

193-E-1

11 Pomeroy Street

Single Family and Street Construction

Chabad Lubavitch of Maine, Inc.

#2012-471



PORTLAND MAINE

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Planning & Urban Development Department
Jeff Levine, Director

Planning Division
Alexander Jaegerman, Director

May 15, 2013

Chabad Lubavitch of Maine, Inc.
101 Craigie Street
Portland, ME 04102

Andrew Morrell
BH2M
28 State Street
Gorham, ME 04038

RE: Staff Review Comments for Single Family and Level II Site Plans

Project Name: Pomeroy Street Single Family Home & Street Construction Project ID: 2012-471
Applicant: Chabad Lubavitch of Maine, Inc. CBL: 193-E-1
Planner: Nell Donaldson

Dear Mr. Morrell:

Thank you for submitting another set of revised plans for the construction of approximately 200' of Pomeroy Street and the associated single family home. These plans reflect many of the changes suggested by the Planning Authority and the Department of Public Services at our early December 2012 meeting. The city's comments on the revised plans are as follows.

14-403 Street Extension, Additional Comments

1. Transportation Standards

The revised plans relocate the turnaround at the end of the proposed Pomeroy Street as requested, and include a 30' x 30' easement for the turnaround. Of this turnaround, Mr. Tom Errico, the city's consulting traffic engineer, writes:

The turnaround should be revised to have a depth of 30 feet.

As necessary, please adjust the easement area as well.

2. Environmental Quality Standards

Please review the revised plans for potential conflicts between the trees, swale, and underground electric proposed on the west side of Pomeroy Street.

As in prior review letters, it has been noted that an updated MaineDEP Tier 1 NRPA permit will be forwarded upon your receipt. David Senus, the city's consulting civil engineer, writes:

The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; we understand the Applicant intends to work with

MaineDEP to update this permit. We request that the approved, amended MaineDEP permit be forwarded to the Planning Office upon receipt.

Regarding the Urban Impaired Stream Standard, Mr. Senus writes,

As noted in previous review memos, the Applicant requests to pay an In-Lieu Compensation Fee to meet the Urban Impaired Stream Standard. The Applicant has provided calculations for this fee in a letter to the City dated November 12, 2012; calculations based on the table in MaineDEP Chapter 500 Section 6.A.(1). The fee calculation provided by the Applicant appears to include areas associated with the single family residential house. The calculation should be revised to only consider the new landscaped and non-roof impervious areas associated with the roadway.

Regarding the Chapter 500 General and Flooding Standards, Mr. Senus comments:

The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including the Basic, General, and Flooding Standards (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.):

- *Basic Standards: The plans and application for both the Pomeroy Street construction and the single family residential lot have been prepared in general accordance with the Basic Standards.*
- *General Standards: The Applicant proposes to collect and manage stormwater runoff generated from the impervious roadway through a "curtain drain" along the eastern edge of the roadway. The curtain drain will provide minimal water quality treatment, as it is currently designed with a stone surface and underdrain stone (no fine filter layer). The construction detail should include a minimum of 18" of underdrain gravel or a sand filter layer to provide additional means of filtration; preferably located between the larger surface stone and the base underdrain stone.*
- *Flooding Standard: The Applicant has provided a Stormwater Management Report with a HydroCAD analysis of the 2, 10 and 25-year, 24 hour storm events modeled for the predevelopment and post-development conditions. The runoff analysis indicates that the project will reduce peak flow rates at the project study point, a combined sewer inlet on Bancroft Street. As such, the project is in general conformance with the Flooding Standard.*

The Stormwater Management Plan includes a stormwater inspection and maintenance plan. The plan includes excerpts from the MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances, and includes an inspection & maintenance log. Both the plan and the log should be amended to include specific instruction for the inspection and maintenance of the "curtain drain" system proposed alongside the roadway edge. The plan states that the Applicant will be responsible for all maintenance activities within the roadway until such time that the roadway is turned over to the City of Portland. The Department of Public Services should confirm that they accept the inspection and maintenance responsibilities for the roadway drainage system as designed.

On this point, David Margolis-Pineo, of the city's Department of Public Services, writes:

Stormwater treatment per [the] memo from David Senus is still required. The City will be responsible for the treatment system maintenance upon acceptance of Pomeroy St.

Regarding the design of the curtain drain system, Mr. Senus adds:

As designed, the roadway cross slope transitions to the curtain drain inslope (3:1) along the eastern edge of the road with no shoulder to back the pavement. The design should include at

minimum a 12" shoulder to back the pavement edge. The loam & seed inslope to the curtain drain should either be sodded or should include a temporary erosion control matting to prevent erosion of the loam into the curtain drain.

The design should include an inlet (catch basin or area drain) at the end of the curtain drain, approximately STA 0+15, where the drain has an angle (elbow). The inlet will allow for a clean out at this transition and will provide a high-flow inlet into the system. The design should include a cleanout riser at the top of the curtain drain, approximately STA 2+00. The pipe crossing Pomeroy Street from the end of the curtain drain to the existing catch basin in Bancroft Street should be 10" solid pipe (pipe material meeting City Technical Standard 2.5.2).

3. Public Infrastructure and Community Safety Standards

No additional comments.

4. Site Design Standards

In prior review letters, David Margolis –Pineo noted that street lights should meet spacing standards in the city's *Technical Manual*. Note that, when and if the proposed outparcel is developed, additional lights will be required on Pomeroy Street. On the site plan, a street light detail is referenced. Please provide this detail.

Additional Submittals Required:

- As noted in prior review letters, please provide information on what City of Portland benchmark was used to set elevations.

Note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Single Family House, Additional Comments

1. Transportation Standards

No comments at this time.

2. Environmental Quality Standards

The city has reviewed the revised driveway design in light of drainage and wetland concerns, and suggests that the driveway be reduced in width so as to mitigate drainage impacts to the northwest. Mr. Errico writes:

I have reviewed the most recent plan for the above noted project and would recommend that that driveway width be 10 feet wide (the minimum width allowed under City standards).

In conjunction with this change, it is suggested that the driveway be relocated slightly southeastward, so as to minimize disruptions to the existing drainage pattern across the adjacent parcel. Of this, Mr. Senus writes:

The design of the entrance driveway and associated driveway inslope will direct runoff from the single family residential lot and other upland areas (conveyed through a culvert below the driveway) across the Briggs property. The site plan should be modified to prevent an alteration of flow onto the neighboring property, and provide a means of conveyance on the Applicant's property and within the proposed Pomeroy Street Right-of-Way.

3. Public Infrastructure and Community Safety Standards

No comments at this time.

4. Site Design Standards

No comments at this time.

Zoning

As noted in prior review letters, Ann Machado, Zoning Administrator, has noted that a copy of the recorded deed for the sale of this lot will be required before issuance of a certificate of occupancy for the single family home.

Ann Machado writes of the site plan,

The relocated building footprint meets all the requirements of the R-3 zone. Zoning is all set.

Additional Submittals Required:

- Please add the treeline to the site plan
- As requested in prior correspondence, please provide the total square footage and building footprint square footage for the single family home. This information was requested from Gleason Architects in mid-April, but a figure has not been provided.

Again, note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Planning Staff Recommendation

Based upon the staff review above, I recommend that the applicant proceed by submitting one (1) complete paper set of revised plans, along with documentation, to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made.

As before, if you have any questions or feel that a meeting would be helpful in formulating your revised plans, feel free to contact me at 874-8723 or by email at hcd@portlandmaine.gov.

