

1655-1675 CONGRESS STREET
ACETO LAND

5/9/78
Corp. Counsel
says O.K.
E.S.
TERENCE FARRELL
RICKY L. BRUNETTE

FARRELL & BRUNETTE
ATTORNEYS & COUNSELORS AT LAW
Post Office Box 413 Downtown Station
Portland, Maine 04112

465 CONGRESS STREET
MONUMENT SQUARE
207-774-5716

May 8, 1978

R. Lovell Brown, Director
Dept. of Building & Inspection Division
Portland City Hall
Portland, Maine

Re: Property owned by Samuel Aceto & Co. at 1657-1705
Congress Street.

Dear Mr. Brown:

The Modern Continental Construction Co., Inc. which has the contract to lay the sewer line through the Stroutwater area for the Portland Water District desires to use the above entitled property as their central staging area during the construction period. The sewer line runs through a portion of the Samuel Aceto & Co. property.

Modern Continental Construction and Samuel Aceto & Co. propose the following:

1) The property will initially be graded and cleared, with bumper strips placed to prevent any dumping at the edges.

2) A chain link fence with a secured gate will be installed along the entire Congress Street frontage.

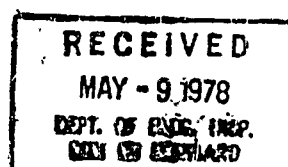
3) Two office trailers and one work trailer will be placed on site for the use of Modern Continental Construction.

4) An additional office trailer and possibly another work trailer will be on site at various times to be used by the sub-contractors.

5) The following materials will be stored or transshipped from the site;

- a) Excavated materials, pending disposition or refilling, and
- b) Steel sheathing and piles.

6) Sewer pipe will not be stored on site. Only the quantity necessary for the work in progress will be present.



May 8, 1978

R. Lovell Brown, Director
Dept. of Building & Inspection Division
Portland City Hall
Portland, Maine

Page 2

7) After work hours, the contractor's equipment will be secured on the site.

8) At all times, the contractor will maintain the site and keep it clean and free from debris.

9) Upon completion of the sewer, the site will again be graded and cleaned by the contractor as necessary to conform with the applicable municipal ordinances. *The final cleanup shall be to the satisfaction of the Department of Building & Inspection.* RLB
The duration of this project is estimated at 18 months from the contract signing which was in May 1978. The contract with the Portland Water District calls for the project to be completed in any event within 600 days from the signing.

The parties seek the necessary municipal permits to allow the above proposal to be implemented. Representatives of both companies will be available to answer any questions you may have on this proposal.

Thank you for your cooperation.

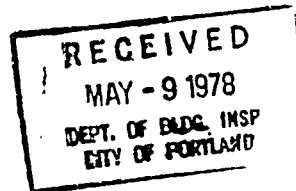
Sincerely yours,

FARRELL & BRUNETTE



Ricky L. Brunette

cc: Modern Continental Construction Co., Inc.
Samuel Aceto & Co.



PAUL B. CHRISTENSEN

47 Roundabout Lane

Portland, Maine 04102

April 27, 1978

R. Lovell Brown, Director
Building and Inspection
City Hall
Portland, Maine 04111

Dear Mr. Brown:

On behalf of the Stroudwater Improvement Association I wish to register a complaint against the Samuel Aceto & Co. for creating a disgracefull eyesore on the piece of land the company owns on the north side of Congress Street and abutting the marsh area of the upper Fore River.

Several years ago a similar situation existed and Aceto was required to remove piles of sand, bricks etc. that were unsightly and level the lot. Lately, however, more and more piles of dirt, gravel, stones, broken concrete, logs and etc. have been dumped there and create a terrible appearance.

To the residents of Stroudwater this horrible mess is their welcome mat for people arriving in Stroudwater from downtown Portland and from Falmouth, Yarmouth and etc.

For the City of Portland this is its welcome mat for every air passenger arriving at our Jet Port and destined for downtown.

I respectfully refer you to City Ordinance 310.2 which prohibits the filling of land except to the extent that it brings the land up to a uniform level with the adjacent land and road. The many, many piles of all types of rubbish on this lot, all of them at least 5 feet higher than the normal level certainly constitute a violation of 310.2.

