

DEARBORN / WHITED

ARCHITECTS ENGINEERS

May 29, 1986

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

RE: Maine Beverage Recycling Facility

Dear Board Members:

In accordance with the City of Portland Code for Land Use, Section 14-526 (b)(2), the following is submitted on behalf of Maine Beverage, Inc:

- A. Proposed use for this site is the recycling of beverage containers as required by the State of Maine Beverage Container Law.
- B. The total land area of the site is 11.1 acres, total floor area for the building is 29,200 sq. ft., ground coverage of a proposed building and parking area is 2.73 acres.
- C. Existing easement on the backside of this property is a 100 ft. easement owned by the Portland Water District for a 42 in. water main.
- D. Solid waste will be disposed of by private contractor to the Regional Waste Systems Disposal facility.
- E. Off-site public facilities for sewer, water and streets are being provided by the subdivision development by Presumpscot Associates to be known as Pine Tree Industrial Park.
- F. In the opinion of the applicant, there are no problems of drainage or topography relative to this site.

Planning Board
May 29, 1986
P. 2

G. The estimated time for completion of this development is
six months.

If you have any questions, please call.

Sincerely,

William E. Whited

William E. Whited, P.E., R.A.
DEARBORN/WHITED

c. Elmer Alcott

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Maine Beverage Container Services, Inc.

May 30, 1986

Applicant P. O. Box 882 - 774-0735

Mailing Address beverage container recycling

Proposed Use of Site 48 acres / 29,200 sq. ft.

Acreage of Site / Ground Floor Coverage

Hand Road
Address of Proposed Site

Site Identifier(s) from Assessors Maps
I-1

Zoning of Proposed Site

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

Proposed Number of Floors 2

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

Total Floor Area 21,700 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

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

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation

- Use complies with Zoning Ordinance — Staff Review Below

Zoning
SPACE & BULK,
as applicable

DATE	ZONE LOCATION	INTERIOR-OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	WASTE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	CRENSHAW PARKING	LOADING BAYS

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

REASONS:

Walter J. ...
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE

PLANNING BOARD

August 14, 1986

AUG 21 1986 REC'D

Elmer Alcott
Nappi Distributors
235 Preaumpeot Street
Portland, Maine 04103

Jack D. Humeniuk, Chairman
Barbara A. Vestal, Vice Chairman
Harry E. Cummings
John L. Barker
Joseph R. DeCoursey
Michael J. Fontin
Judina R. O'Brien

Dear Mr. Alcott:

On August 12, 1986 the Portland Planning Board voted unanimously (5-0) on the following motions regarding the resubdivision of the Pine Tree Industrial Subdivision by Preaumpeot Associates into a total of seven (7) lots:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code.

The Board also voted unanimously (5-0) to approve a revision to the Maine Beverage Container Services site plan.

Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

The site plan approval is based on the submitted site plan. If you want to make any modifications to the approved site plan, you must submit a revised plan for the planning staff's review. The site plan will be deemed to have expired unless work on the development has commenced within six (6) months of the original date of approval or within the time period agreed upon in writing by the City and the applicant.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,


Barbara Vestal, Vice Chairman
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Richard Rowland, Senior Planner
P. Samuel Haffses, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Marc Guilmont, City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Charles Shannon, Acting City Arborist
William Whited, Dearborn Whited, P.O. Box 127, Portland, Maine 04112
Thomas Leahy, Monaghan Leahy, Hochadel and Libby, 95 Exchange Street
Portland, Maine 04112

APPLICATION FOR PERMIT

PERMIT IS

B.O.C.A. USE GROUP A-2

B.O.C.A. TYPE OF CONSTRUCTION RA 001317

SEP 30 1986

ZONING LOCATION J.A. PORTLAND, MAINE May 30, 1985 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 Rand Road Fire District #1 #2
1. Owner's name and address Maine Beverage Container Services Inc. Telephone 774-0735
2. Lessee's name and address P. O. Box 882 - 04104 Telephone
3. Contractor's name and address Brown Construction - 253 Warren Ave. Port. Telephone 797-6152
... Engineer: Dearborn/Whited - Box 127 - 04112 - 774-4125 No. of sheets
Proposed use of building recycling of beverage containers No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 982,000.00

FIELD INSPECTOR Mr. @ 775-5451

Handwritten note: 30,000 sq ft Warehouse

Appeal Fees \$
site plan 350.00
Base Fee sub div 175.00
Late Fee Add. Lot 25.00
TOTAL \$4,930.00

Stamp: Stamp of Special Conditions PERMIT ISSUED WITH LETTER

major site plan reveal
sub div of 7 lots at 21.00 each
Construct building 30,000 sq. ft., as per plans.