Sincerely,



Nell Donaldson
Planner

Attachments:

1. Memo from Thomas Errico, PE, TY Lin, dated 5/1/13
2. Memo from David Senus, PE, Woodard and Curran, dated 5/3/13
3. David Margolis-Pineo, Department of Public Services, dated 5/9/13

Electronic Distribution:

Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
Katherine Earley, City Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer
Captain Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard & Curran



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Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

February 3, 2012

William Thompson
Andrew Morrell
BH2M
28 State Street
Gorham, ME 04038

Dear Mr. Thompson and Mr. Morrell:

The Planning Division received a Level I Minor Residential application on January 30, 2012. The application is incomplete. In order to process the application, you will need to submit the materials for a building permit and pay the application fee.

Secondly, the proposal includes the extension of Pomeroy Street which requires a Level II Site Plan Review. Please submit a Level II application along with all required information and fees.

The material you have submitted is on hold at the Planning Division. I recommend that you pick up the applications and complete them for re-submittal.

Sincerely,

Barbara Barhydt
Development Review Program Manager

cc: Alexander Jaegerman, Planning Division Director
Tammy Munson, Inspections Division Director
Danielle West-Chuhta, Corporation Counsel
Marge Schmuckal, Zoning Administrator



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Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

February 15, 2012

William Thompson and Andrew Morrell
BH2M
28 State Street
Gorham, ME 04038

Dear Mr. Thompson and Mr. Morrell:

The Planning Division received a revised Level I Minor Residential application on February 7, 2012, as a follow-up to the first application that was submitted on January 30, 2012 and which was found incomplete on February 3, 2012. Marge Schmuckal Zoning Administrator and I have conducted a completion check on the February 7th submission. The latest application is unclear about what reviews are being sought and at a minimum, the application does not meet the submittal requirements for a Level I: Minor Residential Application, if that is in fact what is required.

- 1) The submitted exterior elevation prepared by Richard Abrahams Associates and dated 7-16-07 is titled "Proposed New Residence and Synagogue." Places of Assembly are a conditional use in the R-3 zone. If this is what is being proposed, a conditional use and a Level II site plan is required for review by the Planning Board. A Level II: Site Plan Application and a Conditional Use application are included as Attachments 2 and 3, respectively.
- 2) The cover letter refers to this application as being an amended Level I: Minor Residential Application for a single family house. The past conditional use and site plan approval (Aug. 8, 2005) for a house and synagogue on this site have expired. If the proposal is for a single family home, then a new application under Portland's Site Plan Ordinance is required. The application and any reference to an amended plan should be eliminated.
- 3) Floor plans and structural plans are required to be submitted for the proposed structure under a Level I and a Level II review. If this is a single family home, then the building permit requirements contained in the Level I site plan application must be submitted at this time. A scanned copy of the application form as submitted is included as Attachment 1 and the Building permit check list is left blank on page 5. These materials are required for review.
- 4) The proposed extension of Pomeroy Street requires a Level II review, as the area disturbed and paved exceeds 7,500 square feet. If the proposal is for a residence and synagogue, then the extension of the street can be part of that review. If a single family home is being proposed, then a separate Level II application must be submitted for the street extension. Please submit a completed application and all required fees.

- 5) The proposed separate lot for Square One Construction, Inc. must be reviewed by the Zoning Administrator for conformance with the zoning ordinance. Please submit information on the potential area for development and provide a zoning assessment for this R-3 lot.
- 6) All required current state and federal permits are required to be submitted as part of the application.
- 7) The checklist states that the financial capacity information is included; however, documentation was not found in the submitted application.
- 8) Storm water information is required for the Pomeroy Street extension and additional information may be needed for the rest of the site, depending upon the level of review that is required.

Please clarify what is being proposed and submit the appropriate complete applications. Once an application is complete, it will be distributed for review. The Planning Authority reserves the right to request additional information in order to review the application. If you have questions, I can be contacted at 874-8699 or at bab@portlandmaine.gov

Sincerely,



Barbara Barhydt
Development Review Program Manager

cc: Alexander Jaegerman, Planning Division Director
Tammy Munson, Inspections Division Director
Danielle West-Chuhta, Corporation Counsel
Marge Schmuckal, Zoning Administrator

Attachments:

1. Scanned application signed by Andrew Morrill, 1-24-12
2. Level II: Site Plan Application
3. Conditional Use Application

Location/Address of Site: Pomeroy Street		
Total Square Footage of Proposed Structure/Area:	Area of lot (total square feet): 73,821 s.f.	Number of Stories: 2
Tax Assessor's Chart, Block & Lot(s) Chart# 193 Block # E Lot# 001	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$ _____ C of O Fee \$ _____
Current Legal Use: Number of residential Units 0	If vacant, previous use? wood lot	Is property part of a subdivision? No If yes, please name: N/A
Proposed Use and Project Description: Single Family Residence		
Applicant – must be owner, Lessee or Buyer Name: Chabad Lubavitch of Maine Inc. Business Name, if applicable: N/A Address: Bancroft Street City/State : Portland, Me Zip Code: 04102		Applicant Contact Information Work # N/A Home# N/A Cell # N/A e-mail: N/A
Owner – (if different from Applicant) Name: Same as above Address: City/State : Zip Code:		Owner Contact Information Work # Same as above Home# Cell # e-mail:
Agent/ Contractor Name: William Thompson, BH2M Address: 28 State St. City/State : Gorham, Me Zip Code: 04038		Agent/Contractor Contact Information Work # (207) 839-2771 Home# N/A Cell # N/A e-mail: wthompson@bh2m.com
Billing Information Name: King Weinstein Address: 198 Saco Avenue City/State : Old Orchard Beach Zip Code: 04064 Phone Number: N/A		Contact when Building Permit is Ready: Name: King Weinstein Address: 198 Saco Avenue City/State : Old Orchard Beach Zip Code: 04064 Phone Number: N/A

Att 1

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p><input checked="" type="checkbox"/> Application Fee (\$300.00 flat fee)</p> <p><input checked="" type="checkbox"/> Inspection Fee (\$100.00 flat fee) (for an inspection conducted by the Planning Division)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) 	<p>Fees Paid (office use)</p> <p>—</p> <p>—</p>
<p>Performance Guarantee</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>
<p>Building Permit Fee</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Inspections Division to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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

<p>Signature of Applicant:</p>  <p>- agent</p>	<p>Date:</p> <p>1/24/12</p>
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This is not a permit; you may not commence any work until the permit is issued.

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Location and dimension of existing and proposed paved areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed ground floor area of building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Finish floor elevation (FEE) or sill elevation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Exterior building elevations (show all 4 sides).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed utilities (or septic system, where applicable)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed grading and contours.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed stormwater management and erosion controls.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Total area and limits of proposed land disturbance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed protections to or alterations of watercourses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed wetland protections or impacts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed curb and sidewalk, except for a single family home.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed easements or public or private rights of way.</i>
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ <i>Show foundation/perimeter drain and outlet.</i>
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ <i>Additional requirements may apply for lots on unimproved streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Cross section with framing details</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Floor plans and elevations to scale</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Window and door schedules</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Foundation plans w/required drainage and damp proofing, if applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Detail egress requirements and fire separation, if applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i>

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

AH 1

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



**PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST**



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations



Level II – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits. General information pertaining to the thresholds of review, public noticing procedures and the fee structure is contained in the Notice to Developer's Packet.

