



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

May 13, 2013

The Planning and Zoning Resource Corporation  
100 NE 5<sup>th</sup> Street  
Oklahoma City, Oklahoma 74104  
Attn: Tammy Pote

RE: 145 Jetport Boulevard – Hilton Garden Inn – 209A-A-016 & 210A-C-001 (the  
“Property”) – A-B Airport Business Zone –your reference #67709-1

Dear Ms. Pote,

I am in receipt of your request for a determination letter concerning the Property. The current zoning classification for the Property is an A-B Airport Business Zone. The adjacent property to the *North* is ½ R-2 residential zone and ½ A-B airport business zone. The adjacent property to the *South* is located in South Portland, an independent community separate from the City of Portland. I cannot confirm another community's zoning. The adjacent property to the *East* is an A-B airport business zone. The adjacent property to the *West* is split between an R-1 residential zone and an R-2 residential zone and an unknown zone in the City of South Portland. A partial zoning map is enclosed for reference.

The Property was not subject to any Planned Unit Development (PUD). There are no overlay zones relating to the Property.

The Property is currently regulated by Division 11 of the Land Use Zoning Ordinance of the City of Portland which begins at section 14-196 and continues through section 14-202. The original site plan approval was part of the planning report #51-99. A copy of the planning site plan approval letter is enclosed.

According to the Land Use Zoning Ordinance and Regulations for this A-B district, the use of the Property is a permit use by right under section 14-197(b). The Property structure(s) was developed in accordance with current Zoning Code requirements and is legally conforming. There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the Property.

In the event of casualty, in whole or in part, the structure located on the Property may be rebuilt in the current form (i.e. no loss of square footage, same footprint and volume).


To the best of my knowledge, our records do not show any unresolved or open zoning code violations. To the best of my knowledge, our records not show any unresolved or open building code violations and/or complaints.

The Property was subject to a site plan approval process. A copy of the approved site plan letter is attached.

A valid, final certificate of occupancy was issued for the Property and is enclosed with this letter. To the best of my knowledge, all required certificates of occupancy have been issued.

If there are any questions or concerns regarding this matter, please do not hesitate to contact me at (207) 874-8695.

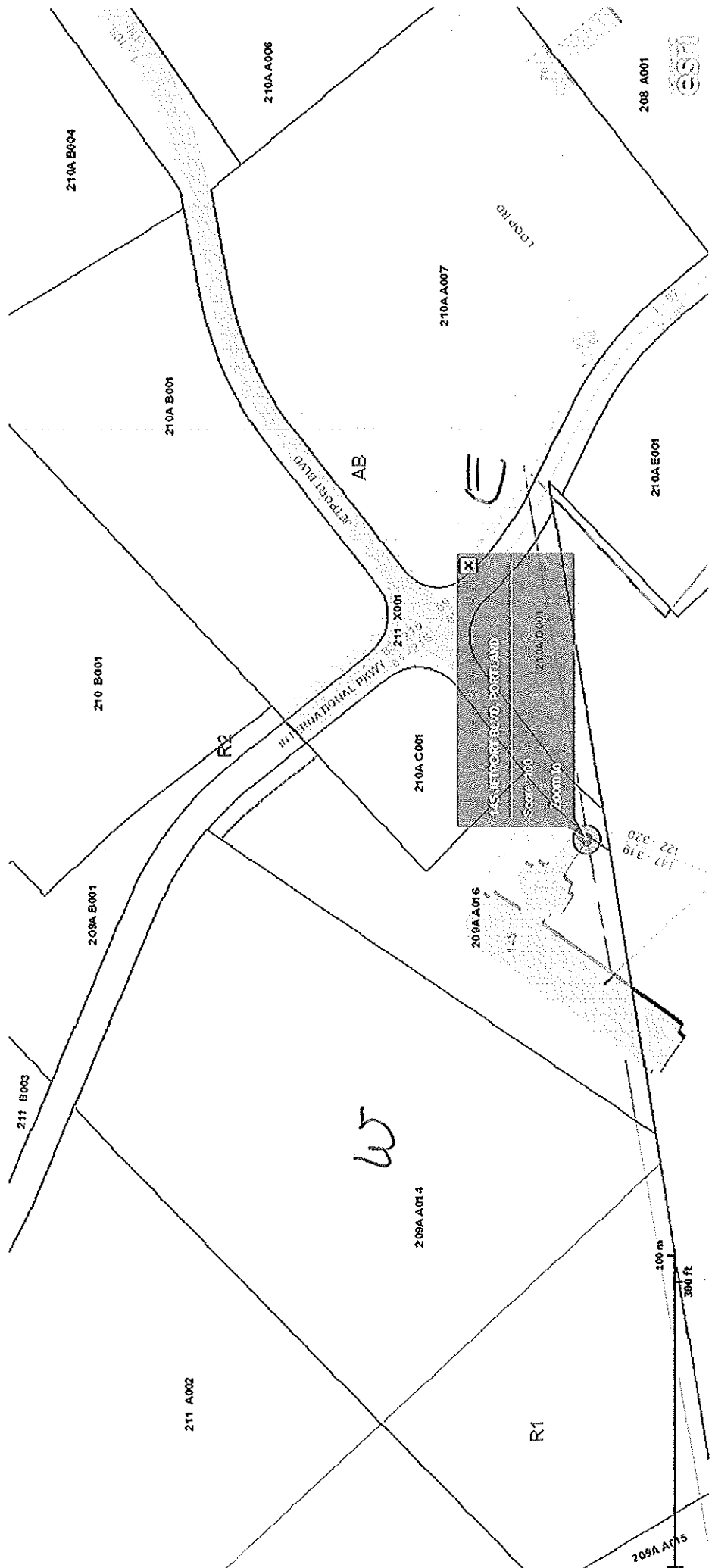
Sincerely,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal  
Zoning Administrator for  
The City of Portland, Maine  
mes@portlandmaine.gov

