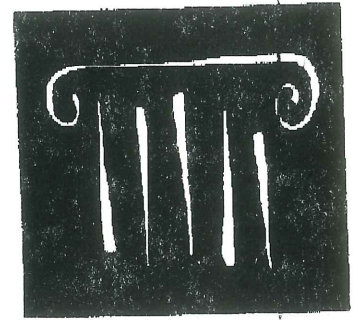
The planning staff should review this application for site plan requirements including curbing, layout, lighting and landscaping.

*** NO PERMIT SHOULD BE ISSUED UNTIL A DRAINAGE PLAN HAS BEEN SUBMITTED. ***

Planning Conditions of Approval

Inspections Conditions of Approval

Transmittal 756-8298



PORT CITY ARCHITECTURE

DATE: 3.24.00

To:

Candi Talbot
City of Portland
Planning Dept

- VIA:
- FAX
 - UPS / FEDEX
 - USPS
 - HAND
 - E-MAIL
 - COURIER

PROJECT: Matthews Bakery Lighting
 NUMBER OF PAGES: 2

COPIES	DATE	DESCRIPTION	ACTION
1	3.23.00	Site Lighting Plan	Review & Consent

cc. Steve Matthews

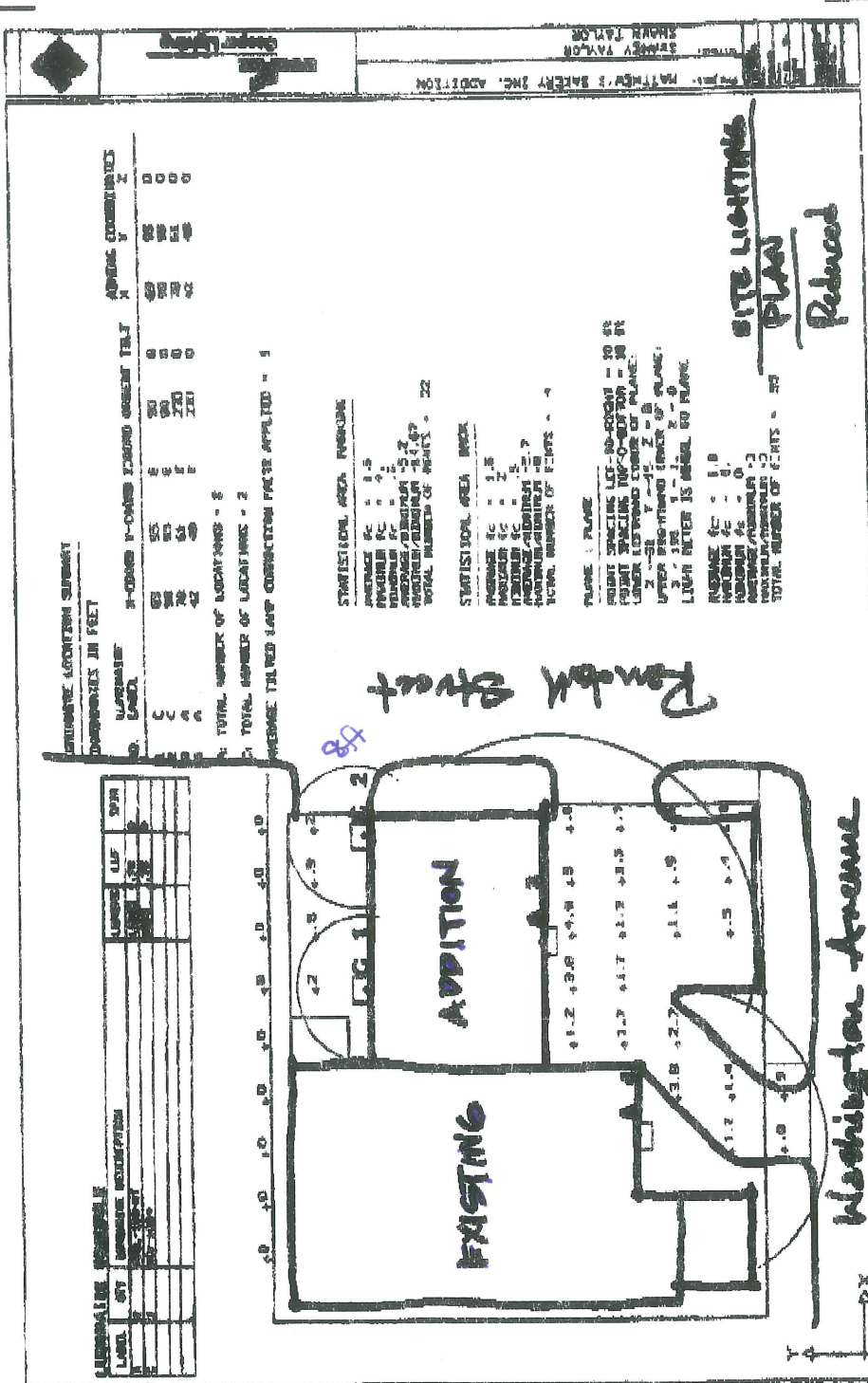
Mark Sengel
 MARK SENNELMANN, NCARB

MAR-23-'00 THU 14:18 10: SWANEY TAYLOR
MAR-23-00 15:12 PROM. COOPER LIGHTING

TEL NO: 207-865-5605
10:770 408 4588

#643 P02
PAGE 3/3

#2



Preferred

C1, C2 = Cutoff
A3, A4 = Std W/M Pack

SITE LIGHTING
PLAN
Reduced



CITY OF PORTLAND

April 6, 2000

Mr. Mark Sengelmann N.C.A.R.B.
Port City Architecture, PA
65 Newbury Street
Portland, ME 04101-4218

re: Mathews Bakery Inc. Addition, 550 Washington Avenue

Dear Mr. Sengelmann:

On April 5, 2000 the Portland Planning Authority granted minor site plan approval for the 1,750 sq. ft. addition proposed at Mathews Bakery located at 550 Washington Avenue with the following conditions:

1. That all wall packs for lighting be full cut-off wall packs as shown by the applicant as "Type C"
2. That the applicant submit a detail of the pressure treated lattice fence proposed as screening for the roof top emergency generator.

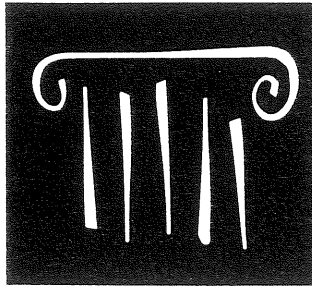
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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.

March 29, 2000

Mr. Joseph Gray
Director of Planning
City of Portland
389 Congress Street
Portland, Maine 04101



Re: Final Submission
Staff Site Plan Approval
MATHEWS BAKERY INC. ADDITION
550 Washington Avenue, Portland, Maine

Dear Mr. Gray;

Steve and Robert Mathews, owners of the Botto's Bakery, are seeking Minor Site Plan Review Approval for the above referenced project. The Mathews plan to expand their facility with an addition of 1,750 SF to the rear of their existing building. The estimated cost of is \$70,000.00. The addition meets all the requirements of the Zoning ordinance for the B-2b zone.

The following is a summation of the modifications to the property that the Mathews are proposing for this project:

The proposed use is an expansion of the existing bakery facility on a tight site in Portland. The existing facility has a small retail counter fronting Washington Avenue which operates W-M 6-10am, a wholesale bakery in the rear which operates 8:00 pm- 6am W-M and a separate second floor office which operates 10am-7pm T-F. All uses are countercyclical and share a common parking area. We have reviewed all zoning issues with Marge Schmuckal and she is satisfied that this proposal meets all requirements. ZBA approvals for overlap parking were unanimously approved March 16, 2000.

- 1) The total land area of the site is 10,000 SF or .23 acre. The total floor area is 5386 SF, with 3,636 SF existing & 1,750 SF proposed. The new FAR is .54 and the proposed impervious surface ratio is 89.65%.
- 2) The existing property has no known easements or proposed easements.
- 3) The solid waste generated is primarily cardboard, paper and stale bread & office waste \pm 2 cu. yds. weekly. This waste is stored indoors due to the food content.
- 4) Off site water, sewer, & power exist along Washington Avenue and are currently tied in and in use. No street opening will be required for this project. The site circulation is designed to accommodate cars, vans, and occasional semi tractor trailer trucks. Existing building signage to remain. The existing sidewalk runs along Washington Avenue.
- 5) Surface drainage patterns will be unchanged by the project. The addition will be built over an existing paved area. Drainage from the building and parking sheet flow unimpeded across the parking and drives to existing curb and gutters, which direct the flow to the nearest basins.