Level II: Site Plan Development includes:

- New structures with a total floor area of less than 10,000 sf except in Industrial Zones.
- New structures with a total floor area of less than 20,000 sf in Industrial Zones.
- Any new temporary or permanent parking area, paving of an unpaved surface parking area, or creation of other impervious surface area greater than 7,500 sf.
- Building addition(s) with a total floor area of less than 10,000 sf (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of less than 20,000 sf in Industrial Zones.
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sf, facilities encompassing an area of greater than 7,500 sf and less than 20,000 sf (excludes rehabilitation or replacement of existing facilities).
- New piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres (includes stripping, grading, grubbing, filling or excavation).
- A change in the use of a total floor area between 10,000 and 20,000 sf in any existing building (cumulatively within a 3 year period).
- Construction of a lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. (IV) of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sf of building area that is outside the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: _____

PROPOSED DEVELOPMENT ADDRESS:

PROJECT DESCRIPTION:

CHART/BLOCK/LOT: _____ **PRELIMINARY PLAN** _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Business Name, if applicable: Address: City/State : Zip Code:	Applicant Contact Information Work # Home# Cell # Fax# e-mail:
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Address: City/State : Zip Code:	Agent/Representative Contact information Work # Cell # e-mail:
Billing Information Name: Address: City/State : Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Engineer Name: Address: City/State : Zip Code:	Engineer Contact Information Work # Cell # Fax# e-mail:
Surveyor Name: Address: City/State : Zip Code:	Surveyor Contact Information Work # Cell # Fax# e-mail:
Architect Name: Address: City/State : Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) ___ Less than 10,000 sq. ft. (\$400.00) ___ After-the-fact Review (\$1,000.00 plus applicable application fee)	Fees Paid (office use) ___ ___	Other Reviews (check applicable reviews) ___ Traffic Movement (\$1,000) ___ Stormwater Quality (\$250) ___ Section 14-403 Review (\$400 + \$25/lot) # of Lots ___ x \$25/lot = _____ ___ Other _____ ___ Change of Use ___ Flood Plain ___ Shoreland ___ Design Review ___ Housing Replacement ___ Historic Preservation	Fees Paid (office use) ___ ___ ___
The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.			
Plan Amendments (check applicable reviews) ___ Planning Staff Review (\$250) ___ Planning Board Review (\$500)	Fees Paid (office use) ___ ___		

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:

1. **Seven (7) full size site plans** that must be **folded**.
2. Seven (7) copies of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	Date:
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PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	sq. ft.
Proposed Total Disturbed Area of the Site	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	sq. ft.
• Existing Total Impervious Area	sq. ft.
• Proposed Total Impervious Area	sq. ft.
• Proposed Total Impervious Area	sq. ft.
• Proposed Impervious Net Change	sq. ft.
BUILDING AREA	
• Proposed Building Footprint	sq. ft.
• Proposed Building Footprint Net change	sq. ft.
• Existing Total Building Floor Area	sq. ft.
• Proposed Total Building Floor Area	sq. ft.
• Proposed Building Floor Area Net Change	sq. ft.
• New Building	(yes or no)
ZONING	
• Existing	
• Proposed, if applicable	
LAND USE	
• Existing	
• Proposed	
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	
• Proposed Number of Residential Units to be Demolished	
• Existing Number of Residential Units	
• Proposed Number of Residential Units	
• Subdivision, Proposed Number of Lots	
PARKING SPACES	
• Existing Number of Parking Spaces	
• Proposed Number of Parking Spaces	
• Number of Handicapped Parking Spaces	
• Proposed Total Parking Spaces	
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	
• Existing Number of Bicycle Parking Spaces	
• Proposed Number of Bicycle Parking Spaces	
• Total Bicycle Parking Spaces	
ESTIMATED COST OF PROJECT	

General Submittal Requirements – Preliminary Plan (Optional)

Level II Site Plan

Preliminary Plan Phase Check list (if elected by applicant)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Completed application form
<input type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written description of project
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Copies of required State and/or Federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written assessment of zoning.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards, where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written summary of significant natural features located on the site.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written summary of project's consistency with related city master plans.
Applicant Checklist	Planner Checklist	Number of Copies	Site Plan Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Preliminary Site Plan Including the following: (*information provided may be preliminary in nature during preliminary plan phase):
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).

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- *Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).*
- *Existing and proposed easements or public or private rights of way.*

**General Submittal Requirements – Final Plan (Required)
Level II Site Plan**

Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
<input type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Final Plan Phase			
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Final Site Plan Including the following
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Location of adjacent streets and intersections and approximate location of structures on abutting properties.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed site access and circulation.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed grading and contours.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed loading and servicing areas, including applicable turning templates for delivery vehicles</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed snow storage areas or snow removal plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed trash and recycling facilities.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed utilities.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed finish floor elevation (FFE).
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Exterior building elevation(s) (showing all 4 sides).
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed stormwater management and erosion controls.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Exterior lighting plan, including street lighting improvements..
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed signage.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Total area and limits of proposed land disturbance.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Soil type and location of test pits and borings.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Details of proposed pier rehabilitation (Shoreland areas only).
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Existing and proposed easements or public or private rights of way.



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: _____

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: _____
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Proposed Use: _____

Previous Use: _____

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer, at proposed building sewer lateral connection: _____

Chart Block Lot Number: _____

Site	Category	Commercial	_____
		Industrial <i>(complete part 4 below)</i>	_____
		Governmental	_____
		Residential	_____
		Other <i>(specify)</i>	_____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: _____

Owner/Developer Address: _____

Phone: _____ Fax: _____ E-mail: _____

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

City Planner's Name: _____ Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? Yes _____ No _____

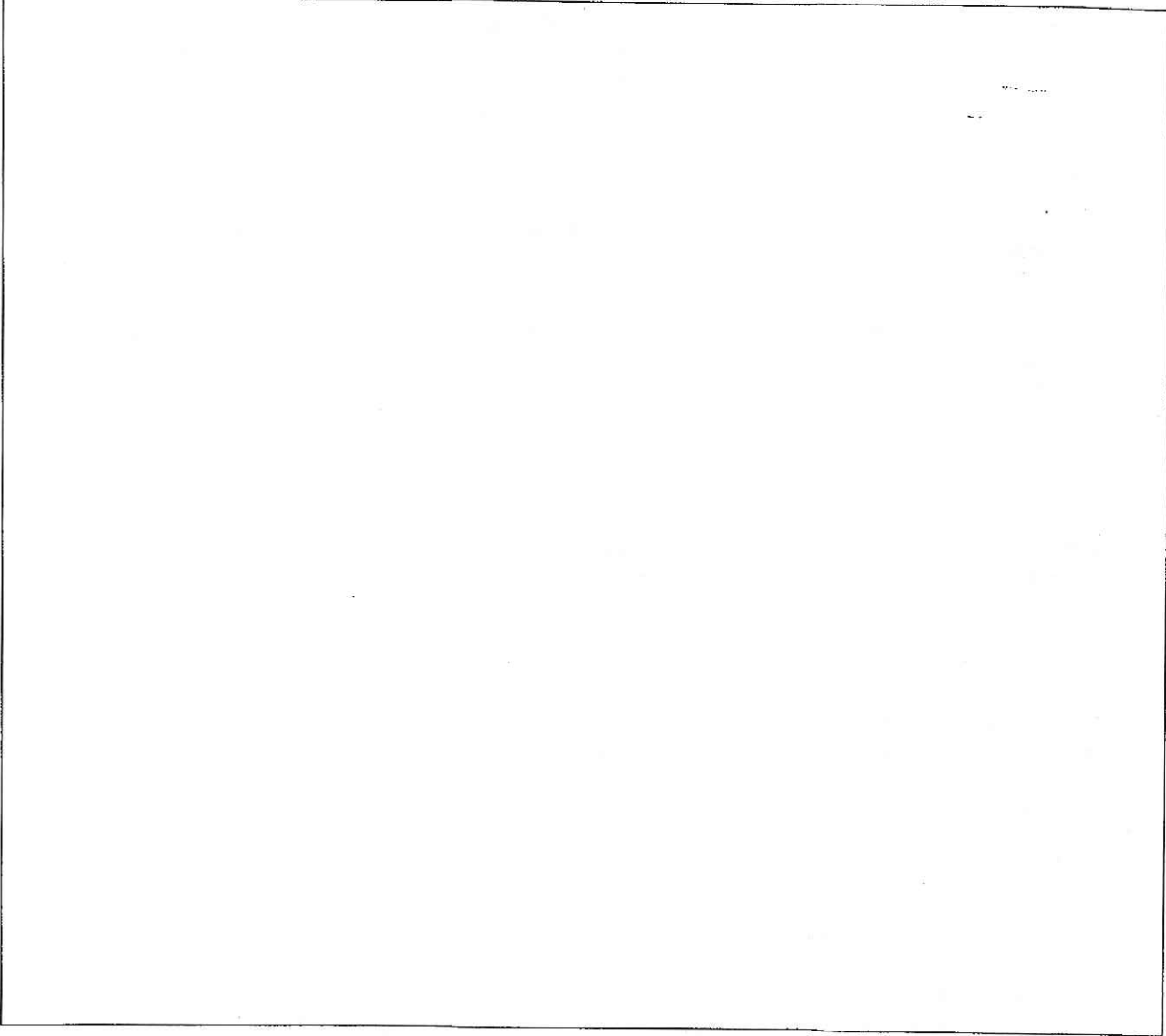
OSHA Standard Industrial Code (SIC): _____