RECEIVED

APR 28 1978

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PAUL B. CHRISTENSEN

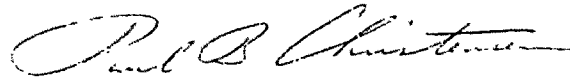
47 Roundabout Lane

Portland, Maine 04102

-2-

The Stroudwater Improvement Association anxiously awaits
your reply.

The Stroudwater Improvement Association



Paul B. Christiansen
President

cc: A. J. Wilson, Jr., City Manager
Bruce A. Taliento, Mayor

RECEIVED

APR 28 1978

DEPT. OF BLEG. INSP.
CITY OF PORTLAND

No. 152417

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO		POSTMARK OR DATE
Samuele Aceto & Co.		
STREET AND NO.		
376 Warren Avenue		
P.O., STATE AND ZIP CODE		
Portland, Maine		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
1. Shows to whom and date delivered 15¢		
2. Shows to whom, date and where delivered 25¢		
DELIVER TO ADDRESSEE ONLY 35¢		
SPECIAL DELIVERY (extra fee required) 50¢		

PS Form 3800
Apr. 1971
NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See other side)
• GPO : 1971 O - 351-454

1657-1705 Congress Street

April 28, 1978

Samuele Aceto & Co.
376 Warren Avenue
Portland, Maine

cc: Department of Environmental
Protection
State House
Augusta, Maine Attn: Rich Rothe
cc: Corporation Counsel

Gentlemen:

An inspector from this department reported that you are engaged in storing, gravel, logs, and pieces of broken concrete on the above lot which abuts the marsh area of the upper Fore River on the north side of Congress Street. This activity is contrary to the requirements of the R-3 Residential Zone in which this property is located (Section 602.4.A).

Unless this dirt and debris is removed by May 19, 1978, it will be necessary to proceed against you in Municipal Court for violation of the Zoning Ordinance.

Very truly yours,

Earle S. Smith
Building Inspection Supervisor

ESS/r

re to A/124

1657-1705 Congress Street
(Assrs. 221-A-11-12)

Sept. 18, 1974

Samuel Aceto & Company
376 Warren Avenue

Gentlemen:

An inspector from this department reports that you are engaged in storing dirt that can be used for fill at the above named location. This activity is contrary to requirements of R-3 Residential Zones, in which this property is located, (Section 602.4.A).

Unless this dirt is removed within 20 days (Oct. 7, 1974) it will be necessary to refer this case to the Corporation Counsel for whatever action he may deem necessary to enforce the Zoning Ordinance.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection Services

AAS:im

9/30/74 - will wait until Oct 31st at which time dirt should be removed. A/124
10/16/74 - All dirt removed. Bob Brown

1657-1705 Congress Street

(Assn. 221-A-11-12)

Sept. 18, 1974

Samuel Aceto & Company
376 Warren Avenue

Gentlemen:

An inspector from this department reports that you are engaged in storing dirt that can be used for fill at the above named location. This activity is contrary to requirements of R-3 Residential Zones, in which this property is located. (Section 632.1.A).

Unless this dirt is removed within 20 days (Oct. 7, 1974) it will be necessary to refer this case to the Corporation Counsel for whatever action he may deem necessary to enforce the Zoning Ordinance.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection Services

AAS:m

1455 14-5
CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Charles Lane, Asst. Corporation Counsel
FROM: A. Allan Soule, Asst. Director Building & Inspection Services
SUBJECT: Landfill at Aceto Land on Outer Congress Street

DATE: 8-29-74

I have checked with Robert Brown on this question of landfill in the Stroudwater area of which he is familiar. He informs me that good solid fill has been used with rock cribbing to make a very good job at this location. He has been keeping track of this work as it progresses. He also informs me that approximately two years ago the Portland City Council complimented Mr. Aceto on the very good job that he was doing at this location.

In answer to your question - can the City control this filling operation by local ordinances, I am informed by Mr. Brown that we have no local ordinances that controls this type of an operation.

