

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

2001-0178  
Application I. D. Number

06/27/2001  
Application Date

fill permit  
Project Name/Description

Pine Tree Council Inc Boy  
Applicant

125 Auburn St, Portland, ME 04103  
Applicant's Mailing Address

Dwight Anderson  
Consultant/Agent

Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

131 - 131 Johnson Rd, Portland, Maine  
Address of Proposed Site

232 A005001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) fill permit

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid: Site Plan \$100.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 07/18/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 07/31/2001 Approval Expiration 07/31/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 07/31/2001  
signature date

**Performance Guarantee**  Required\*  Not Required

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

- |                                                             |                |                                                    |                 |
|-------------------------------------------------------------|----------------|----------------------------------------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____                                              | _____           |
|                                                             | date           | amount                                             | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____                                              |                 |
|                                                             | date           | amount                                             |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |                                                    |                 |
|                                                             | date           |                                                    |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____                                              | _____           |
|                                                             | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|                                                             | date           |                                                    | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____                                              |                 |
|                                                             | date           | signature                                          |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |                                                    |                 |
|                                                             | date           |                                                    |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____                                              |                 |
|                                                             | date           | signature                                          |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____                                              | _____           |
|                                                             | submitted date | amount                                             | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____                                              |                 |
|                                                             | date           | signature                                          |                 |



## CITY OF PORTLAND

July 31, 2001

Pine Tree Council Inc., Boy Scouts of America  
125 Auburn St.  
Portland, ME 04103

RE: Fill Permit/131 Johnson Road  
(ID#2001-0178, CBL#232A005001)

Dear applicant:

On July 31, 2001, the Portland Planning Authority granted approval for a permit to commence filling as part of the 131 Johnson Road site plan. Attached are the conditions of approval for this fill permit:

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

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

1. Erosion Control/Silt Fence will be installed around all areas of fill. In addition to the site plan, silt fence shall be installed in the areas along the retaining walls as well.
2. With proximity to existing wetlands, the contractor shall establish and set control points and limits of filling prior to commencing the fill process.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
4. Prior to construction, a pre-construction 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 pre-construction meeting.

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

Sincerely,

  
Alexander Jaegerman  
Chief Planner

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

2001-0178

Application I. D. Number

06/27/2001

Application Date

fill permit

Project Name/Description

**Pine Tree Council Inc Boy**

Applicant

**125 Auburn St, Portland, ME 04103**

Applicant's Mailing Address

**Dwight Anderson**

Consultant/Agent

**Agent Ph:**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**131 - 131 Johnson Rd, Portland, Maine**

Address of Proposed Site

**232 A005001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

1 July 31, 2001

Pine Tree Council Inc., Boy Scouts of America  
125 Auburn St.  
Portland, ME 04103

RE: Fill Permit/131 Johnson Road  
(ID#2001-0178, CBL#232A005001)

Dear applicant:

On July 31, 2001, the Portland Planning Authority granted approval for a permit to commence filling as part of the 131 Johnson Road site plan. Attached are the conditions of approval for this fill permit:

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

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

1. Erosion Control/Silt Fence will be installed around all areas of fill. In addition to the site plan, silt fence shall be installed in the areas along the retaining walls as well.
2. With proximity to existing wetlands, the contractor shall establish and set control points and limits of filling prior to commencing the fill process.
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If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman  
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Dwight Anderson, Deluca Hoffman Associates, Inc.  
Approval Letter File





STATE OF MAINE  
 17 State House Station  
 Augusta, ME 04333

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IN THE MATTER OF

PINE TREE COUNCIL, BOY SCOUTS OF AMERICA  
 Portland, Cumberland County  
 HEADQUARTERS BUILDING  
 Tier # 1177

- ) NATURAL RESOURCE PROTECTION ACT
- ) FRESHWATER WETLAND ALTERATION
- ) WATER QUALITY CERTIFICATION
- ) FINDINGS OF FACT AND ORDER

Project Description: The applicant proposes to construct an 11,800 square foot headquarters building with associated parking for 50 vehicles and access drive. The proposed project is located on the southwest corner of the intersection of Johnson Road and the Jetport Interchange access road. Development of the site will require filling approximately 42,250 square feet of a scrub-shrub freshwater wetland. The applicant has submitted an extensive alternatives analysis with the application (Exhibit 11), which demonstrates that there is no practicable alternative that meets the project purpose. As compensation, the applicant will restore 0.25 acre of a previously filled scrub-shrub wetland and preserve 12.7 acres of a scrub-shrub and forested wetland adjacent to the Nonesuch River in Scarborough. The compensation amount exceeds that required in the Wetland Protection Rules (Chapter 310) for preservation. The preservation area will be managed for passive recreation by the Scarborough Land Conservation Trust and protected from development in perpetuity by deed covenants and restrictions.

Permit for:  Tier 1  Tier 2

Date of Review:

DEP Decision:  Approved  Denied (see attached letter)

CORPS Action:  The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, *Corps approval is required for your project.* For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.

Special Conditions: 1. No other wetland impacts shall occur on this property, without prior Department approval.  
 2. The applicant shall submit to the Department a copy of the recorded deed with deed restrictions protecting the preservation area in perpetuity prior to construction on the project site.

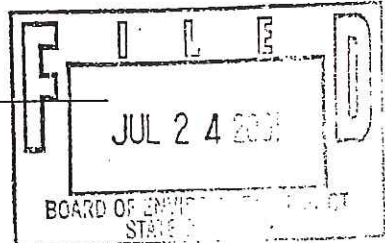
Standard Conditions:

- 1) This permit is good for two (2) years from the date signed and is transferable only with prior approval from the Department.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

Please note the attached sheet for guidance on appeal procedures.

\_\_\_\_\_  
 MARTHA G. KIRKPATRICK, COMMISSIONER

7/20/01  
 \_\_\_\_\_  
 DATE





DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

June 26, 2001

City of Portland – Building Inspections  
Room 315  
389 Congress Street  
Portland, ME 04101

**Subject: Boy Scouts of America  
Pine Tree Council Headquarters  
Fill Permit Application**

Dear Planning Personnel:

Attached please find one copy of the Fill Permit Application for the Boy Scouts of America Pine Tree Council Headquarters project accompanied by portions of the Major Site Plan Application submitted to the City on May 4<sup>th</sup>, 2001. One copy of plan sheets C1 (cover sheet), C5 (Grading, Drainage and Erosion Control Plan) and C10 (Erosion Control Details) of the project drawings dated 6/26/01 submitted to support the Major Site Plan Application is also attached. The \$50.00 Fill Permit Application Fee is also included.

The project's Erosion Control Plan including drainage calculations is attached as Attachment A.

Attached as Attachment B is a fully executed License Agreement with the City for construction of the Boy Scouts of America Pine Tree Council Headquarter's access road.

Please contact our office with any questions or concerns you may have concerning this project.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Dwight D. Anderson, P.E.  
Project Engineer

DDA/mb/JN1097/Planning6-26

Attachments

c: Rees Falkner – Pine Tree Council  
Tom Dunham – The Dunham Group



(FOR FILL PERMITS ONLY)

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

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

NOTE\*\*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 permits of any kind are accepted.

Pine Tree Council, Inc. 6/27/01

Applicant  
125 Auburn Street

Application Date

Applicant's Mailing Address  
Portland, ME

Project Name/Description  
131 Johnson Road, Portland

Consultant/Agent  
Dwight D. Anderson, P.E.

Address Of Proposed Site  
232 A 005

DeLuca-Hoffman Associates, Inc.  
Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply)  New Building  Building Addition  Change of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Other (Specify) FILL PERMIT

7,200 SF (footprint for 2 stories)  
Proposed Building Square Footage and/or # of Units

1.95 acres  
Acreage of Site

B-4, Commercial Corridor Zone  
Zoning

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
  - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 extra Site Plans
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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

Signature of applicant: Dwight D. Anderson Date: JUNE 26, 2001

Site Review Fee: Major \$500.00 Minor 400.00

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

500 cy or less - \$ 50.00  
500 cy or more - \$ 100.00

The total fill quantity for this project is estimated to be 6,200 cy