Peaking Factor/Peak Process Times: _____

(<http://www.osha.gov/oshstats/sicser.html>)

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:



AH. 3



Conditional Use Application
PORTLAND, MAINE
Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME AND ADDRESS:

CHART/BLOCK/LOT: _____

RIGHT, TITLE OR INTEREST: Please identify the status of the applicant's right, title, or interest in the subject property.

(Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

VICINITY MAP: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use.

EXISTING USE: Describe the existing use of the subject property.

TYPE OF CONDITIONAL USE PROPOSED:

SKETCH PLAN: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1" = 100')

CONDITIONAL USE AUTHORIZED BY: SECTION 14- _____

STANDARDS – CRITERIA FOR CONDITIONAL USE APPEAL

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

CONTACT INFORMATION:

APPLICANT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROPERTY OWNER

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: _____
Address: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT / REPRESENTATIVE

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONSULTANT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ATTORNEY

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area _____ sq. ft.
 Proposed Total Disturbed Area of the Site _____ sq. ft.
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area _____ sq. ft.
 Existing Total Impervious Area _____ sq. ft.
 Proposed Total Impervious Area _____ sq. ft.
 Proposed Impervious Net Change _____ sq. ft.

BUILDING AREA

Existing Building Footprint _____ sq. ft.
 Proposed Building Footprint _____ sq. ft.
 Proposed Building Footprint Net change _____ sq. ft.
 Existing Total Building Floor Area _____ sq. ft.
 Proposed Total Building Floor Area _____ sq. ft.
 Proposed Building Floor Area Net Change _____ sq. ft.
 New Building _____ (yes or no)

ZONING

Existing _____
 Proposed, if applicable _____

LAND USE

Existing _____
 Proposed _____

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units _____
 Proposed Number of Residential Units to be Demolished _____
 Existing Number of Residential Units _____
 Proposed Number of Residential Units _____
 Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____
 Proposed Number of Parking Spaces _____
 Number of Handicapped Parking Spaces _____
 Proposed Total Parking Spaces _____

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces _____
 Proposed Number of Bicycle Parking Spaces _____
 Total Bicycle Parking Spaces _____

ESTIMATED COST OF PROJECT _____

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional _____	Change of Use _____
Parking Lot _____	Design Review _____
Manufacturing _____	Flood Plain Review _____
Office _____	Historic Preservation _____
Residential _____	Housing Replacement _____
Retail/Business _____	14-403 Street Review _____
Warehouse _____	Shoreland _____
Single Family Dwelling _____	Site Location _____
2 Family Dwelling _____	Stormwater Quality _____
Multi-Family Dwelling _____	Traffic Movement _____
B-3 Ped Activity Review _____	Zoning Variance _____ (or date)
	Historic Dist./Landmark _____
	Off Site Parking _____

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p>___ Under 50,000 sq. ft. (\$500.00)</p> <p>___ 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p>___ Parking Lots over 100 spaces (\$1,000.00)</p> <p>___ 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p>___ 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p>___ Over 300,000 sq. ft. (\$5,000.00)</p> <p>___ After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p>___ Planning Staff Review (\$250.00)</p> <p>___ Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p>___ Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p>___ Less than 10,000 sq. ft. (\$400.00)</p> <p>___ After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <p>Zoning</p> <p>___ Conditional Use (\$100.00)</p>	<p>Other Reviews</p> <p>___ Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p>___ Traffic Movement (\$1,000.00)</p> <p>___ Storm water Quality (\$250.00)</p> <p>___ Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p>___ Other _____</p>

Application Fees

- Each application must be submitted with the applicable fees as listed in the fee structure above. The fees cover general administrative processing costs.
- Application fees may be paid in cash or by check (addressed to the City of Portland).
- An application will not be processed without the required application fees.

Noticing/Advertisements for Planning Board Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
- Public notices must be sent to property owners with 500 feet for all proposals at the time an application is received. Industrial project require notices to be sent to property owners with 1,000 feet.
- Prior to any workshop or public hearing meetings, notices will be sent to property owners. The item will also appear on a legal ad that is published in the Portland Press Herald and on the City's web site.
- The applicant will be billed for actual or apportioned costs for advertising and sending of meeting notices.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Signature of Applicant:	Date:
-------------------------	-------

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: _____

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: _____
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Proposed Use: _____

Previous Use: _____

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer, at proposed building sewer lateral connection: _____

Chart Block Lot Number: _____

Site Category	Commercial _____	
	Industrial <i>(complete part 4 below)</i> _____	
	Governmental _____	
	Residential _____	
	Other <i>(specify)</i> _____	

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: _____

Owner/Developer Address: _____

Phone: _____ Fax: _____ E-mail: _____

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

City Planner's Name: _____ Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____

GPD

Do you currently hold Federal or State discharge permits? _____

Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? _____

Yes _____ No _____

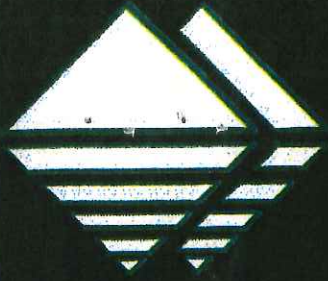
OSHA Standard Industrial Code (SIC): _____

(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:



BH2M

Providing Quality Civil-Site
Engineering & Surveying for
Over 33 Years.

SERVICES:

Site Development Design
Subdivision Design
Stormwater Management
Analysis & Design
Utility Design
Roadway Design
Development Permitting
Construction
Administration & Services
Full Service
Survey Department

COMPANY OVERVIEW

Berry Huff McDonald Milligan Inc. (BH2M) was founded in 1978 in Gorham, Maine to provide quality civil-site engineering and surveying services. Over the past 33 years BH2M has worked on over 6,000 projects for our diverse client base, which consists of Municipal and Private Sector clients. BH2M has developed a reputation for a strong commitment to excellence in all portions of a project. The staff structure at BH2M is unique in that all the engineers and project managers are partners within the company. This has been a successful formula that has resulted in many long standing relationships with our clients. Each project at BH2M is overseen by a senior principal within the company to assure the highest level of quality of work and performance.

EXPERIENCE

BH2M has provided quality Civil-Site Engineering and Surveying on many projects within the City of Portland, Including:

Office & Commercial Developments

- Kate's Homemade Butter Manufacturing Facility, Arundel
- Oakhurst Dairy, Portland
- WB Mason Headquarters, Portland
- Unum, Portland
- Walgreens Pharmacy, Portland

Hospitals

- Childrens Hospital, Portland
- Congress St. Medical Building, Portland

Roadway Improvements

- Oak Street

Major Industrial

- Brunswick Naval Air Station Hanger Project - Brunswick
- Brunswick Naval Air Station Tower Project - Brunswick
- Savage Intermodel Facility - Auburn
- Pratt-Whitney - North Berwick

CURRENT PROJECTS

- Summer Winds Condominiums - Old Orchard Beach
- Black Point Park at Scarborough Beach - Scarborough
- Fogg Brook Subdivision - Buxton
- Sawyer Estates Subdivision - Gorham



Selected Stormwater Management Project Experience

- Summer Winds Condos, Old Orchard Beach 2011
- Village Square Sidewalk Reconstruction, Gorham 2011
- Black Point Park at Scarborough Beach, Scarborough 2011
- Fogg Brook Subdivision, Gorham 2011
- Sawyer Estates Subdivision, Gorham 2011
- Golden Ridge Subidvision, Cape Elizabeth 2011
- Juniper Knoll Subdivision, Saco 2010
- Meadowbrook Subdivision, Waterboro 2010
- Bradbury Ridge Subdivision, Hollis 2010
- Lands End Subdivision, Old Orchard Beach 2010
- Limington Salt Shed, Limington 2010
- Peterson Fields Subdivision, 2010
- The Trails Subdivision, Saco 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Carsons Point Subdivision, Saco 2010
- Pratts Brook Farm Subdivision, Yarmouth 2010
- Highland Glen Subdivision, Yarmouth 2010
- Tucker Road Culvert Improvements, Limington 2010
- Dunegrass Sections B & C, Old Orchard Beach 2010
- Skylark Commons Subdivision, Portland 2009
- Pleasant Ridge Subdivision, Buxton 2009
- Wholesale Distribution and Warehouse Facility, Brockton Ma 2009
- Willowdale Commons Condominium, Old Orchard Beach 2009
- Atlantic Park Condominium, Old Orchard Beach 2009
- Whispering Pines Subdivision, Buxton 2009
- Aceto Construction Facility, Buxton 2009
- D & E Enterprises Facility, Hollis 2009
- K & S Subdivision, Sanford 2009
- Wild Acres Campground Expansion, Old Orchard Beach 2009
- Hardware Store, Biddeford 2009
- Hid n Pines Campground, Old Orchard Beach 2009
- Green Court Acres Subdivision, Waterboro 2009

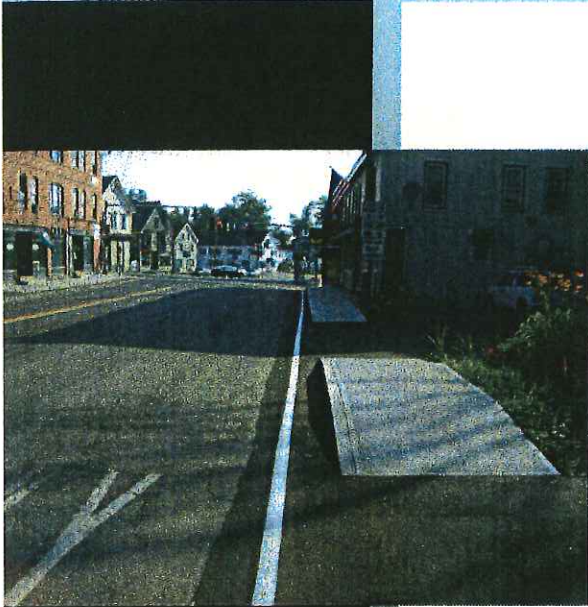


Selected Site Development Project Experience

- Black Point Park at Scarborough, Beach, Scarborough 2011
- Limington Salt Shed, Limington 2010
- Childrens Hospital, Portland 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Savage Intermodal Facility, Auburn 2010
- Wholesale Distribution and Warehouse Facility, Brockton Ma 2009
- Aceto Construction Facility, Buxton 2009
- D & E Enterprises Facility, Hollis 2009
- Hardware Store, Biddeford 2009
- Oakhurst Dairy Facility, Portland 2009
- WB Mason Headquarters, Portland 2009
- Walgreens, Portland 2008
- Unum Site Improvements, Portland 2008
- Congress Street Medical Building, 2008
- Pratt Whitney Facility, North Berwick 2007
- Brunswick Naval Air Station Hanger Project, Brunswick 2007
- Morrison Center, Scarborough 2006
- Aubuchon Hardware, Limington 2006

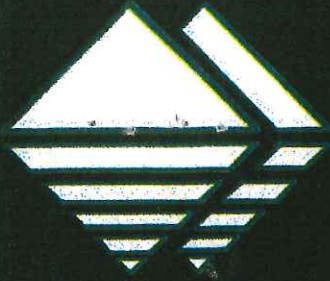


Selected Roadway Reconstruction and Drainage Improvement Project Experience



- Gorham Village Square Sidewalk Reconstruction Project
Gorham, 2011
- Granite Street Extension Roadway Reconstruction
and Drainage Improvement Project
Biddeford, 2009
- Glendale Neighborhood Reconstruction
and Drainage Improvement Project
Auburn, 2004
- Carrier Development Reconstruction
and Drainage Improvement Project
Auburn, 2003
- Old Danville Road Reconstruction
and Drainage Improvement Project
Auburn, 1999
- Mill Street Reconstruction
and Drainage Improvement Project
Auburn, 1998
- CSO Neighborhood Improvement Project #2
Biddeford, 1998
- CSO Neighborhood Improvement Project #1
Biddeford, 1994
- Downtown Revitalization & Stormdrain Improvements
Projects #1, #2 & #3
Old Orchard Beach, 1991 - 1992
- In addition to all the above projects our office completes the
design of many subdivisions which involve roadway design.
The following is a breakdown of the subdivisions completed
annually by our firm over recent years:
2011: 6
2010: 10
2009: 8





BH2M

Lester S. Berry, P.E.