# 145 Jetport Blvd

N



145 JETPORT BLVD, PORTLAND

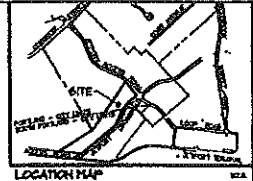
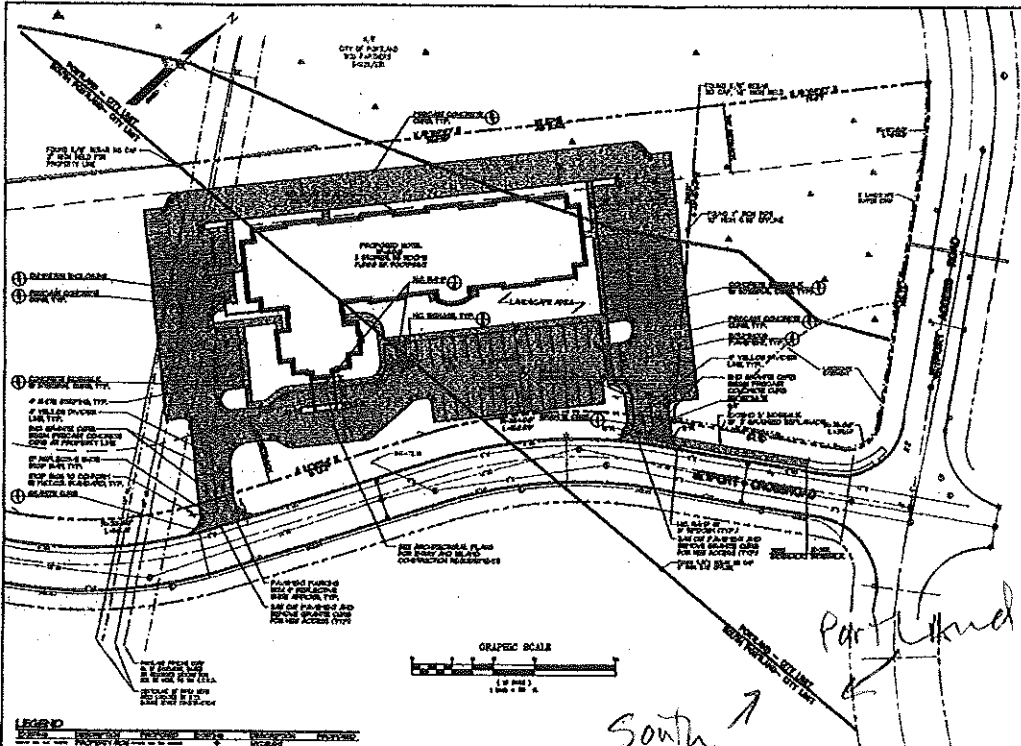
Score: 100

