

253-A-002

Permit No. **950606**

Location of Construction: 75 P.T.I.P. 51-97 Pine Tree Industrial Parkway  
 Owner: Presumpscott Assoc.  
 Leasee/Buyer's Name: ALCO Partners  
 Address: P.O. Box 359, Fairfield, ME 04937 453-9311/774-6138  
 Proposed Use: Construct Building  
 Past Use: Vacant Land

Contractor Name: Sheridan Corporation  
 Address: P.O. Box 359, Fairfield, ME 04937 453-9311/774-6138  
 Phone: 04937 453-9311/774-6138  
 Business Name: [Redacted]  
 Phone: [Redacted]

Permit Issued: JUN 13 1995  
 CITY OF PORTLAND

Zone: [Redacted] CBL: [Redacted]  
 Zoning Approval: [Redacted]

Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan major  minor  mm

INSPECTION: Use Group 5/18/pe.2  
 Signature: [Redacted]  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved with Conditions  Denied

PERMIT FEE: \$ 3,055  
 FIRE DEPT.  Approved  Denied  
 Signature: [Redacted]

PERMIT ISSUED WITH LETTER

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: 6/13/95

Signature of Applicant: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Signature of Contractor: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Buyer: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Agent: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Inspector: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

Signature of Assessor's Clerk: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]

CEO DISTRICT 4  
 M.M. Carver

12 Jun 1995 - Bldg Permit Routed  
 13 April 1995 - Site Plan App

**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 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

1. This permit application doesn't 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.

Date Applied For: 6/5/95 - bldg perm

Proposed Project Description:  
 Construct Building Approx 48,300 sq ft - total  
 43,800 sq ft - Ground floor

Signature: [Redacted]  
 Date: [Redacted]

Date: [Redacted]

Signature: [Redacted]

Date: [Redacted]

Signature: [Redacted]

Date: [Redacted]

Signature: [Redacted]



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Pine Tree Industrial Sub Div.

Issued to Allen & Coles Moving & Storage Date of Issue September 3, 1987

**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. 97/251, 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

Office

Storage for household goods

Limiting Conditions:

warehouse

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

June 13, 1995

## CITY OF PORTLAND

RE: 75 Pine Tree Ind. Pkwy.

Sheridan Corporation  
P. O. Box 359  
Fairfield, ME 04937

Dear Sir:

Your application to construct a 43,800 sq. ft. 48,300 sq. ft. mix/use building has been reviewed and permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

### Site Plan Review Requirements

Inspection Services Approved S. Hoffses  
Fire Department Approved LT. G. McDougall  
Planning \$5,000 contribution to traffic signal (C Mag.) retiming  
Portland Pipeline Planting must be eliminated-must be all Portland  
Planning Board Approval May 9, 1995 approval expiring May 9, 1996

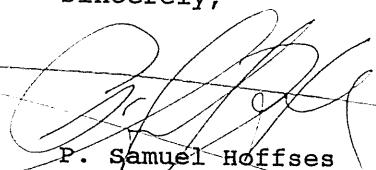
### Building & Fire Code Requirements

1. A fire alarm system shall be installed.
2. A fire alarm acceptance report shall be submitted.
3. Guards shall be not less than 42" in height.
4. Stairs shall comply with section 5-2.2. of the Life Safety Code.
5. Applicant shall comply with NFPA 231-standard for general storage.
6. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
7. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

9. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
10. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
11. A minimum of a one fire resistance rating requirement is needed between the storage and business Use Groups.
12. Your design loads as per your plan submitted, Job No. 9507 page F1 states, as per the 1990 BOCA Building Code. The City of Portland adopted the 1993 BOCA Building Code in May of 1994, therefore your load design requirement would be obtained from Chapter 16 of the BOCA National Building Code. (Special attention should be given to section 1612.0. (Earthquake Loads).

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: LT. McDougall, Fire Prevention Officer  
M. O'Sullivan, Development Review Coordinator  
M. Schmuckal, Asst. Chief of Inspection Services  
Ms. S. Hopkins, Senior Planner

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

Kenneth M. Cole III, Chair  
Cyrus Hagge, Vice Chair  
Joseph R. DeCoursey  
John H. Carroll  
Donna Williams  
Jaimey Caron  
Kevin McQuinn

May 10, 1995

Julian Coles  
Allen & Coles Moving Systems  
106 Pinetree Industrial Park  
Portland, ME 04103

RE: Lot 6 Pinetree Industrial Park

Dear Mr. Coles:

On May 9, 1995 the Portland Planning Board voted unanimously (7-0) to approve the site plan for the Allen & Coles facility in Pinetree Industrial Park. The approval was granted for the project with the following conditions:

- i. That prior to issuance of a building permit, the Principal Traffic Engineer will review and approve the traffic study and its recommended improvements.
- ii. That plantings shown on the Portland Pineline right-of-way will be eliminated.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #21-95, 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.



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

I. D. Number

292

The Sheridan Corp.

Applicant P.O. Box 359 Fairfield, ME 04937

Applicant's Mailing Address Ken Lamoreaux

Consultant/Agent 774-6138 or 453-9311

Applicant or Agent Daytime Telephone, Fax

12 April 1995 Application Date

Allen & Coles Moving Sys Project Name/Description

51-97 Pine Tree Industrial Parkway Address of Proposed Site

253-A-002/254-A-006 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): Office Retail Manufacturing Warehouse/Distribution Other (specify) New Building Building Addition Change of Use Residential

43,800 sq ft / 48,300 sq ft 8.25 acres Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees paid: site plan 300.00 subdivision

Approval Status:

Approved Approved w/Conditions listed below Denied Reviewer

- 1. SRE PB memo dtd 10 May 95
2.
3.
4.

Approval Date 9 May 1995 Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date 6/5/95

Performance Guarantee Required\* Not Required

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

- Performance Guarantee Accepted date amount expiration date
Inspection Fee Paid date amount
Performance Guarantee Reduced date remaining balance signature
Performance Guarantee Released date signature
Defect Guarantee Submitted submitted date amount expiration date
Defect Guarantee Released date signature

Address: 51-97 Pine Tree Industrial Parkway



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

I. D. Number

The Sheridan Corp.

13 April 1995

Applicant P.O. Box 359 Fairfield, ME 04937

Application Date Allen & Coles Moving Sys

Applicant's Mailing Address Ken Lamoreaux

Project Name/Description Industrial Parkway

Consultant/Agent 774-6138 or 453-9311

Address of Proposed Site 51-97 Pine Tree Industrial Parkway

Applicant or Agent Daytime Telephone, Fax

253-A-002/254-A-006

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): X New Building Office Retail Manufacturing Warehouse/Distribution Other
43,800 sq ft / 48,300 sq ft 8.25 acres
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees paid: site plan 300.00 subdivision

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer [Signature]

- 1.
2.
3.
4.

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance [Signature] 12/14/95 date

Performance Guarantee Required\* Not Required

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

- Performance Guarantee Accepted date amount expiration date
Inspection Fee Paid date amount
Performance Guarantee Reduced date remaining balance signature
Performance Guarantee Released date signature
Defect Guarantee Submitted submitted date amount expiration date
Defect Guarantee Released date signature

Address: 51-97 Pine Tree Industrial Parkway



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

I. D. Number \_\_\_\_\_

Address: \_\_\_\_\_

*The Sheridan Corp.*

*12 April 1995*

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

*P.O. Box 359 Fairfield, ME 04937*

*Allen & Colos Moving Sys*

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

*Ken SHANE Lamoreaux*

*51-97 Pine Tree Industrial Parkway*

Consultant/Agent \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

*253-A-002/254-A-006*

Applicant or Agent Daytime Telephone, 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) \_\_\_\_\_

*43,800 sq ft / 48,300 sq ft*

*8.25 acres*

Proposed Building Square Feet or # of Units \_\_\_\_\_

Acreeage of Site \_\_\_\_\_

Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Sarah Hopkins

- Approved  Approved w/Conditions listed below  Denied

- \$5,000 contribution to traffic signal (CMAQ) retiming*
- Portland Pipeline planting must be eliminated*
- 
- 

*Planning Board Approval*

Approval Date May 9, 1995 Approval Expiration May 9, 1996 Extension to \_\_\_\_\_ date \_\_\_\_\_ date

Additional Sheets Attached

Condition Compliance Sakupl signature 6/5/95 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 _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |



COMMENTS

6/28/15  
 Josh Solomon & first calls ok  
 7/25 - ch W/G Plumbing Johnson & Anderson ok -  
 8/8 - " " " " " " ok  
 9/12 - Done in for office area - ok -  
 9/20 - Ok w/ fire & elec planning for temp cogs - still need some fire stopping -  
 9/22 - Temp cogs ok for load up

**Inspection Record**

Type Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_