EDUCATION:

B.S. Civil Engineering
University of Maine

B.S. Civil Engineering
University of Maine

PROFESSIONAL SOCIETIES:

American Society of Civil Engineers

Maine Association of Planners

Construction Specifications Institute

PROFESSIONAL BACKGROUND:

Vice President BH2M
1978 - Present
Gorham, Maine

Project Engineer
Wale E. Caruthers Company
1975 - 1978
Gorham, Maine

Engineer
State of New Hampshire
1971 - 1972
Concord, New Hampshire

Lester S. Berry, P.E.
Vice President & Senior Engineer

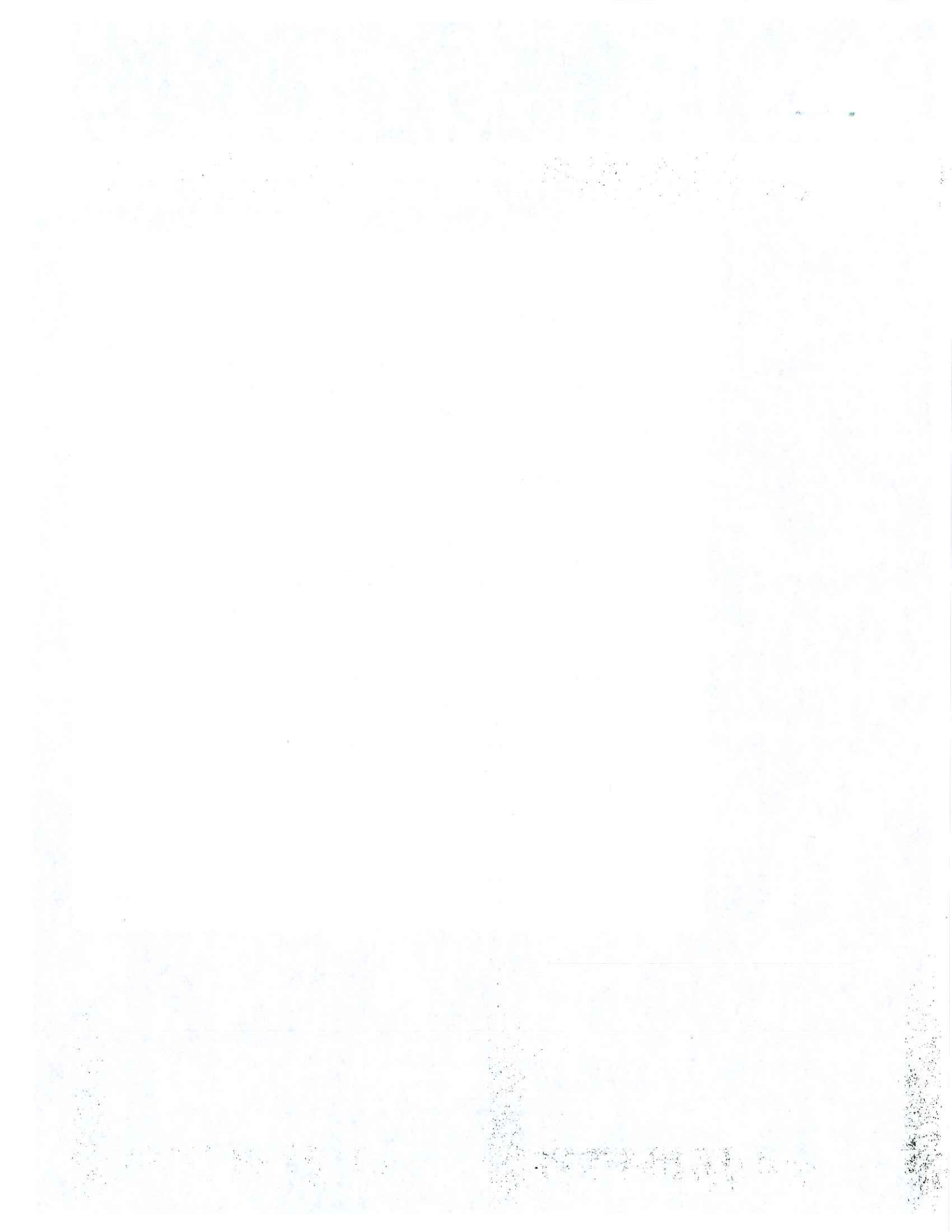
Les co-founded Berry Huff McDonald Milligan Inc. in 1978. He has 40 years of experience in both the public and private sector and has worked on projects in Maine and New Hampshire. His expertise includes a diversified range of all aspects of civil-site engineering, with a focus on site development and the design and implementation of state of the art Stormwater Management Systems.

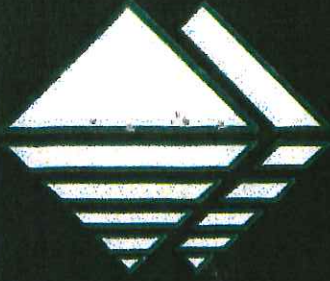
The following is a list of recent projects worked on by Les:

- Savage Intermodal Facility, Auburn 2010
- Childrens Hospital, Portland 2010
- Summer Winds Condominium, Old Orchard Beach 2011
- Village Square Sidewalk Restoration, Gorham 2011
- Black Point Park at Scarborough Beach, Scarborough 2011
- Sawyer Estates Subdivision, Gorham 2011
- Limington Salt Shed, Limington 2011
- Kate's Homemade Butter Plant, Arundel 2011
- Peterson Fields Subdivision, Gorham 2010
- The Trails Subdivision, Gorham 2010
- Tucker Road Culvert Improvements, Limington 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Skylark Commons Subdivision, Portland 2010
- WB Mason Headquarters, Portland 2009
- Walgreens, Portland 2009
- Unum Site Improvements, Portland 2008
- Congress Street Medical Building, Portland 2008



STORMWATER EDUCATION: Hydraulic & related College course Erosion & Sediment Control
Stormwater Management Water Conservation Districts, Phosphorus Management,
Erosion Control Seminars by Maine DEP, HydroCAD & Advanced HydroCAD,
BMP's for Stormwater and Erosion Control.





BH2M

William A. Thompson

EDUCATION:

A.S. Civil-Sanitary Tech.
Blue Hills Regional Institute
1970

Northeastern University
Boston, MA.
1971 - 1972

PROFESSIONAL BACKGROUND:

President/Project Manager
BH2M
January 1993 - Present
Gorham, Maine

Vice President/
Project Manager
BH2M
January 1988 - January 1993
Gorham, Maine

Design/Drafting Department
Supervisor
BH2M
November 1978 -
December 1987

Chief Draftsman
Wale E. Caruthers Company
Gorham, Maine
1976 - November 1978

Design Draftsman
SEA Consultants
Boston, MA.
June 1970 - June 1976

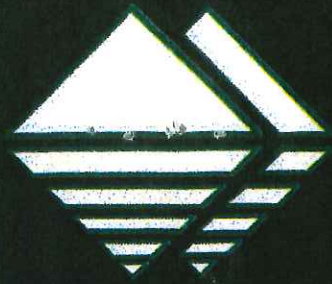
William A. Thompson
President & Project Manager

Bill has worked for BH2M for over 33 years and has 40 years of experience in both the public and private sector and has worked on projects in Maine and Massachusetts. His expertise includes site development, subdivisions and the design of supporting Stormwater Management Systems.

The following is a list of recent projects worked on by Bill:

- Sawyer Estates Subdivision, Gorham 2011
- Juniper Knoll Subdivision, Saco 2010
- Limington Salt Shed, Limington 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Bradbury Ridge Subdivision, Buxton 2010
- Lands End Subdivision, Old Orchard Beach 2010
- Peterson Fields Subdivision, Gorham 2010
- The Trails Subdivision, Saco 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Carsons Point Subdivision, Saco 2010
- Skylark Commons Subdivision, Portland 2010
- Sunrise Ridge Subdivision, Buxton 2009
- Atlantic Park Condominium, Old Orchard Beach 2009
- Pleasant Ridge Subdivision, Buxton 2009
- Dunegrass Sections B & C, Old Orchard Beach 2009
- Meadowbrook Subdivision, Waterboro 2009
- Aceto Construction Facility, Buxton 2009





BH2M

Robert C. Libby, Jr., PLS

REGISTRATION

Professional Land Surveyor
Maine #2190
Licensed since August 1990

EDUCATION

B.S. Forestry Management/
Recreational Park Management
University of Maine 1982

PROFESSIONAL SOCIETIES

Maine Society of Land Surveyors
President 2009-2011

Narragansett Chapter
Former President &
Current Treasurer

PROFESSIONAL BACKGROUND

Survey Party/Chief
Engineering Technician
BH2M Gorham, Maine
1985 - 1993

Survey Department Head
BH2M Gorham, Maine
1993 - Present

Robert C. Libby, Jr. Professional Land Surveyor

Bob has worked for BH2M for over 26 years and has over 26 years of experience in both the public and private sector working throughout York, Cumberland, Oxford & Androscoggin Counties. His experience includes Boundary Surveys, ALTA Surveys, Road Projects, Site Topographies, As-Built Surveys and Construction Layout Surveys.