Zoom: 10

210A C001

Hilton Garden Inn

S



- GENERAL NOTES:**
- THE RECORD OWNER OF THE PROPERTY IS INCORPORATED PORTLAND PUBLIC BY A DEED DATED... [Detailed text regarding the deed and property history]
  - THE CITY OF PORTLAND HAS APPROVED THIS PLAN... [Text regarding city approval]
  - THE PROPERTY IS PART OF THE CITY OF PORTLAND AND IS NOT PART OF THE CITY OF BANGOR...
  - THE PROPERTY IS NOT PART OF THE CITY OF BANGOR...
- TABLES:**
- | SPACE       | BEAM PERIMETER | APPROX. BEAM PERIMETER | APPROX. CANTILEVER |
|-------------|----------------|------------------------|--------------------|
| 10' 0" WIDE | 12' 0" WIDE    | 12' 0" WIDE            | 12' 0" WIDE        |
| 12' 0" WIDE | 14' 0" WIDE    | 14' 0" WIDE            | 14' 0" WIDE        |
| 14' 0" WIDE | 16' 0" WIDE    | 16' 0" WIDE            | 16' 0" WIDE        |
- PLAN NOTES:**
- PLAN AND PLOT... [Detailed notes regarding plan and plot specifications]
  - PLAN OF FOUNDATION... [Detailed notes regarding foundation specifications]
  - PLAN OF ROOF... [Detailed notes regarding roof specifications]
  - PLAN OF EXTERIOR... [Detailed notes regarding exterior specifications]
  - PLAN OF INTERIOR... [Detailed notes regarding interior specifications]
  - PLAN OF WALLS... [Detailed notes regarding wall specifications]
  - PLAN OF FLOORS... [Detailed notes regarding floor specifications]
  - PLAN OF CEILING... [Detailed notes regarding ceiling specifications]

*Portland*  
*South →*  
*Portland*

**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	FOUNDATION	[Symbol]	ROOF
[Symbol]	WALL	[Symbol]	CEILING
[Symbol]	DOOR	[Symbol]	WINDOW
[Symbol]	STAIR	[Symbol]	ELEVATOR
[Symbol]	PLANT	[Symbol]	MECHANICAL
[Symbol]	PIPING	[Symbol]	ELECTRICAL
[Symbol]	FINISH	[Symbol]	PAINT

**DATE:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

**PROJECT:** \_\_\_\_\_

**CLIENT:** \_\_\_\_\_

**DESIGNER:** \_\_\_\_\_

**ARCHITECT:** \_\_\_\_\_

**ENGINEER:** \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____

**Bobbing Technica**  
 Structural Engineers  
 1234 Main Street  
 Portland, ME 04101  
 Phone: (603) 555-1234

**City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

Location of Construction: 145 Kings Pine Blvd. Airport Access Rd		Owner: Widewaters New Castle		Phone: 315-445-8540		Permit No: <b>000032</b>	
Owner Address: ** 5786 Widewaters Pkwy P.O. Box 3 D		Lessee/Buyer's Name: Switt, NY 13214-0003		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued:	
Past Use: Vacant		Proposed Use: Hotel		COST OF WORK: \$ 2,800,000.00		PERMIT FEE: \$ 16,824.00	
Proposed Project Description: Portland Hilton Garden Inn Hotel <sup>87</sup> rooms 3 story see att. plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-1 Type 5A 300996 Signature: <i>Hoffman</i>		Zone: <b>AB</b> CBL: 209-AA-016 Zoning Approval: <i>OK with condition 11/12/00</i>	
		Signature:		Signature: <i>Hoffman</i>		Special Zone or Review: <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Welland <input type="checkbox"/> Flood Zone - Panel 12 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan map minor <input type="checkbox"/> mm <input type="checkbox"/>	
Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature:		Date:		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: K		Date Applied For: Jan 6 2000 K				Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