PORT ■ CITY ARCHITECTURE

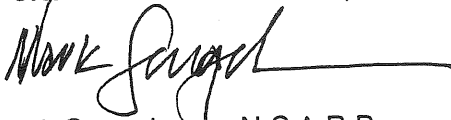
65 Newbury Street, Portland, ME 04101-4218 • **207.761.9000** • Fax 207.761.2010 • portcity@javanet.com

- 6) The Mathews do not intend to hire any new personnel following completion of this project. The new space will enable the existing workers to have increased floor area to conduct their baking business.
- 7) New 6' cedar stockade fencing will be installed along the southern property line abutting the residential neighbors as shown on the site plan. The interior of this fencing will be faced with a sound attenuation material to help mask a natural gas fired emergency generator.
- 8) Existing landscaping to remain and will be supplemented along the stockade new fencing and near the new addition.
- 9) No new ventilation will be required for this project.
- 10) No new overhead door or door openings will face the western residential abutters. There will be one new window facing the western residential abutters for security.
- 11) Existing lighting will be supplemented with cut-off wall packs on the east and west sides of the new addition.
- 12) Construction is estimated to start 4-1-00 with completion estimated 9-1-00. Sequencing will be foundation, pre-engineered steel frame, roofing, siding, floor slab, and interior finishes.
- 13) There are no State or Federal Regulatory Approvals necessary for this project.
- 14) The construction will be financed by Peoples Heritage Bank. (to follow separately)
- 15) Copy of Deed. (previously submitted)
- 16) There are no known unusual natural areas, wildlife habitats, or archeological sites on or near the project site.
- 17) Final CADD.dxf files to follow upon approval.

We look forward to the results of your project review and look forward to completion of a successful project.

Sincerely,

PORT CITY ARCHITECTURE, PA



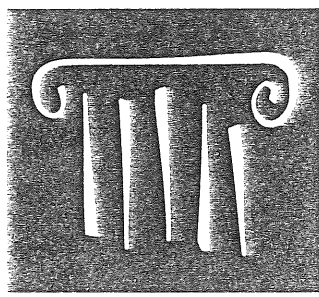
Mark Sengelmann N.C.A.R.B.

MS/mo

Encl.: Preliminary Site Plan, 3/28/00, Site Plan- AWI Engineering, June 1988, ZBA approval letter, Peoples letter, Sewer/water bill

cc Steve Mathews

BOTTO'S /
MATHEW'S
BAKERY



3.16.06



POLE NOT
IN DRIVE



END
OF GRANITE

PORT CITY ARCHITECTURE

65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • portcity@javanet.com

Portland Water District
 225 DOUGLASS ST. • PORTLAND, MAINE

Remit to P.O. BOX 6800
 LEWISTON, ME 04243-6800

(207) 761-8310
 HOURS: 8:30 - 4:30

BOTTOS BAKERY
 550 WASHINGTON AVE
 PORTLAND ME 04103-5120

ACCOUNT NO D-12031-1
 BILLED 01/14/00
 SVC PERIOD 12/02/99 - 01/03/00
 LOCATION 550 WASHINGTON AVE
 WATER RATE CITY MONTHLY
 SEWER RATE PORTLAND MONTHLY

	WATER	SEWER	TOTAL
AMOUNT OF LAST BILL	34.14	19.95	54.09
Payments	34.14 CR	19.95 CR	54.09 CR
PRIOR BALANCE DUE	.00	.00	.00
CURRENT CHARGES	37.76	23.94	61.70
Sales Tax	2.08	.00	2.08
TOTAL DUE	39.84	23.94	63.78

Meter #	Type	Src	reading		Consumption (HCF)		
			Current	Prev	Water	Sewer	
R40834759	P	T	122300	120500	18	18	
T25287149	S	M	295200	294000		12 CR	
TOTAL						18	6

TO PROTECT WATER METERS AND PIPES FROM FREEZING, LEAVE A HEAT SOURCE ON WHILE AWAY FOR LONG PERIODS OF TIME.

*pd 11/5/00
 CK # 19429*

Payment is due by 02/11/00. After that a late payment charge of 1.263% per month for water and .854 % per month for sewer will be assessed on overdue balances

PROOF of Existing WATER/SEWER

MAINE BANK & TRUST

**SITE PLANS/SUBDIVISIONS
PERFORMANCE GUARANTEE
LETTER OF CREDIT #1702
(ACCOUNT #2560151)**

June 2, 2000

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Mathews Bakery
550 Washington Avenue
Portland, ME 04503

Dear Joseph:

Maine Bank & Trust Company hereby issues its Irrevocable Letter of Credit for the account of Robert Mathews and Stephen Mathews, hereinafter referred to as the Owners; in the name of the City of Portland in the aggregate amount of \$30,000.00.

The City, through its Director of Planning and Urban Development, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Maine Bank & Trust Company offices located at 467 Congress Street, Portland, Maine, stating that:

1. the Owners have failed to complete by June 2, 2001, or by the expiration date of any temporary certificate of occupancy issued, whichever date comes first, at the Owners' expense, the work on the roads and other public improvements as set forth in a certain Schedule of Costs of Public Improvements dated May 11, 2000; or
2. the Owners have failed to post the ten percent (10%) Defect Bond or Guarantee required by the Portland City Code Sections 14-501 and 14-525; or
3. the Owners have failed to notify the City for inspections.

In the event of Maine Bank & Trust Company's dishonor of the City of Portland's sight draft, Maine Bank & Trust Company shall inform the City of Portland in writing of the reason or reasons therefore within three (3) working days of the dishonor.

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including, but not limited to, sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or the City of Portland Director of Finance as provided in Section 14-501 of the Portland City Code may authorize Maine Bank & Trust Company, by written certification, to reduce the available amount of this Letter of Credit by a specified amount.

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for a period(s) of one year each from the current expiration date hereof, or any future expiration date, unless at least sixty (60) days prior to any expiration date Maine Bank & Trust Company notifies the Director of Planning and Urban Development by registered mail at the above listed address that Maine Bank & Trust Company elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development reading as follows:

this drawing results from notification that Maine Bank & Trust Company has elected not to renew its Letter of Credit #1702; or

this drawing results from the Owners' failure to timely complete to the satisfaction of the City the public improvements set forth in a certain Schedule of Costs of Public Improvements dated May 11, 2000; or

this drawing results from the Owners' failure to post a ten percent (10%) Defect Guarantee Bond as provided in Section 14-501 of the Portland City Code; or

this drawing results from the Owners' failure to notify the City for inspections.

The Letter of Credit will automatically expire upon the earlier of:

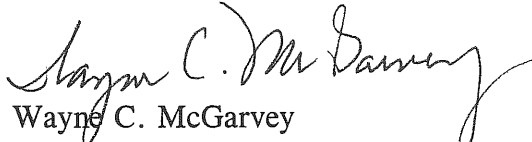
1. Maine Bank & Trust Company's receipt of a written notification from the City of Portland that said work as outlined in a certain Schedule of Costs of Public Improvements dated May 11, 2000, between the Owners and the City of Portland has been completed in accordance with the City of Portland's specifications and Maine Bank & Trust Company's Letter of Credit #1702 may be canceled; or
2. The expiration date of June 2, 2001, or any automatically extended date as specified herein.

Partial drawings are permitted.

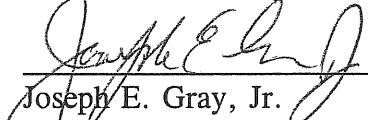
Performance Guarantee
Letter of Credit #1702
June 2, 2000
Page 3

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored if presented at our offices at 467 Congress Street, Portland, Maine, on or before June 2, 2001, or any automatically extended date as specified herein.

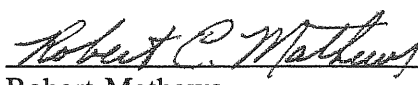
Very truly yours,
Maine Bank & Trust Company

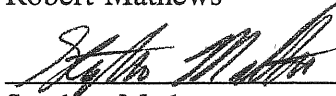

By: Wayne C. McGarvey
Its: Chairman & Chief Executive Officer

The City of Portland has accepted the providing of alternative security for the Owners' obligations to be performed pursuant to Section 14-501 and/or Section 14-525 of the Portland City Code.