I have received, the first of this week, an update of the Zoning Ordinance, which I have reviewed only briefly which apparently has been added because of required shoreline zoning of the State. Under Section 602.19A D - Land Use Standards starting with beach construction which states in part "man made alterations of coastal shoreline areas shall require a permit from the State Department of Environmental Protection." The creation of sand or other types of beaches and man made alterations of any river, stream or brook normally capable of floating watercraft shall require approval from the Commissioner of the State Department of Inland Fish and Game, as required by State law.

At this time I could not say if this section might be something that we could use.

A. Allan Soule
Asst. Director Building & Inspection
Services

GAAS:um

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner, Zoning Specialist, Planning Department
FROM: A. Allan Soule, Asst. Director Building & Inspection Services
SUBJECT: 1657-1703 Congress Street - land filled area
DATE: 8-8-74

In reply to your memo of August 6th, I know of no land fill requirements under the City Zoning Ordinance. Cellar openings, grading of parking lots, etc., things of this type are covered by the Zoning Ordinance. I have searched the Building Code and as of yet I have not been able to find any type of requirements of land fill operations. I cannot speak for other municipal ordinances governing such uses.

Allan

AAS:m

Processing Form

Date Dept. Review Due:

Date Oct 7, 1986

1657-1705 Congress Date
Street

1657-1705 Cong
Address of Proposed Site

Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

Proposed Number of Floors

Total Floor Area

PLANNING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Explanation:**

- ☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable.

REASONS: Lot is subject to 50 ft. easement to Portland Water District for Interceptor Sanitary Sewer along NE side line. No ^{veg.} construction permitted within this easement.

Warren Turner Nov. 18, 1986

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant _____	Date _____
Mailing Address _____	Address of Proposed Site _____
Proposed Use of Site _____	Site Identifier(s) from Assessors Maps _____
Acreage of Site / Ground Floor Coverage _____	Zoning of Proposed Site _____
Site Location Review (DEP) Required: () Yes () No	Proposed Number of Floors _____
Board of Appeals Action Required: () Yes () No	Total Floor Area _____
Planning Board Action Required: () Yes () No	
Other Comments: _____	
Date Dept. Review Due: _____	

FIRE DEPARTMENT REVIEW

(Date Received) _____

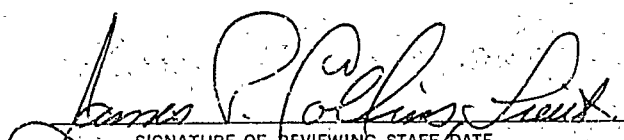
	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED								
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)


SIGNATURE OF REVIEWING STAFF/DATE
FIRE DEPARTMENT COPY 10-21-86

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant _____ Date _____

Mailing Address _____

Proposed Use of Site _____

Acreage of Site / Ground Floor Coverage _____

Address of Proposed Site _____

Site Identifier(s) from Assessors Maps _____

Zoning of Proposed Site _____

Proposed Number of Floors _____

Total Floor Area _____

Site Location Review (DEP) Required: () Yes (☒) No

Board of Appeals Action Required: () Yes (☒) No

Planning Board Action Required: (☒) Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURRING	SIDEWALKS	OTHER	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
APPROVED CONDITIONALLY																	
DISAPPROVED																	

REASONS: 1) Curb, sidewalk and esplanade along Congress St. shall be built in accordance with City standards and under Public Works Supervision.

(Attach Separate Sheet if Necessary)

Robert J. Roy 11/14/86
 SIGNATURE OF REVIEWING STAFF/DATE
 PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant PRO BIDEA, L.

Mailing Address OFFICE

Proposed Use of Site OFFICE / 10,000 SQ. FT.