Jan 6 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT

*[Signature]*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 145 Kings Pine Blvd. (Airport Acces CBL 209A A0160010)

Issued to Widewaters New Castle/Widewaters New Castle

Date of Issue 07/31/2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 00-0032, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Use Group R1  
Type 5A  
Boca 1996

Limiting Conditions:  
None

This certificate supersedes  
certificate issued

Approved:

31 July 01  
(Date)

Inspector

Inspector of Buildings

08/01/01  
H.M.C.  
31/5/01

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

John H. Carroll, Chair  
Jaimey Caron, Vice Chair  
Kenneth M. Cole III  
Cyrus Y. Hagge  
Deborah Krichels  
Erin Rodriguez  
Mark Malone

October 29, 1999

Mr. Kevin Kane  
Widewaters New Castle Portland LLC  
5786 Widewater Parkway  
PO Box 3  
Dewitt NY 13202-0003

RE: Hilton Garden Inn, Airport Access Road

Dear Mr. Kane:

On October 26, 1999, the Portland Planning Board voted 6-0 (Rodriguez absent) to approve the Widewaters New Castle Portland LLC application to construct an 88 room hotel in the vicinity of the new airport crossroads. The Board found that the application met the standards of the Site Plan ordinance of the Land Use code.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #51 -99, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor,

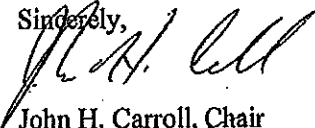
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4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (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.

If there are any questions, please contact the Planning Staff.

Sincerely,



John H. Carroll, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Owens McCullough, Sebago Technics, PO Box 1339, Westbrook ME 04098-1339



Planning & Urban Development



Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 15, 1999

Ms. Danielle Betts  
One Chabot Street  
PO Box 1359  
Westbrook ME 04098

RE: Hilton Garden Inn, Airport Access Road

Dear Ms. Betts:

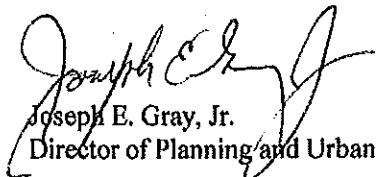
This letter is to confirm that the Portland Planning Authority has reviewed and approved certain revisions to the Hilton Garden Inn site plan subject to the following condition:

- i. That the City Arborist review and approve landscaping requirements for the new transformer pad.

The revisions to the site plan are described in a letter dated 12-15-99.

Should you have any questions concerning this letter please call the Planning Office.

Sincerely,

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

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Charlie Lane, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

November 7, 2012

Widewaters New Castle Portland Co. LLC  
Attn: Kevin Kane  
5786 Widewaters Parkway  
P.O. Box 3  
Dewitt, NY 13214-003

Daniel Riley, PE  
Sebago Technics  
75 John Roberts Road – Suite 1A  
South Portland, ME 04106-6963

Project Name: Hilton Garden Inn Expansion  
Address: 145 Jetport Boulevard

Project ID: 2011-401  
CBL: 209A-A-016

Dear Mr. Kane and Mr. Riley:

Thank you for Mr. Riley's letter dated November 6, 2012 requesting an extension of the site plan approval for the Hilton Garden Inn Expansion located at 145 Jetport Boulevard, which was approved as Level I Site Alteration application on January 19, 2012. I understand that your request is based on the fact that the project will start construction in the spring of 2013.

In my capacity as Planning Division Director for the City of Portland and under the provision of Section 14-532 (c) Expiration of site plan approval, I am granting your request to extend the approval for three years to January 19, 2015. If you have any questions, please contact Shukria Wiar at 756-8083.

Sincerely,

Alexander Jaegerman, FAICP  
Planning Division Director

Attachment: Extension Request, Daniel L. Riley, P.E. November 6, 2012

**cc: Electronic Distribution**

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schnuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer

John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File