The following is a list of recent projects worked on by Bob:

- Town of Standish Public Works Site Topography, 2011
- Town of York Public Safety Building Topography & Boundary Survey, 2011
- York County Fish & Game Lyman Site Topography, 2011
- Jason Labonte Lot Division / Private Way, Saco, 2011
- Summer Winds Subdivision and Site Plan, Old Orchard Beach, 2011
- Town of Limington Salt Shed Topography & Boundary Survey, 2010
- Dunegrass Section B & C Subdivision, Old Orchard Beach, 2010
- Lakeside Community Church Waterboro, As-Built Survey, 2009
- Smith Elliott Smith & Garmey Project, Expert Witness, Hollis, 2008
- Maine Turnpike Authority Right of Way Maps, 2008



BH2M

Andrew S. Morrell, E.I.T.

EDUCATION:

S. Civil Engineering
State University of New York
Buffalo, NY

PROFESSIONAL BACKGROUND:

Project Engineer
BH2M - Gorham, Me
August 2001 - August 2007
April 2010 - Present

Project Engineer
DeLuca-Hoffman Associates
South Portland, Me
August 2007 - March 2010

Project Engineer
Diversified Civil Engineering
Westford, Ma
May 1999 - August 2001

STORMWATER EDUCATION:

Hydraulics Review Class
Professional Engineering
License Exam - ASCE 2009

Hydrocad Seminar
Joint Environment Training
Coordinating Committee 2002

STORMWATER EXPERIENCE:

years experience
performing stormwater
management design and
calculations.

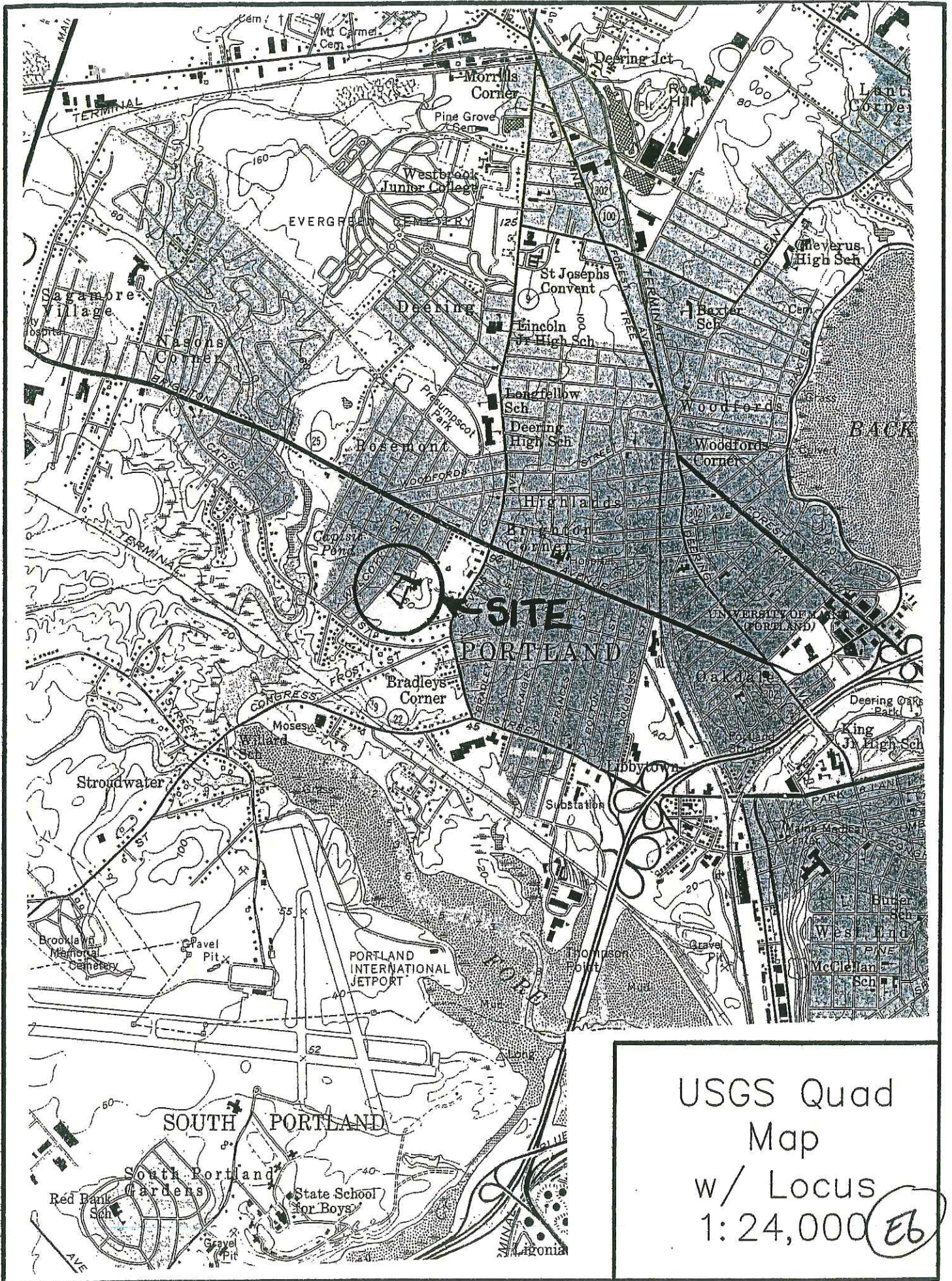
Andrew S. Morrell, E.I.T.
Project Engineer

Andy has worked for BH2M for over 9 years and has over 12 years of experience in both the public and private sector and has worked on projects in Maine and Massachusetts. His expertise includes site development, subdivisions and the design of supporting Stormwater Management Systems.

The following is a list of recent projects worked on by Andy:

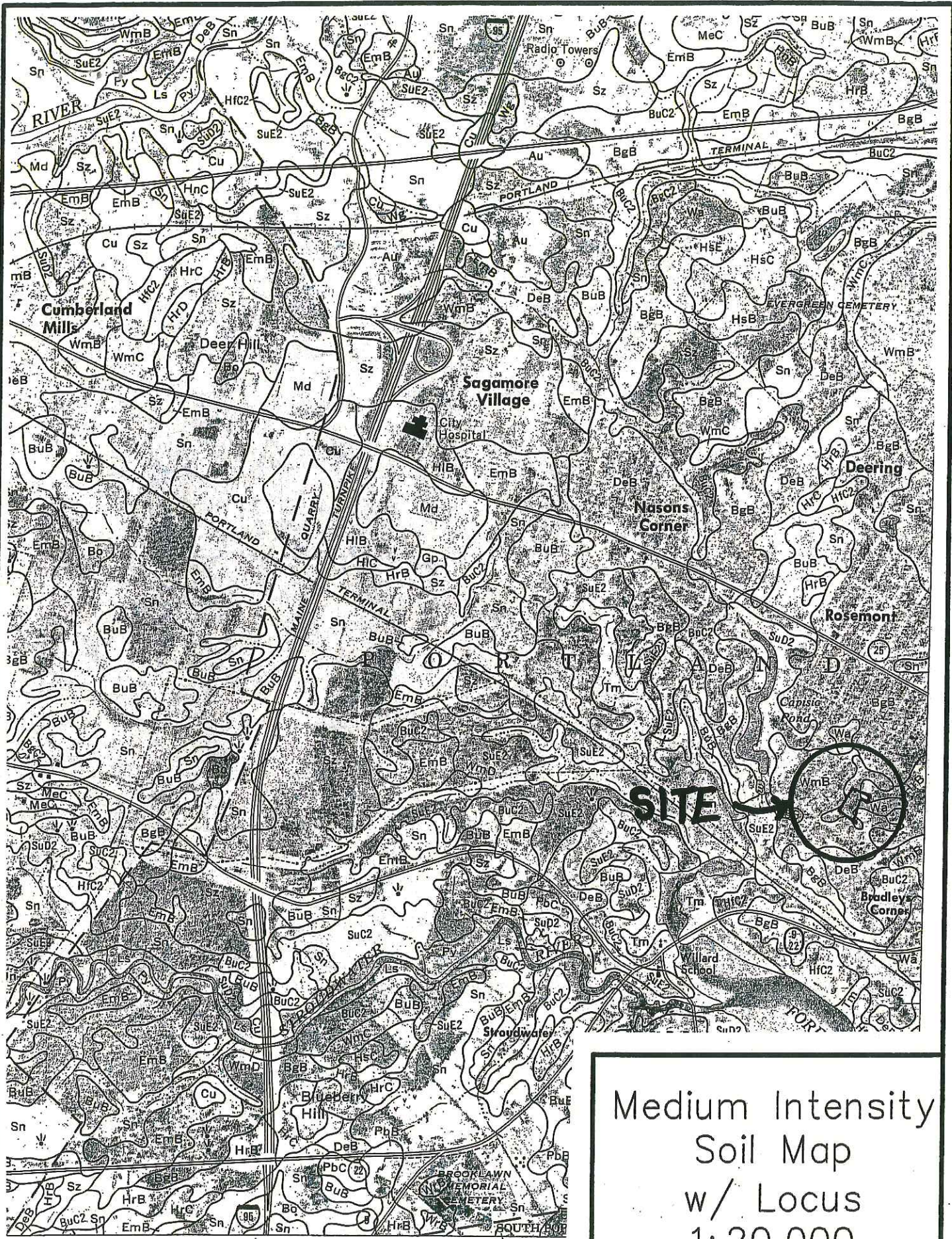
- Childrens Hospital, Portland 2011
- Village Square Sidewalk Restoration, Gorham 2011
- Black Point Park at Scarborough Beach, Scarborough 2011
- Sawyer Estates Subdivision, Gorham 2011
- Juniper Knoll Subdivision, Saco 2010
- Limington Salt Shed, Limington 2010
- Kate's Homemade Butter Plant, Arundel 2010
- Tucker Road Culvert Improvements, Limington 2010
- Bradbury Ridge Subdivision, Buxton 2010
- Lands End Subdivision, Old Orchard Beach 2010
- Peterson Fields Subdivision, Gorham 2010
- The Trails Subdivision, Saco 2010
- Mitchell Hill Subdivision, Windham 2010
- Stonehill Subdivision, Biddeford 2010
- Carsons Point Subdivision, Saco 2010
- Pratts Brook Farm Subdivision, Yarmouth 2010
- Highland Glen Subdivision, Yarmouth 2010
- Skylark Commons Subdivision, Portland 2010
- Sunrise Ridge Subdivision, Buxton 2009
- Atlantic Park Condominium, Old Orchard Beach 2009
- Pleasant Ridge Subdivision, Buxton 2009
- Dunegrass Sections B & C, Old Orchard Beach 2009
- Meadowbrook Subdivision, Waterboro 2009
- Aceto Construction Facility, Buxton 2009
- Unum Site Improvements, Portland 2009





USGS Quad
Map
w/ Locus
1:24,000

EB



Medium Intensity
Soil Map
w/ Locus
1:20,000

July 12, 2007

Maine Dept. of Environmental Protection
Southern Maine Regional Office
312 Canco Road
Portland, ME 04101

RE: Stormwater Permit-by-Rule
Chabad Lubobitch of Maine, Inc.
Pomeroy Street
Portland

To Whom It May Concern:

Please find attached the following information for the above-referenced project:

1. Stormwater Permit-by-Rule Application
2. Required Fees (\$55)
3. Photographs of Site
4. U.S.G.S. Map
5. Site Plan (Sheet 1)
6. Erosion Control Plan (Sheet 6)

On behalf of the applicant, Chabad Lubobitch of Maine, Inc., we are submitting a Stormwater Permit-by-Rule. This project was approved by the City of Portland back in July 2005 and was not eligible for a stormwater permit at that time (according to DEP regulations). The project was never built and the applicant is looking to construct the project at this time. According to current DEP regulations, the project is eligible for a Stormwater Permit-by-Rule. The project does not fall within a watershed "most-at-risk" and results in the following areas:

Impervious Area = 0.68 acres

Developed Area = 1.59 acres

Please call if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with the first name being the most prominent.

Andrew S. Morrell, E.I.T.
Staff Engineer

Enclosure(s)
cc: Richard Abrahams

ChabadDEPPBR



PORTLAND MAINE

Planning Division
Scott Hanson, Preservation Compliance Coordinator

6/19 - KRIS BRIGGS.

4/20 1/5 12/60

* Footage; bedrooms ...

* timeline? How long?
↓ schedule

* WATER. INFILTRATION.

* financial capacity ... ??
religious aspect

5/29 (8) Maura
Karla Gavin - 773 0809
- where is Pomeroy St.
- Does guy have plan - what to be used for?



PORTLAND MAINE

Planning Division
Scott Hanson, Preservation Compliance Coordinator

5/22/12
Tamara Krieger 807-3180.

11 pameray.

- wetlands impacts.
- does street look as if did an orig proposal?
- use?

krieger.tamara@yahoo.com.

Ⓟ 5/27 Tamara Krieger 807-3180.
11 pameray

- more info on specific plans

tamara
krieger@yahoo.com

389 Congress Street, 4th floor • Portland, ME • (207) 756-8023 • Fx 756-8258
Email: sth@portlandmaine.gov

389 Congress Street, 4th floor • Portland, ME • (207) 756-8023 • Fx 756-8258
Email: sth@portlandmaine.gov

primary 6/15
King Weinstein - 11 Pomeroy. 332-7544
↓ any comment? returned call
msg 6/19
6/20



PORTLAND MAINE

Planning Division
Scott Hanson, Preservation Compliance Coordinator

King Weinstein. 6/20/12.

• no required neighborhood meeting?
anyone we should call?

• # bedrooms - 12 children.

↓ reasonable time frame....



PORTLAND MAINE

Planning Division

Scott Hanson, Preservation Compliance Coordinator

4/18/13 - GREENS.

what recourse if water does Δ afterward?

copy on next review letter - send to
email.



PORTLAND MAINE

Planning Division
Scott Hanson, Preservation Compliance Coordinator

S/29

William Green = bgandry@aol.com.

22 Rockland Ave.

⊗ water problem.

Went back
now on
June.

city not
done
correctly.

city + app engineers - assurance regarding
future water problems.

Bancroft - lost pool.

bad water - 6 inches of ice on sheet

4" drums as fo.

or likes green area.

• dredge Caspian
pond.