Acreage of Site / Ground Floor Coverage

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

Date SEP 1, 1988

Address of Proposed Site

Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

Proposed Number of Floors

Total Floor Area

PLANNING DEPARTMENT REVIEW

(Date Received)

- ☒ Major Development — Requires Planning Board Approval: Review Initiated
- ☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: EROSION CONTROL SCHEDULE ATTACHED

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

PERMIT #

0286

March 12, 1987

BUILDING PERMIT APPLICATION

Portland

Previous permit #

APPLICANT FILL OUT I - XVIII AND DETAILS OF WORK ON REVERSE
Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction 1657-1705
Owner or lessee's name Richard J. McCordrick
Address 100 Silver St
City of Portland

Contractor's name Community Constructors Inc. Tel 774-1885
Address same

Subcontractors: site 775-7453
Tel

PERMIT ISSUED

MAR 13 1987

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE

Name
Lot
Block
Bk. & pg. Reg. / deeds
Date recorded

III. PROPOSED USE:

CODE 324- office If other, explain

IV. PAST USE:

V. OWNERSHIP:

PUBLIC (Federal, State, local government) Seasonal Condominium Apartment
PRIVATE (individual/corp/nonprofit)

VI. DESCRIPTION OF WORK:

To construct 32,000 sq ft office building (approximate size)
fee paid on 11-19-86 plans on file in office

VII. BUILDING DIMENSIONS:

length width square footage height *stories

VIII. EST. CONSTRUCTION COST: 1,740,000

IX. 6R. SQ. FT. OF LAND

X. RESIDENTIAL BUILDINGS ONLY:

NEW DWELLING UNITS WITH: 1 BDRM 2 BDRMS 3+ BDRMS
EXISTING DWELLING UNITS WITH:

XI. RESIDENTIAL UNITS:

NEW DWELLINGS
EXISTING DWELLINGS
NET RESIDENTIAL UNITS

XII. SIGNATURE OF APPLICANT:

DO NOT WRITE BELOW THIS LINE DATE 1-12-87

XIII. ZONING:

DISTRICT STREET FRONTAGE
SETBACKS: front back side side
ZONING BOARD APPROVAL: no yes (date)
PLANNING BOARD APPROVAL: no yes (date)

XIV. OFFICE USE:

TAX MAP
LOT
VALUE/STRUCTURE
PERMIT EXPIRATION

XV. CONDITIONAL USE:

variance site plan subdivision shore and floodplain mgmt
special exception other (explain)

XVI. SIGNATURE OF FIELD INSPECTOR (CEO):

XVII. FEES:

base fee
subdivision fee
site plan review fee
other fees
late fee
TOTAL 1,740,000

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:

1. WATER SUPPLY

public private

2. SEWER

public private, type fuel

3. HEAT type

thickness footing

4. FOUNDATION type

covering pitch load

5. ROOF type

* tubs * showers
* lavatories * laundry tubs
* flushes * other

6. PLUMBING

SPRINKLER SYSTEM? yes no

7. ELECTRICAL

service entrance size
* smoke detectors

8. CHIMNEY

* flues * fireplaces
material

9. FRAMING: floor joists

size max on centers
ceiling joists
rafters
studs
wall studs

10. If 1-story building w/ masonry walls:

wall thickness height

11. BEDROOM WINDOWS

height width sill height
egress window? yes no

PLOT PLAN/DETAILS OF WORK ON REVERSE

White - Municipal Office
Green - Applicant
Yellow - CEO
Pink - Tax Assessor
Gold - GPCUG

8



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

001648

NOV 19 1986

ZONING LOCATION

PORTLAND, MAINE . Oct. 7, 1986. City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1657-1705 Congress Street

Fire District #1 ☐ #2 ☐

1. Owner's name and address

Telephone

2. Lessee's name and address

Telephone

3. Contractor's name and address

Telephone 775-6141

Proposed use of building

No. of sheets

Last use

No. families

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 1,740,000

Appeal Fees \$

Base Fee SPR

350.00

Late Fee

TOTAL Bldg \$

8,720.00

Permit Only

FIELD INSPECTOR—Mr.

fee paid for entire

@ 775-5451

permit 11/13/86

as per plan - foundation only (8 pages)

major site plan reveiw

Stamp of Special Conditions

building ~~xxx~~ permit to follow
permit to owner

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber— Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent
to see that the State and City requirements pertaining thereto
are observed?

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone # same

Type Name of above

Chrys Pappas for

1 ☐ 2 ☐ 3 ☐ 4 ☐

Teas, Feely & Hingston

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY