

Location of Construction: 106 Pinetree Ind. Parkway same as above	Owner: Allen & Coles	Phone:
Leasee/Buyer's Name: US Postal Service	Business Name:	
Contractor Name: Sheridan Corp.	Address: 20 Box 359, Fairfield, ME 04937	Phone: Ken L. 774-6138
Past Use: Storage/warehouse	Proposed Use: Postal sorting & distribution	PERMIT FEE: \$ 5,045
		CITY OF PORTLAND
		Zone: CBL: 254-A-003
		Zoning Approval: <i>ok 254-06-15</i>
		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		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
		Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied
		Date: _____
		Permit No: <b>950903</b>
		PERMIT ISSUED

Signature: <i>Ken L.</i>	Signature: <i>Ken L.</i>	Signature: <i>Ken L.</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved	Action: Approved	Action: Approved
Approved with Conditions: <input type="checkbox"/>	Approved with Conditions: <input type="checkbox"/>	Approved with Conditions: <input type="checkbox"/>
Denied: <input type="checkbox"/>	Denied: <input type="checkbox"/>	Denied: <input type="checkbox"/>
Signature: _____	Signature: _____	Signature: _____
Date: _____	Date: _____	Date: _____
PERMIT ISSUED WITH LETTER	PERMIT ISSUED WITH LETTER	PERMIT ISSUED WITH LETTER
Ken Lamoreaux, Sheridan Corp	Ken Lamoreaux, Sheridan Corp	Ken Lamoreaux, Sheridan Corp
8/24/95	8/24/95	8/24/95
774-6138	774-6138	774-6138

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..

**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: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 8/24/95 PHONE: 774-6138

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

CEO DISTRICT 4

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 25, 1995

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

RE: 106 Pinetree Industrial Parkway  
Portland, Maine

Dear Sir,

Your application to construct a new addition, increase parking and make interior renovations has been reviewed and a permit is herewith issued subject to the requirements listed below. 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

Building Inspection - Approved with the conditions that the proposed operation complies with Section 14-232 of the City's Land Use Code. Parking to setback 5' from front lot line. - M. Schmuckal  
Fire Department - Approved - Lt. McDougal  
Development Review Coordinator - Approved with conditions. See memo. - M. O'Sullivan  
Planning Division - Approved with conditions. See attached letter - S. Hopkins

### Building & Fire Code Requirements

Use Group S-2

Construction Type 2C

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. 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.

3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)

4. All structural elements of the proposed project shall meet the requirements of Chapter 16 of the City's Building Code (The BOCA National Building Code/1993)

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

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'P. Samuel Hoffses', is written over the typed name and title.

P. Samuel Hoffses  
Chief, Inspection Services

cc: M. Schmuckal, ACoFI  
S. Green, SP  
M. O'Sullivan, DRC  
Lt. McDougal, PFD



## CITY OF PORTLAND

July 27, 1995

Julian Coles  
106 Pine Tree Industrial Park  
Portland, ME 04103

Re: Lot 302

Dear Mr. Coles:

On July 27, 1995 the Portland Planning Authority granted minor site plan approval for parking lot expansion and other improvements on lot 302 of Pine Tree Industrial Park for use by the U.S. Post Office.

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.

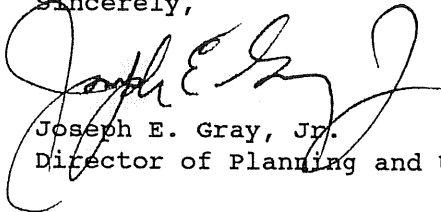
Please note the following provisions and requirements for all site plan approvals:

1. 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.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
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, 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Senior Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Kathi Staples, Project Engineer  
Michael O'Sullivan, Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Paul Niehoff, Materials Engineer  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Approval Letter File

regard to use by this provision may, if conforming in all other respects, be altered or expanded provided:

- a. The alteration does not increase the number of dwelling units or otherwise increase the nonconformity;
  - b. Such alteration is in conformance with the provisions of the R-3 zone in all other respects;
- (16) Lodging houses or tourist homes;
- (17) The following uses except where accessory to conforming uses:
- a. Private schools or educational enterprises;
  - b. Hospitals or clinics;
  - c. Churches or chapels or assembly halls;
- (18) Sanatoriums, nursing or convalescent homes, or homes for children, the aged, blind, deaf or infirm;
- (19) Private nursery schools and day-care centers;
- (20) Billboards;
- (21) Commercial establishment or recreational enterprises unless such recreational enterprises are enclosed in a permanent structure; except the following when granted by the board of appeals as a conditional use:
- a. A circus provided that its duration is not in excess of three (3) consecutive days in any calendar year, and that no part of the operation is conducted within one hundred twenty-five (125) feet of any property line other than a street line;
  - b. Commercial entertainment for benefit of religious, charitable, philanthropic, or fraternal organizations provided that its duration is not in excess of six (6) consecutive days in any calendar year, and that no part of the operation is within one hundred twenty-five (125) feet of any property line other than a street line;
  - c. Nonprofit athletic fields.

(Code 1968, § 602.11.A; Ord. No. 570-71, 11-16-71; Ord. No. 327-71, 7-7-71; Ord. No. 430-85, 3-4-85; Ord. No. 633-86, § 1, 6-2-86; Ord. No. 17-90, 6-18-90)

**Sec. 14-232. External effects.**

Any use established in an I-1 zone after June 5, 1957, shall be so operated as to conform with the performance standards set forth herein. No use already established on that date shall be so altered or modified as to conflict with, or if already in conflict with, to further conflict with the performance standards established herein.

- (1) *Enclosed structure*: Every use shall be operated within a completely enclosed structure, except for those customarily operated in open air.
- (2) *Noise*: Every use, except air-raid sirens or similar warning devices, shall be so operated that the volume of sound inherently and recurrently generated, measured by a

- sound level meter and frequency weighting network (manufactured according to standards prescribed by the American Standard Association), at any boundary of the lot upon which the use is located does not exceed sixty (60) decibels.
- (3) *Vibration*: Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries.
  - (4) *Glare, heat*: Any operation producing intense glare or heat shall be performed within an enclosed building in such manner as to be imperceptible from any point along the lot lines.
  - (5) *Toxic and noxious discharges*: No use shall for any period of time discharge across the boundaries of the lot wherein it is located toxic and noxious matter in concentrations in excess of one-fourth of the maximum allowable concentrations set forth in Table 1, Industrial Hygiene Standards, Maximum Allowable Concentration, Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.
  - (6) *Emission of noxious, odorous matter*: The emission of noxious, odorous matter in such quantities as to be offensive at lot boundaries is prohibited. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) of Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference. For the purposes of this section, the smallest value shall apply in cases where multiple values are cited.
  - (7) *Smoke*: Smoke shall not be emitted by any use at a density in excess of that classified as Ringelmann Number 2.
  - (8) *Air pollution*: No emission of dust or other form of air pollution is permitted which can cause any damage to health, to animals or vegetation, or other forms of property or which can cause any excessive soiling at any point, and in any event no emission, from any activity, is permitted which is composed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point.
  - (9) *Discharge into sewerage system*: No discharge at any point into any private sewage disposal system, or stream, or into the ground of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority. No accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.
  - (10) *Storage of vehicles*: Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days shall not be permitted. There

shall be no outside storage of tires or portions of tires unless all property boundaries are located more than five hundred (500) feet from the nearest residential zone or are separated from the nearest residential zone by a constructed street that has been accepted by the city. Any storage of tires or portions of tires that is located five hundred (500) feet or less from the nearest residential zone or is not separated from the nearest residential zone by a constructed street that has been accepted by the city shall be within a completely enclosed structure.

(Code 1968, § 602.11.B; Ord. No. 334-76, § 6, 7-7-76; Ord. No. 193A-93, § 1, 2-17-93)

**Sec. 14-233. Space and bulk.**

No building or structure shall be erected, altered, enlarged, rebuilt or used in an I-1 zone which does not comply with the following requirements:

(1) *Minimum side yards:*

- a. Principal buildings or structures: Twenty-five (25) feet.
- b. Accessory buildings or structures: Twenty-five (25) feet.

(2) *Minimum front yards:*

- a. Principal buildings or structures: Twenty-five (25) feet.
- b. Accessory buildings or structures: Twenty-five (25) feet.

(3) *Minimum rear yards:*

- a. Principal buildings or structures: Twenty-five (25) feet except that a rear yard of forty (40) feet is required where the rear property line abuts a residence zone.
- b. Accessory buildings or structures: Twenty-five (25) feet, except that a rear yard of forty (40) feet is required where the rear property line abuts a residence zone.

(4) *Maximum height:*

- a. Principal buildings or structures: Four (4) stories, not to exceed forty-five (45) feet.
- b. Accessory buildings or structures: Four (4) stories, not to exceed forty-five (45) feet.

(5) *Minimum street frontage: Sixty (60) feet.*

(Code 1968, § 602.11.C; Ord. No. 578-87, § 1, 6-15-87; Ord. No. 330-90, § 1, 5-7-90; Ord. No. 112-90, 10-1-90)

**Sec. 14-234. Off-street parking.**

Off-street parking in an I-1 zone is required as provided in division 20 of this article.  
(Code 1968, § 602.11.D)

**Sec. 14-235. Off-street loading.**

Off-street loading in an I-1 zone is required as provided in division 21 of this article.  
(Code 1968, § 602.11.E)





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

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

Sheridan Corp.  
Applicant  
P.O. Box 359 Fairfield, ME 04937  
Applicant's Mailing Address  
Ken Lamoreaux 774-6138 453-9311  
Consultant/Agent  
Applicant or Agent Daytime Telephone, Fax