Additional lot \$25.00

ISSUE PERMIT TO: BROWN CONSTRUCTION - P.O. BOX 1219 04104

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? ... YES ... Is any electrical work involved in this work? ... YES ...
Is connection to be made to public sewer? ... YES ... 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: cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant William Whited Phone # 774-2135

Type Name of above William Whited for 1 2 3 4
Dearborn/Whited Other



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 26, 1986

Brown Construction
P.O. Box 1219
Portland, Maine 04104

Ref: Maine Beverage Cont. Service Inc. (Rand Road)

Dear Sir:

Your application to construct a 30,000 sq. ft. building as per plans has been reviewed and a building permit is herewith issued subject to the following requirements.

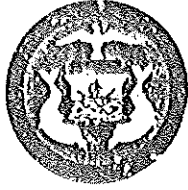
Site Plan Review Requirements

Inspection Services	Approved	9/19/86	Mr. w. J. Turner
Public Works	Approved	9/15/86	Mr. R. Roy
Fire Department	Approved	6/11/86	Lt. J. Collins
Planning	Approved/w Conditions	8/12/86	Mr. R. Knowland

Approval condition: Pine tree industrial subdivision and Maine Beverage site plan approved by Planning Board (review Plans).

Building and Fire Code Requirements

1. All site plan requirements must be met before a certificate of occupancy can be issued.
2. All lot lines shall be clearly marked before calling for a foundation inspection.
3. All handicapped access and requirements shall be met by Maine State Law.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

-2-

4. This permit is approved with the understanding that a complete automatic sprinkler system will be installed in compliance with ~~the applicable code~~.
5. All precautions must be followed on page ~~of the plans~~ on pages 2.1A of plans.
6. Please submit to this office a ~~letter of structural design~~ design by a requested structural engineer before work begins, due to your plans not having his seal.

If you have any questions regarding to these requirements please feel free to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/jw

App. No.: Maine Beverage Containers Services Inc. Date: Sept 17, 1986
Address: Rand Road (Pine Tree Industrial Parkway) Lot # 10
Assessors No.: 255 ?

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I-1

Interior or corner lot -

Use - Construct new bldg for Maine Beverage Containers

Sewage Disposal -

Rear Yards - 150' 25' required

Side Yards - 120' 25' required

Front Yards - 140' 25' required

Projections -

Height - Two story

Lot Area 6.0 ~~5.77~~ Acres

Building Area - 27,200 sq. ft.

Area per Family - NA

Width of Lot - 369'

Lot Frontage - 369'

Off-street Parking - 36 Parking spaces

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Site Plan approved
by City Planning
Board 8/15/86
Subdivision
Revised and
approved 8/12/86
for 7 lots



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Malco Beverage Container Services, Inc.** LOCATION **Paris Road** Date of Issue **September 9, 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. **86/1317**, 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
20,000 sq. ft. warehouse

Limiting Conditions:
None

James P. Collins
This certificate supersedes
certificate issued
Approved
Date **7/6/87**
Inspector
ERG clerk
RR ok

Keri Russell
Inspector

Wm. Schmitt
Inspector of Buildings
1st Chief

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 - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 80 Pinefree Industrial Pkwy Owner Address:		Owner: Joe Mokargel Lease/Buyer's Name:		Phone:		Permit No: 960683 PERMIT ISSUED	
Contractor Name: Brown Construction Past Use: Warehouse		Address: 253 Warren Ave., Portland 04104 Proposed Use: Same w/renovations after fire		Phone: 797-6152 Business Name: ME Leverage Svcs., Inc.		Permit Issued: JUL 11 1996 CITY OF PORTLAND	
Proposed Project Description: Renovations as per plans		Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		INSPECTION: Use Group: S2 Typ: 2C Signature: [Signature]		Zoning Approval: Special Zone of Fisheries: <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan: maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Vicki Dover		Date Applied For: July 8, 1996		Zoning Appeal: Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>		Historic Preservation: Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/>	
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.		Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	
Mail to contractor at P.O. Box 1217, Portland 04104 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.		Signature of Applicant: [Signature]		Date: 7/9/96	
RESPONSIBLE PERSON IN CHARGE OF WORK: TITLE		ADDRESS: 253 Warren Ave. Portland, 04104		PHONE:		CEO DISTRICT:	
White-Permit Desk		Green-Assessor's		Canary-D.P.W.		Pink-Public File	
Ivory Card-Inspector		[Signature]		[Signature]		[Signature]	

PERMIT # 1271

CITY OF Portland BUILDING PERMIT APPLICATION

MAP #

LOT#

For Official Use Only

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Maine Bev. Container Services, Inc.

Address: Pine Tree Industrial Park

LOCATION OF CONSTRUCTION Lot #2 Pine Tree Industrial Park

CONTRACTOR: Trade Center Inc. SUBCONTRACTORS

ADDRESS: Alfred Park Road Biddeford, Maine 04005

Est. Construction Cost: \$35,000 Type of Use: Covered Glass Bins

Past Use: Uncovered Bins

Building Dimensions: L W Sq. Ft. Seasonal Condominium Apartment

Is Proposed Use: Conversion Explain Formerly uncovered storage bins propose to cover bins

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: # Of Dwelling Units # Of New Dwelling Units

Foundation:

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size _____
- 4. Foundation Size _____
- 5. Other _____

Floor:

- 1. Sills Size _____ Sills must be anchored.
- 2. Girder Size _____
- 3. Lally Column Spacing _____ Size _____
- 4. Joists Size _____ Spacing 16" O.C.
- 5. Bridging Type _____ Size _____
- 6. Floor Sheathing Type _____ Size _____
- 7. Other Material: _____

Exterior Walls:

- 1. Studding Size _____ Spacing _____
- 2. No. windows _____
- 3. No. Doors _____
- 4. Header Sizes _____ Span(s) _____
- 5. Bracing: Yes _____ No _____
- 6. Corner Posts Size _____
- 7. Insulation Type _____ Size _____
- 8. Sheathing Type _____ Size _____
- 9. Siding Type _____ Weather Exposure _____
- 10. Masonry Materials _____
- 11. Metal Materials _____

Interior Walls:

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

Date: October 14, 1988

Inside Fire Limits: _____

Block Code: _____

Time Limit: _____

Estimated Cost: \$35,000

Value: 95,000

Fee: _____

Name: _____

Subdivision: _____

Lot: _____

Block: _____

Permit Expiration: _____

Ownership: _____

Public: _____

Private: _____

Ceiling:

- 1. Ceiling Joists Size _____
- 2. Ceiling Strapping Size _____
- 3. Type Ceilings _____
- 4. Insulation Type _____
- 5. Ceiling Height _____

Spacing: PERMIT ISSUED

DATE: NOV 17 1988

Roof:

- 1. Truss or Rafter Size _____
- 2. Sheathing Type _____
- 3. Roof Covering Type _____
- 4. Other _____

City of Portland

Chimneys:

Type: _____

Number of Fire Places _____

Heating:

Type of Heat: _____

Service Entrance Size: _____

Smoke Detector Required: Yes _____ No _____

Plumbing:

- 1. Approval of soil test if required _____
- 2. No. of Tubs or Showers _____
- 3. No. of Fixtures _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

- 1. Type: _____
- 2. Pool Size: _____ x _____ Square Footage _____
- 3. Must conform to National Electrical Code and State Law.

Zoning:

District: _____

Street Frontage Req: _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

- Zoning Board Approval: Yes _____ No _____
- Planning Board Approval: Yes _____ No _____
- Conditional Use: _____
- Shore and Floodplain Mgmt: _____
- Other: _____ (Explain) _____

Variance: _____

Site Plan: _____

Subdivision: _____

Date Approved: _____

Permit Received By: Latini

Signature of Applicant: Ernie W. J. Bell Date: 10/14/88

Signature of CEO: (2) KC Date: _____

Inspection Dates: _____

White Tag - CEO _____

White-Tax Assessor: Yellow-GPCOG

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