Date: 6/5/2000 By: 
Its: Joseph E. Gray, Jr.
Duly authorized Director of Planning and Urban Development

Seen and Agreed to Mathews Bakery

Date: 6/2/00 By: 
Robert Mathews

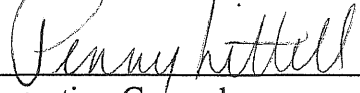
Date: 6/2/00 By: 
Stephen Mathews

Reviewed pursuant to Section 14-501 and/or Section 14-525, Portland City Code.

Date: _____ By: _____

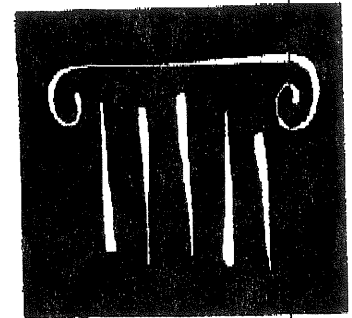
Performance Guarantee Letter of Credit

Date: _____ By: _____
Director of Finance

Date: 6/5/00 By: 
Corporation Counsel

773 - 4229 ✓
782 - 4939
756 - 8258

Transmittal



**PORT CITY
ARCHITECTURE**

TO:

STEVE MATHEWS
ED HEBERT & SONS
CANDI TALBOT - CITY OF
PORTLAND

DATE: 5/19/00

VIA:

- FAX
- UPS / FEDEX
- USPS
- HAND
- E-MAIL
- COURIER

PROJECT: MATHEWS BAKERY

NUMBER OF PAGES: 2

COPIES	DATE	DESCRIPTION	ACTION
1	5/19/00	DWG. - SCREEN DETAIL	PER REQUEST

COMMENTS:

SENDING COPY OF SCREEN DETAIL.

Mark Sengelmann, NCARB

PORT CITY ARCHITECTURE

65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • mark@portcityarch.com



CITY OF PORTLAND

August 23, 2000

Mr. Mark Sengelmann, NCARB
Portland City Architecture
65 Newbury Street
Portland, ME 04101-4218

RE: Matthew's Bakery, 550 Washington Avenue

Dear Mr. Sengelmann:

This letter is to confirm the revision to the approved site plan of the Matthew's Bakery project located at 550 Washington Avenue. The approved revision includes a revision of a curb cut from the proposed 22 ft. wide to 25½ ft. wide. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

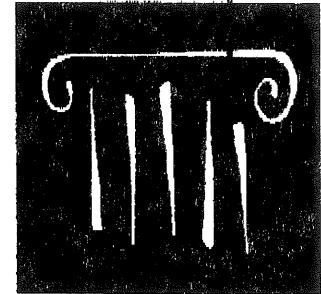
Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
✓ Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\DEVREVW\WASH550\LETTERS\SPREV.DOC

Transmittal



PORT CITY ARCHITECTURE

To:

CANDY TALBOT
 PLANNING DEPARTMENT
 CITY of PORTLAND

LARRY ASH
 TRAFFIC ENGINEERING
 CITY of PORTLAND

DATE: 8.21.00

VIA:

- FAX
- UPS / FEDEX
- USPS
- HAND
- E-MAIL
- COURIER

PROJECT: MATHEWS BAKERY
 550 WASHINGTON AVE
 PORTLAND ME 04103

NUMBER OF PAGES:

COPIES	DATE	DESCRIPTION	ACTION
	3.2.00	SITE PLAN 'A'	ORIGINAL
	8.21.00	PARTIAL SITE PLAN 'B'	REVISED

COMMENTS:

CANDY / LARRY -

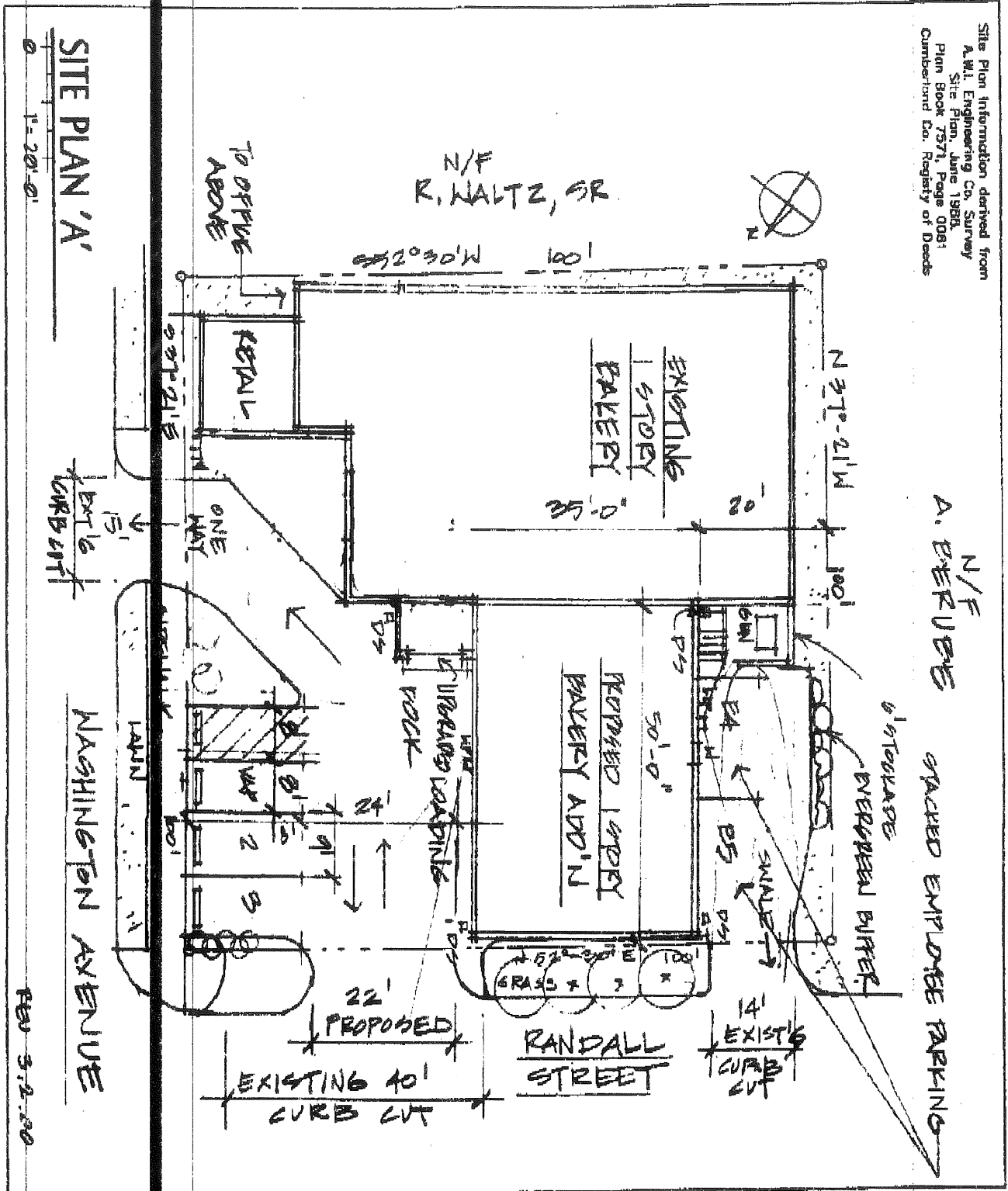
MY CLIENT HAS ASKED US TO LOOK AT WIDENING THE THROAT TO 25'-6" FROM THE APPROVED 22'-0" FOR HIS ACCESS TO/FROM RUSSELL STREET.

Please review & comment.
 cc Steve Mathews.

Mark Seegermann
 Mark Seegermann, NCARB

PORT CITY ARCHITECTURE

Site Plan Information derived from
A.W.I. Engineering Co. Survey
Site Plan, June 1988.
Plan Book 7571, Page 0061
Cumberland Co. Registry of Deeds



SITE PLAN 'A'

1" = 20'-0"

WASHINGTON AVENUE

REV 3-2-00

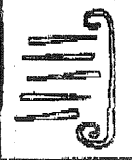
A-1

00-99136

Mathew's Bakery Inc Addition
550 Washington Avenue
Portland Maine 04103

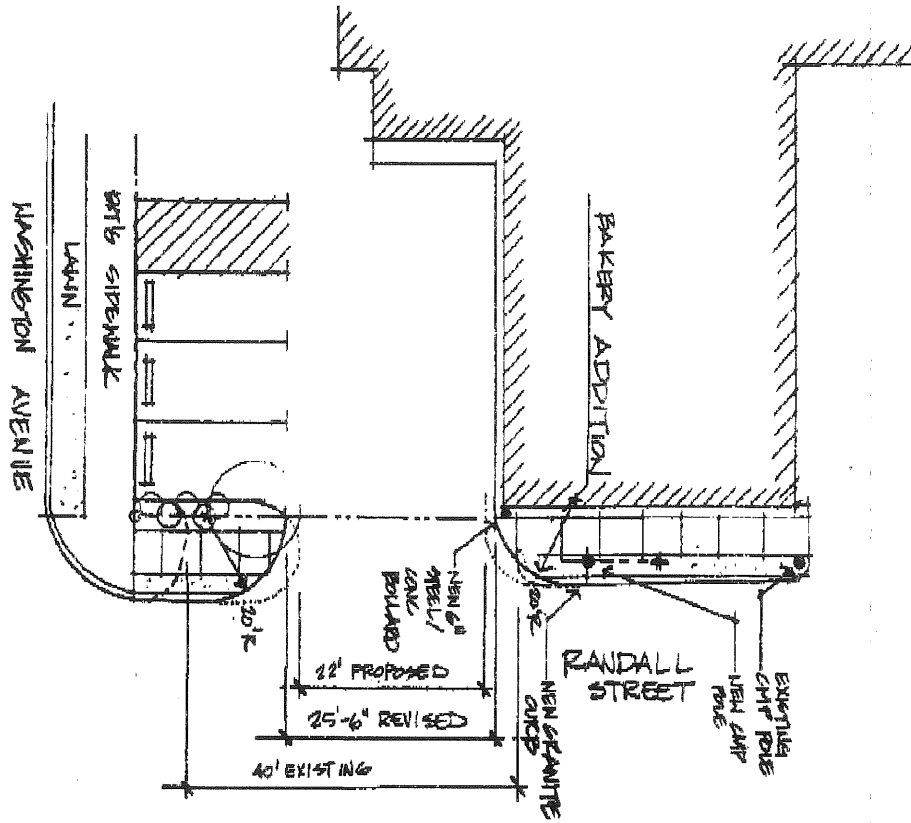
City of Portland
Department of Planning
and Economic Development
200 Commercial Street
Portland, ME 04101
www.portlandmaine.gov

PORT & GUY
ARCHITECTURE
55 MERRIMAN STREET
PORTLAND, ME 04101
Tel: 781-270-1000
portandguy.com



PARTIAL SITE PLAN 'B'

8.21.00



PARTIAL SITE PLAN 'B' SK-4

DATE	8/21/00
BY	POB
CHKD	
APP'D	
REVISED	

2008091316

Mathew's Bakery
Washington Ave.
Portland, MAINE



POB & GIVY ARCHITECTURE
2077612010



MAINE BANK & TRUST

Page 1

Performance Guarantee Letter of Credit

SITE PLANS/SUBDIVISIONS
PERFORMANCE GUARANTEE
LETTER OF CREDIT #1721
(Account #2560151)

July 3, 2001

Alex Jaegerman, Chief Planner
Planning & Urban Development
389 Congress Street
City of Portland
Portland, Maine 04101

Re: Mathews Bakery, 550 Washington Avenue, Portland, ME 04103

Maine Bank & Trust Company hereby issues its Irrevocable Letter of Credit for the account of Robert Mathews and Stephen Mathews, hereinafter referred to as the Owners; in the name of the City of Portland in the aggregate amount of \$6,475.00. This letter will go into effect upon the return of Letter of Credit # 1702.

The City, through its Director of Planning and Urban Development, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Maine Bank & Trust Company offices located at 467 Congress Street, Portland, ME stating that:

- (1) the Owners have failed to complete by June 2, 2002 or by the expiration date of any temporary certificate of occupancy issued, whichever date comes first, at the Owner's expense, the work on the roads and other public improvements as set forth in a certain Schedule of Costs of Public Improvements dated May 11, 2000; or
- (2) the Owners have failed to post the ten percent (10%) Defect Bond or Guarantee required by the Portland City Code sections 14-501 and 14-525; or
- (3) the Owners have failed to notify the City for inspections.

In the event of Maine Bank & Trust Company's dishonor of the City of Portland's sight draft, Maine Bank & Trust Company shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or the City of Portland Director of Finance as provided in section 14-501 of the Portland City Code may authorize Maine Bank & Trust Company, by written certification, to reduce the available amount of this letter of credit by a specified amount.

Performance Guarantee Letter of Credit

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless at least sixty (60) days prior to any expiration date Maine Bank & Trust Company notifies the Director of Planning and Urban Development by registered mail at the above listed address that Maine Bank & Trust Company elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development reading as follows:

This drawing results from notification that Maine Bank & Trust Company has elected not to renew its Letter of Credit #1721; or

This drawing results from the Developer's failure to timely complete to the satisfaction of the City the public improvements set forth in a certain Schedule of Costs of Public Improvements dated May 11, 2000; or

This drawing results from the Developer's failure to post a ten percent (10%) Defect Guarantee Bond as provided in S14-501 of the Portland City Code; or

This drawing results from the Developer's failure to notify the City for inspections.

The Letter of Credit will automatically expire upon the earlier of:

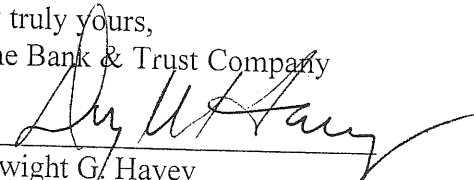
(1) Maine Bank & Trust Company's receipt of a written notification from the City of Portland that said work as outlined in a certain Schedule of costs of Public Improvements dated May 11, 2000 between the Owners and the City of Portland has been completed in accordance with the City of Portland specifications and Maine Bank & Trust Company's Letter of Credit #1721 may be canceled; or

(2) The expiration date of June 2, 2002 or any automatically extended date as specified herein.

Partial drawings are permitted.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored if presented at our offices at 467 Congress Street, Portland, ME on or before June 2, 2002 or any automatically extended date as specified herein.

Very truly yours,
Maine Bank & Trust Company

By: 
Dwight G. Havey
Its: Senior Vice President

Date: 9/28/01

By: Alexander Gray
Joseph E. Gray, Jr.
Its duly authorized Director of
Planning and Urban Development

Seen and Agreed to: Mathews Bakery

Date: 9/10/01

By: Robert E. Mathews
Robert Mathews

Date: 9/14/01

By: Stephen M. Mathews
Stephen Mathews

Reviewed pursuant to Section 14-501 and/or Section 14-525, Portland City Code.

Date: _____

By: _____

Performance Guarantee Letter of Credit

Date: _____

By: _____
Director of Finance

Date: 9/24/01

By: Penny Kittle
Corporation Counsel

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

20000018

I. D. Number

Steve Mathews

Applicant

550 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Port City Architecture

Consultant/Agent

761-9000 761-2010

Applicant or Agent Daytime Telephone, Fax

2/10/00

Application Date

Botto's Bakery

Project Name/Description

550 Washington Ave, Portland Maine 04103

Address of Proposed Site

166-F-004

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) **Bakery Expansion**

1,750 addition

.23 AC

B2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$315.00 Date: 6/2/00

DRC Approval Status:

Reviewer Gordon Smith/Steve Bushey

- Approved Approved w/Conditions see attached Denied

Approval Date 4/5/00 Approval Expiration 4/5/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith/Steve Bushey 6/5/00
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>6/5/00</u> date	<u>\$30,000.00</u> amount	<u>6/2/01</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>6/2/00</u> date	<u>\$585.40</u> amount	
<input type="checkbox"/> Building Permit	_____ 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)	
<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			

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

20000018

I. D. Number

Steve Mathews

Applicant

550 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Port City Architecture

Consultant/Agent

761-9000 761-2010

Applicant or Agent Daytime Telephone, Fax

2/10/00

Application Date

Botto's Bakery

Project Name/Description

550 Washington Ave, Portland Maine 04103

Address of Proposed Site

166-F-004

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) **Bakery Expansion**
1,750 addition **.23 AC** **B2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review **\$315.00** Date: **6/2/00**

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date **4/5/00** Approval Expiration **4/5/01** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Kandi Talbot** **6/5/00**
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>6/5/00</u> date	<u>\$30,000.00</u> amount	<u>6/2/01</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>6/2/00</u> date	<u>\$585.40</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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			

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

20000018

I. D. Number

Steve Mathews

Applicant

550 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Port City Architecture

Consultant/Agent

761-9000 761-2010

Applicant or Agent Daytime Telephone, Fax

2/10/00

Application Date

Botto's Bakery

Project Name/Description

550 Washington Ave, Portland Maine 04103

Address of Proposed Site

166-F-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved Subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your street address is 550 Washington Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

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.) for closing of the 40' curb cut to 22'

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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.

The site contractor shall establish finish grades at the 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property. Roof drainage must also be shown and identify discharge location.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

This site should be reviewed for zoning compliance.

The city traffic engineer should review curb cut changes.

The planning staff should review this application for site plan requirements including curbing, layout, lighting and landscaping.

*** NO PERMIT SHOULD BE ISSUED UNTIL A DRAINAGE PLAN HAS BEEN SUBMITTED. ***

Planning Conditions of Approval

- that all wall packs for lighting be full cut-off wall packs as shown by the applicant as "Type C"
- that the applicant submit a detail of the pressure treated lattice fence proposed as screening for the roof top emergency generator.

Inspections Conditions of Approval

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

20000018

I. D. Number

Steve Mathews

Applicant

550 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Port City Architecture

Consultant/Agent

761-9000 761-2010

Applicant or Agent Daytime Telephone, Fax

2/10/00

Application Date

Botto's Bakery

Project Name/Description

550 Washington Ave, Portland Maine 04103

Address of Proposed Site

166-F-004

Assessor's Reference: Chart-Block-Lot

Fire Conditions of Approval

MAY-12-2000 11:10

EDWARD HEBERT & SON

207 782 4938

P.03/04

MAY-11-00 12:37 PM

PLANNING DEPARTMENT

7858259

P.04

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
* LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	-	-	-	✓ 1	1795	1795
MISCELLANEOUS	-	-	-	1	27,725	27,725
TOTAL:			<u>3475</u>			<u>30,960</u>
GRAND TOTAL:			<u>3475</u>			<u>30,960</u>

INSPECTION FEE (to be billed out by City)

	PUBLIC	PRIVATE	TOTAL	
A. 1.7% of totals:	<u>59.08</u>	<u>526.32</u>	<u>585.40</u>	Inspection Fee!
B. Alternative Assessment:				
Assessed by:	(S.M.)	(M.S.C.)		

Engineering Fee: 7hrs @ \$45 = \$315.00

(5-31)

TTL 34,435

Public 3,443.5

10% 344.35

hold \$6,918.50

Release \$27,516.50

MAY-13-2000 14:15 2077612010

5-31

TTL \$30,000

10% 3,000

Public 3,475

hold \$6,475

Release 23,525.00

2



Conrad P. Davis, II
President

79 LISBON STREET
LISBON, MAINE 04260
www.davislandscape.com

LANDSCAPE COMPANY, INC.

(207) 355-4548
1-800-675-4888
FAX (207) 355-7033

April 26, 2000

Dick Hebert
ED HEBERT AND SONS CON.
9 Gould Road
Lewiston Maine 04240

RE: Mathews Bakery

Dear Dick:

In regards to your request on an estimate for the above referenced job, I have put together a price for you.

1.) Supply and installation of Plant Material: We will supply and install plant material as per plan dated March 28, 2000. Planting shall be done in a customary and reasonable way unless otherwise specified in writing. A dark composted pine bark mulch will be installed to a depth of 4 inches to all new plant material. Work will include plant material, all planting supplies, bark mulch, necessary equipment, labor, and a one year guarantee on plant material.

Cost for this work: \$ 1,595.00 150 FOR SEEDING 140.00
1785

Notes: This price does not include any lawn work and assumes site contractor will be responsible for loam in planting areas.

- Due to the ambiguity of the plans I had to assume specific plants. They are as follows
1. Viburnum Cuflei
 2. Euonymus Alatus Compacta
 3. Juniperus Horizontalis

Dick, I would like to take this opportunity to thank you for your continued patronage of Davis Landscape Co. Inc. If you have any questions regarding this estimate or any other aspects of landscaping please do not hesitate to call me.

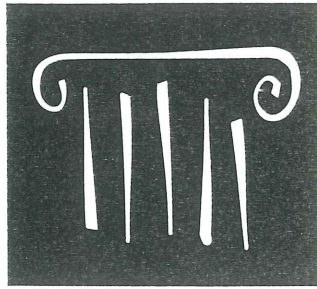
Sincerely

Gary D. Booker
Gary D. Booker

F:\Wpdocs\Gdb\MathewsBake.wpd

March 29, 2000

Mr. Joseph Gray
Director of Planning
City of Portland
389 Congress Street
Portland, Maine 04101



needs
JOB #
1900.48

Re: Final Submission
Staff Site Plan Approval
MATHEWS BAKERY INC. ADDITION
550 Washington Avenue, Portland, Maine

Dear Mr. Gray;

Steve and Robert Mathews, owners of the Bötto's Bakery, are seeking Minor Site Plan Review Approval for the above referenced project. The Mathews plan to expand their facility with an addition of 1,750 SF to the rear of their existing building. The estimated cost of is \$70,000.00. The addition meets all the requirements of the Zoning ordinance for the B-2b zone.

The following is a summation of the modifications to the property that the Mathews are proposing for this project:

The proposed use is an expansion of the existing bakery facility on a tight site in Portland. The existing facility has a small retail counter fronting Washington Avenue which operates W-M 6-10am, a wholesale bakery in the rear which operates 8:00 pm- 6am W-M and a separate second floor office which operates 10am-7pm T-F. All uses are countercyclical and share a common parking area. We have reviewed all zoning issues with Marge Schmuckal and she is satisfied that this proposal meets all requirements. ZBA approvals for overlap parking were unanimously approved March 16, 2000.

- 1) The total land area of the site is 10,000 SF or .23 acre. The total floor area is 5386 SF, with 3,636 SF existing & 1,750 SF proposed. The new FAR is .54 and the proposed impervious surface ratio is 89.65%.
- 2) The existing property has no known easements or proposed easements.
- 3) The solid waste generated is primarily cardboard, paper and stale bread & office waste \pm 2 cu. yds. weekly. This waste is stored indoors due to the food content.
- 4) Off site water, sewer, & power exist along Washington Avenue and are currently tied in and in use. No street opening will be required for this project. The site circulation is designed to accommodate cars, vans, and occasional semi tractor trailer trucks. Existing building signage to remain. The existing sidewalk runs along Washington Avenue.
- 5) Surface drainage patterns will be unchanged by the project. The addition will be built over an existing paved area. Drainage from the building and parking sheet flow unimpeded across the parking and drives to existing curb and gutters, which direct the flow to the nearest basins.

PORT ■ CITY ARCHITECTURE

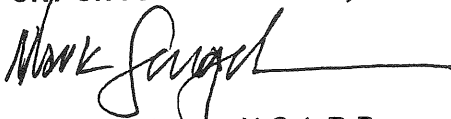
65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • portcity@javanet.com

- 6) The Mathews do not intend to hire any new personnel following completion of this project. The new space will enable the existing workers to have increased floor area to conduct their baking business.
- 7) New 6' cedar stockade fencing will be installed along the southern property line abutting the residential neighbors as shown on the site plan. The interior of this fencing will be faced with a sound attenuation material to help mask a natural gas fired emergency generator.
- 8) Existing landscaping to remain and will be supplemented along the stockade new fencing and near the new addition.
- 9) No new ventilation will be required for this project.
- 10) No new overhead door or door openings will face the western residential abutters. There will be one new window facing the western residential abutters for security.
- 11) Existing lighting will be supplemented with cut-off wall packs on the east and west sides of the new addition.
- 12) Construction is estimated to start 4-1-00 with completion estimated 9-1-00. Sequencing will be foundation, pre-engineered steel frame, roofing, siding, floor slab, and interior finishes.
- 13) There are no State or Federal Regulatory Approvals necessary for this project.
- 14) The construction will be financed by Peoples Heritage Bank. (to follow separately)
- 15) Copy of Deed. (previously submitted)
- 16) There are no known unusual natural areas, wildlife habitats, or archeological sites on or near the project site.
- 17) Final CADD.dxf files to follow upon approval.

We look forward to the results of your project review and look forward to completion of a successful project.

Sincerely,

PORT CITY ARCHITECTURE, PA



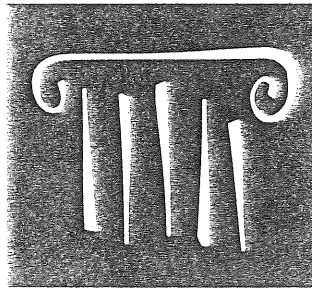
Mark Sengelmann N.C.A.R.B.

MS/mo

Encl.: Preliminary Site Plan, 3/28/00, Site Plan- AWI Engineering, June 1988, ZBA approval letter, Peoples letter, Sewer/water bill

cc Steve Mathews

BOTTO'S /
MATTHEW'S
BAKERY



3.16.06



POLE NOT
IN DRIVE



END
OF GRANITE

PORT ■ CITY ARCHITECTURE

65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • portcity@javanet.com

Portland Water District
 225 DOUGLASS ST. - PORTLAND, MAINE

Remit to P.O. BOX 6800
 LEWISTON, ME 04243-6800

(207) 761-8310
 HOURS: 8:30 - 4:30

BOTTOS BAKERY
 550 WASHINGTON AVE
 PORTLAND ME 04103-5120

ACCOUNT NO D-12031-1
 BILLED 01/14/00
 SVC PERIOD 12/02/99 - 01/03/00
 LOCATION 550 WASHINGTON AVE
 WATER RATE CITY MONTHLY
 SEWER RATE PORTLAND MONTHLY

	WATER	SEWER	TOTAL
AMOUNT OF LAST BILL	34.14	19.95	54.09
Payments	34.14 CR	19.95 CR	54.09 CR
PRIOR BALANCE DUE	.00	.00	.00
CURRENT CHARGES	37.76	23.94	61.70
Sales Tax	2.08	.00	2.08
TOTAL DUE	39.84	23.94	63.78

Meter #	Type	Src	Reading		Consumption (HCF)		
			Current	Prev	Water	Sewer	
R40834759	P	T	122300	120500	18	18	
T25287149	S	M	295200	294000		12 CR	
TOTAL						18	6

TO PROTECT WATER METERS AND PIPES FROM FREEZING, LEAVE A HEAT SOURCE ON WHILE AWAY FOR LONG PERIODS OF TIME.

*pd 11/10/00
 OK # 19429*

Payment is due by 02/11/00. After that a late payment charge of 1.263% per month for water and .354 % per month for sewer will be assessed on overdue balances

PROOF of Existing WATER/SEWER

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair
Lee Lowry III, Secretary
William Neleski, Jr.
Andrew Braceras
Sam Sivovlos
Julie Brady
Peter Clifford

MAR 20 2000

March 17, 2000

Port City Architecture
Attn: Mark Sengelmann
65 Newbury Street
Portland, ME 04101-4218

RE: 550 Washington Avenue
CBL: 166-F-004
ZONE: B-2 Zone

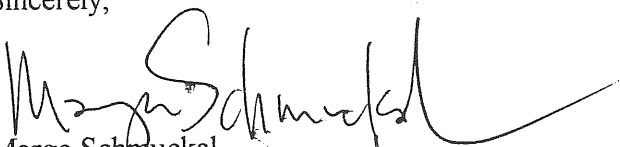
Dear Mr. Sengelmann;

As you know, at its March 16, 2000 meeting, **the Board of Appeals voted 5-0 to grant joint-use parking** so they can meet the off-street parking requirements from Section 14-343 of the Zoning Ordinance in the City of Portland, B-2 Zone.

Enclosed please find a copy's of the Board's decision.

Should you have any questions regarding this matter, please do not hesitate to contact either myself or Nadine Williamson, Office Manager.

Sincerely,


Marge Schmuckal
Zoning Administrator

MS/nbw
Enclosure

CC: Area 2 (Kevin Carroll, Tammy Munson, Jon Reed)

Peoples Heritage Financial Group

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

Tel: 207-761-8500

The logo for Peoples Heritage Financial Group, featuring the word "Peoples" in a serif font inside an oval shape.

March 2, 2000

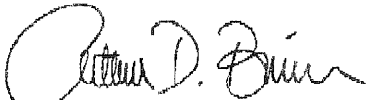
Stephen Mathews
51 Racine Avenue
Portland, Maine 04103

Dear Steve:

We understand you intend to renovate the Bottos Bakery building located at 550 Washington Avenue in Portland. The Bank would be interested in suggesting an appropriate loan structure once it has had the opportunity to review the construction budget, and when all necessary approvals have been obtained. Final approval would also be subject to satisfactory credit history, environmental due diligence, receipt of leases commensurate with the loan term and indicating a minimum debt service coverage of 1.20x, adequate collateral coverage, adequate personal liquidity, and any additional loan covenants which may be deemed appropriate by the Bank.

Please do not hesitate to call me at 828-7026 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Arthur D. Bibeau".

Arthur D. Bibeau
Assistant Vice President

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

20000018

I. D. Number

Steve Mathews
Applicant
550 Washington Ave, Portland, ME 04103
Applicant's Mailing Address
Port City Architecture
Consultant/Agent
761-9000 **761-2010**
Applicant or Agent Daytime Telephone, Fax

2/10/00
Application Date
Botto's Bakery
Project Name/Description
550 Washington Ave, Portland Maine 04103
Address of Proposed Site
166-F-004
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) **Bakery Expansion**
1,750 addition **.23 AC** **B2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **2/10/00**

DRC Approval Status:

Approved **Approved w/Conditions** Denied
see attached
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance
signature _____ date _____

Reviewer Gordon Smith and Steve Bushey

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	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<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

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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

STEVE MATTHEWS, Robert Matthews, Evrette Matthews Feb 9, 00

Applicant 550 WASHINGTON AVE (166-F-004) BOTTO'S BAKERY EXPANSION Application Date

Applicant's Mailing Address PORTLAND ME 04103 Project Name/Description 550 WASHINGTON AVE

Consultant/Agent FORT CITY ARCHITECTURE Address Of Proposed Site Plan Book 7571, pg 0081
761-9000
761-2016

Applicant/Agent Daytime telephone and 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) BAKERY EXPANSION

1,750 SF ADDITION .23 AC B2
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

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

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

Signature of applicant: <u>Stephen Mutton Robert C. Matthews</u>	Date: <u>12/31/99</u>
---------------------------------------------------------------------	--------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE, GUARDIAN,
CONSERVATOR, RECEIVER OR COMMISSIONER
Maine Statutory Short Form

074041

Know all Men by these Presents,

That WE, Michael J. Botto and Rosanne A. Botto

~~commissioner/executor of the will/administrator of the estate/trustee under the will/guardian/conservator/~~
~~receiver of the estate~~/of Joseph A. Botto, by the power conferred by

said will, and every other power, for consideration

dollars paid,

grant to Everett A. Mathews and Margaret ~~of~~ D. Mathews of Portland

County of Cumberland, State of Maine

whose mailing address is 300 Ludlow Street, Portland, Maine, as joint tenants,

the land in Portland, County of Cumberland

State of Maine, described as follows:

Two certain lots or parcels of land with the buildings thereon situated on the Southwesterly side of Washington Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a certain point in the Southwesterly side line of Washington Avenue, Fifty (50) feet from the corner formed by the intersection of the Southeasterly side line of Randall Street with the Southwesterly side of Washington Avenue; thence Southwesterly, parallel with the Southeasterly side of Randall Street, One Hundred (100) feet to a point; thence Southeasterly, in a line parallel with Washington Avenue, Fifty (50) feet to a point; thence Northeasterly, in a line parallel with Randall Street, keeping the width of One Hundred (100) feet from said Street, to Washington Avenue; thence Northwesterly, along said Washington Avenue, Fifty (50) feet to the point of beginning; numbered 550 on said Washington Avenue.

Also another certain lot or parcel of land, abutting the above-described parcel, and being lot numbered Six (6) as shown on a plan of L. W. Dyer, made by E. C. Jordan, Civil Engineer, and recorded in said Registry of Deeds in Plan Book 7, Page 2, to which plan reference is hereby made for further description and bounds; containing Five Thousand (5000) feet of land. Said lot hereby conveyed is situated on the corner of what was formerly known as Maine Street, now Washington Avenue, and Randall Street, formerly known as Dyer Street, and extends Fifty (50) feet on said Washington Avenue, and One Hundred (100) feet on Randall Street.

Marge,

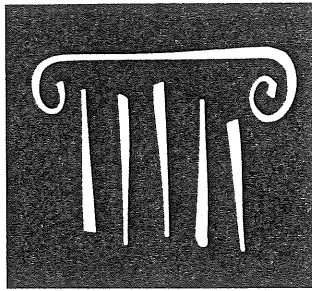
We are currently in the process of purchasing the building from our father. We expect to assume ownership sometime during the first week of January.

Thank you,

Steve & Bob Mathews

February 7, 2000

Mr. Joseph Gray
Director of Planning
City of Portland
389 Congress Street
Portland, Maine 04101



Re: Staff Site Plan Approval
MATHEWS BAKERY INC. ADDITION
550 Washington Avenue, Portland, Maine

Dear Mr. Gray;

Steve and Robert Mathews, owners of the Botto's Bakery, are seeking Minor Site Plan Review Approval for the above referenced project. The Mathews plan to expand their facility with an addition of 1,750 SF to the rear of their existing building. The estimated cost of is \$70,000.00. The addition meets all the requirements of the Zoning ordinance for the B-2b zone.

The following is a summation of the modifications to the property that the Mathews are proposing for this project:

- 1) The proposed use is an expansion of the existing bakery facility. The existing facility has a small retail counter fronting Washington Avenue which operates M-F 6-10am, a wholesale bakery in the rear which operates 8:00 pm- 6am M-F and a separate second floor office which operates 10am-6pm M-F. All uses are countercyclical and share a common parking area.
- 2) The total land area of the site is 10,000 SF or .23 acre. The total floor area is 5386 SF, with 3,636 SF existing & 1,750 SF proposed. The new FAR is .54 and the proposed impervious surface ratio is 89.65%.
- 3) The existing property has no known easements or proposed easements.
- 4) The solid waste generated is primarily cardboard, paper and stale bread & office waste \pm 2 cu. yds. weekly. This waste is stored indoors due to the food content.
- 5) Off site water, sewer, & power exist along Washington Avenue and are currently tied in and in use. No street opening will be required for this project. The site circulation is designed to accommodate cars, vans, and occasional semi tractor trailer trucks. Existing building signage to remain. The existing sidewalk runs along Washington Avenue.
- 6) Surface drainage patterns will be unchanged by the project. The addition will be built over an existing paved area. Drainage from the building and parking sheet flow unimpeded across the parking and drives to existing curb and gutters, which direct the flow to the nearest basins.

PORT ■ CITY ARCHITECTURE

65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • portcity@javanet.com

- 7) The Mathews do not intend to hire any new personnel following completion of this project. The new space will enable the existing workers to have increased floor area to conduct their baking business.
- 8) New 6' cedar stockade fencing will be installed along the southern property line abutting the residential neighbors as shown on the site plan. The interior of this fencing will be faced with a sound attenuation material to help mask a natural gas fired emergency generator.
- 9) Existing landscaping to remain and will be supplemented along the stockade new fencing and near the new addition.
- 10) No new ventilation will be required for this project.
- 11) No new overhead door or door openings will face the western residential abutters. There will be one new window facing the western residential abutters for security.
- 12) Existing lighting will be supplemented with cut-off wall packs on the east and west sides of the new addition.
- 13) Construction is estimated to start 4-1-00 with completion estimated 9-1-00. Sequencing will be foundation, pre-engineered steel frame, roofing, siding, floor slab, and interior finishes.
- 14) There are no State or Federal Regulatory Approvals necessary for this project.
- 15) The construction will be financed by Peoples Heritage Bank. (to follow separately)
- 16) Copy of Deed. (attached)
- 17) There are no known unusual natural areas, wildlife habitats, or archeological sites on or near the project site.
- 18) Final CADD.dxf files to follow upon approval.

We look forward to the results of your project review and look forward to completion of a successful project.

Sincerely,
PORT CITY ARCHITECTURE, PA



Mark Sengelmann N.C.A.R.B.

MS/mo

Encl.: Preliminary Site Plan -'A', 2/7/00, Site Plan- AWI Engineering, June 1988

cc Steve Mathews

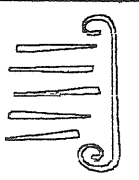
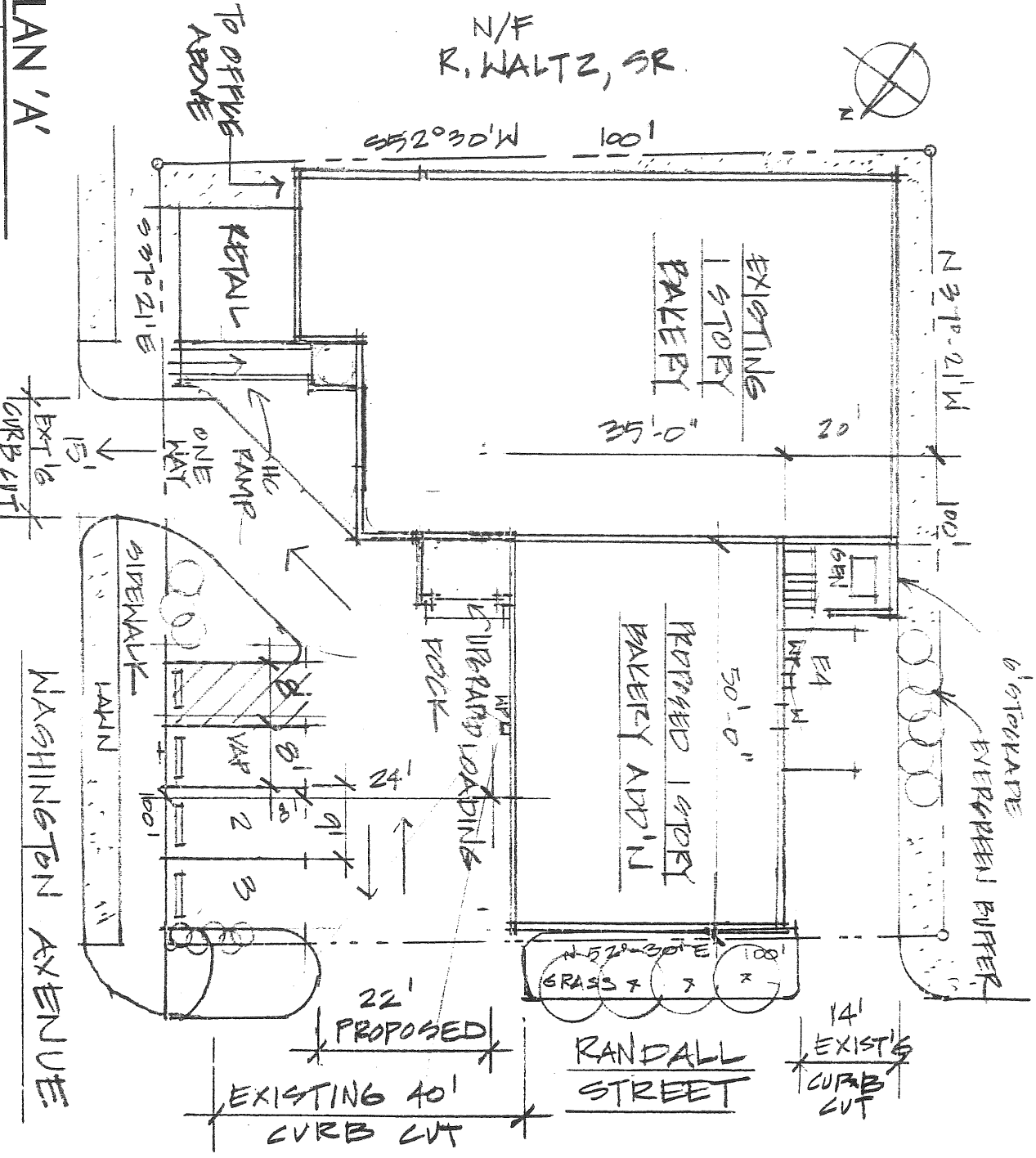


N/F
 A. PERUPE



SITE PLAN 'A'

1" = 20'-0"



PORT CITY
 ARCHITECTURE
 65 NEWBURY STREET
 PORTLAND, ME 04101
 TEL: 781.2010
 portcityarch.com

© COPYRIGHT
 No part of this
 drawing or
 information
 contained
 herein may
 be
 reproduced
 without
 written
 permission
 of
 PORT CITY
 ARCHITECTURE, P.A.

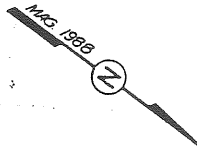
Mathew's Bakery Inc. Addition
 550 Washington Avenue
 Portland Maine 04103

Job: 99136

ISSUE DATE
 FEB. 1, 2000

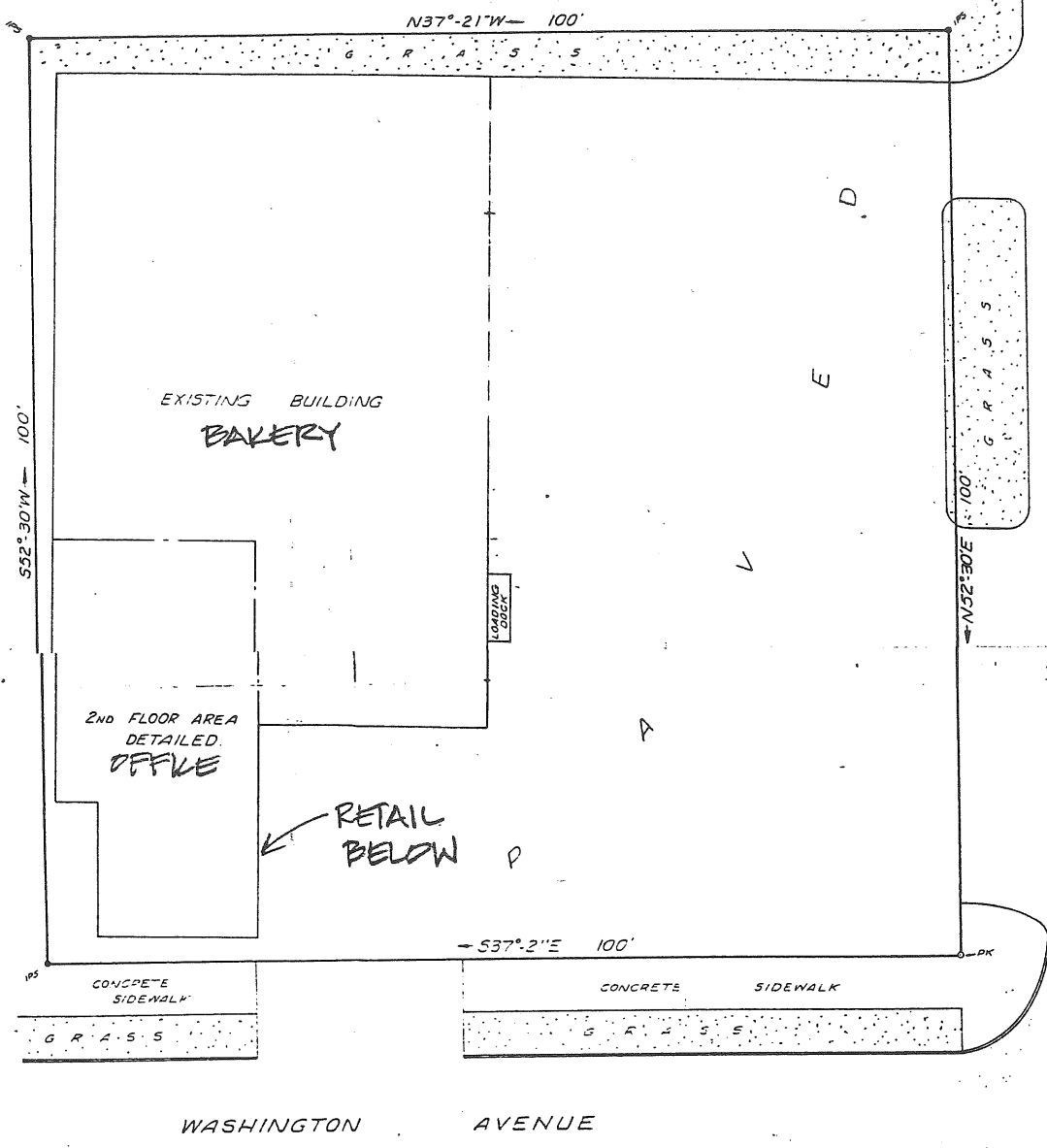
PRELIMINARY
 SITE PLAN 'A'

A-1

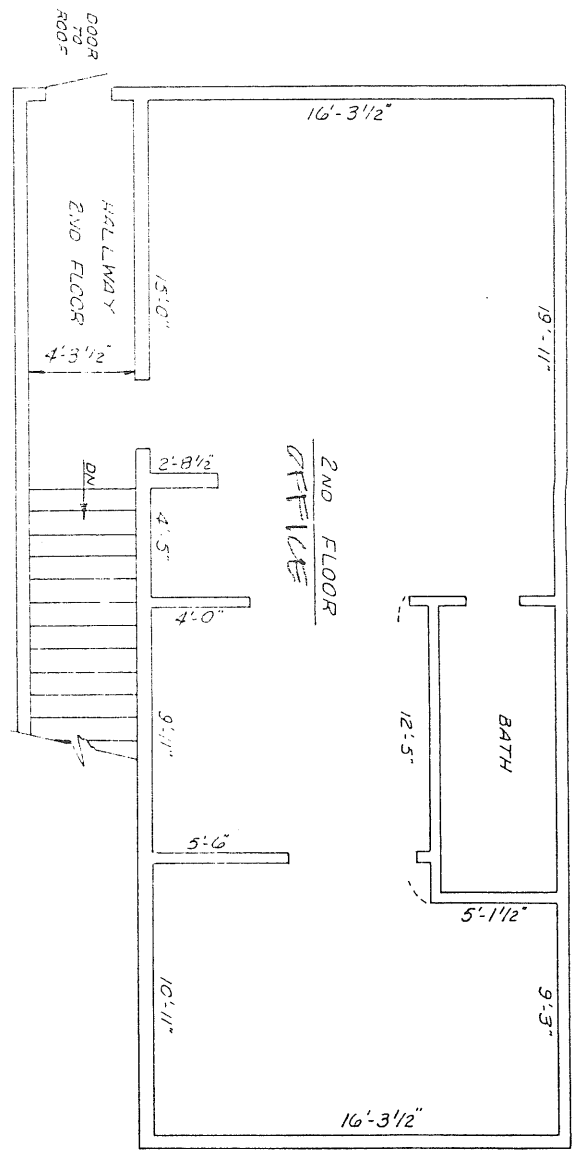
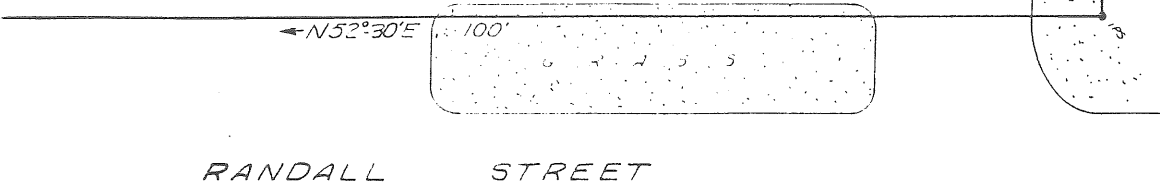


166-F-142
ANDREW R. BERUBE
22 MERRILL ROAD
FALMOUTH, MAINE

166-F-5
RICHARD B. WALTZ, SR.
336 WASHINGTON AVENUE
PORTLAND, MAINE



SITE PLAN
1" = 10'



SECOND FLOOR PLAN

1" = 5'

NOTES:

1. RECORD GIVERS: EVERETT A. & MARGARET D. MATHEWS, 300 LUDLOW STREET, PORTLAND, MAINE.
2. AREA OF LOT: 10,000 SF.
3. TOTAL AREA OF SECOND FLOOR OFFICE SPACE: 6777 SF.
4. PARKING SPACES: 4 @ 9' x 19'.
5. LANDSCAPING AS SHOWN ON SITE PLAN.
6. NO EXISTING OR PROPOSED EASEMENTS.
7. WASTE DISPOSAL BY PRIVATE CONTRACTOR.
8. NO OFF-SITE PUBLIC FACILITIES.
9. NO DRAINAGE OR TOPOGRAPHY PROBLEMS.
10. ESTIMATE OF COMPLETION - 90 TO 120 DAYS.



CITY OF PORTLAND

August 21, 2001

Ms. Lucy Getchell
Maine Bank & Trust
467 Congress Street
P.O. Box 619
Portland, ME 04104

RE: Mathews Bakery, 550 Washington Avenue
Job # 2000-0018, CBL #166-F-3-4

Dear Ms. Getchell:

As we discussed in our recent telephone conversation, please remove the paragraph on the top of the signature page and have applicants re-sign the page. You can also cross out the paragraph and have the applicants initial the area, if that is easier.

If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

A handwritten signature in cursive script that reads 'Kandice Talbot'.

Kandice Talbot
Planner