10 July 1995  
Application Date  
U.S.P.O. - Coles/Allen  
Project Name/Description  
106 Pine Tree Ind. Parkway  
Address of Proposed Site  
254-A-003  
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) \_\_\_\_\_  
36,000 Existing XX 38,500 sq ft 148,000 sq ft  
 Proposed Building Square Feet or # of Units w/additions Acreage of Site \_\_\_\_\_  
 Zoning I-1

**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:**

Approved  Approved w/Conditions listed below  Denied  
 Reviewer Mary Schumaker  
 1. shall comply with 14-232 external effects requirements  
 2. Parking to be setback 5' from lot lines  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ 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	
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: 106 Pine Tree Ind. Parkway



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

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

10 July 1995

Application Date

U.S.P.O. - Coles/Allen

Project Name/Description

106 Pine Tree Ind. Parkway

Address of Proposed Site

254-A-003

Assessor's Reference: Chart-Block-Lot

Sheridan Corp.  
Applicant

P.O. Box 359 Fairfield, ME 04937  
Applicant's Mailing Address

Ken Lamoreaux 774-6138 453-9311  
Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

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

36,000 Existing ME 38,500 sq ft 148,000 sq ft

Proposed Building Square Feet or # of Units w/additions: \_\_\_\_\_ Acreage 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 *[Signature]*

- Approved       Approved w/Conditions listed below       Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 7/10/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date

Additional Sheets Attached

Condition Compliance \_\_\_\_\_ 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	
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: \_\_\_\_\_



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

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

Sheridan Corp.  
Applicant

10 July 1995  
Application Date

P.O. Box 359 Fairfield, ME 04937  
Applicant's Mailing Address

U.S.P.O. - Coles/Allen  
Project Name/Description

Ken Lamoreaux 774-6138  
Consultant/Agent

106 Pine Tree Ind. Parkway  
Address of Proposed Site

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

254-A-003  
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  
36,000 Existing ~~85~~ 38,500 sq ft 148,000 sq ft

Proposed Building Square Feet or # of Units w/addition \_\_\_\_\_  
 Acreage 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:**

- Approved  Approved w/Conditions listed below  Denied

1. see approval memo
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance Yoshida signature 23 Aug 95 date

**Performance Guarantee**

- Required\*  Not Required

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

- |  |                      |                         |                       |
|--|----------------------|-------------------------|-----------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input checked="" 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         |                       |

Address: 106 Pine Tree Ind. Parkway



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

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

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

Sheridan Corp.  
Applicant \_\_\_\_\_

10 July 1995

P.O. Box 359 Fairfield, ME 04937  
Applicant's Mailing Address \_\_\_\_\_

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

Ken LEBLANC 774-6138  
Consultant/Agent \_\_\_\_\_

U.S.P.O. - Colas/Allen

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

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

106 Pine Tree Ind. Parkway  
Address of Proposed Site \_\_\_\_\_

254-A-003  
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) \_\_\_\_\_

36,000 Existing sq ft 38,500 sq ft 146,000 sq ft  
 Proposed Building Square Feet or # of Units w/additions \_\_\_\_\_ Acreage 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 (Standard conditions)  Denied

- (See letter of approval.)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 7/27/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date

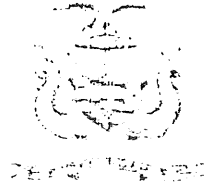
Additional Sheets Attached

Condition Compliance A. Jay signature 8/25/95 date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>8/24/95</u>	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/24/95</u>	<u>\$5,045</u>	_____
	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	



CITY OF PORTLAND

July 27, 1995

Julian Coles  
106 Pine Tree Industrial Park  
Portland, ME 04103

Re: Lot 302

Dear Mr. Coles:

On July 27, 1995 the Portland Planning Authority granted minor site plan approval for parking lot expansion and other improvements on lot 302 of Pine Tree Industrial Park for use by the U.S. Post Office.

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.

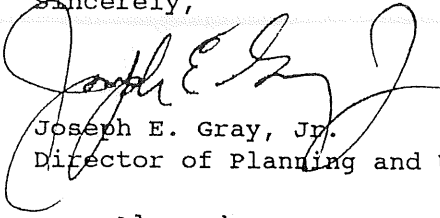
Please note the following provisions and requirements for all site plan approvals:

1. 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.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
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, 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Senior Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Kathi Staples, Project Engineer  
Michael O'Sullivan, Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Paul Niehoff, Materials Engineer  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Approval Letter File

TOWNS  
Kevin

2 65 PORT ST  
BACK BAY GRILL SEE  
P. I SCHOOL Mkt

FRABLE ST. RESOURCE  
CENTER

PEAKS IS. CAFE + ISLAND SIDE

IMMANUEL BAPTIST CH

MORRIS CORNER PUB

PUNKYS - 425 FOREST

PORT ASIAN MKT.

FRIENDSHIP CAFE.

WJM - PORT HALL

MESA VERDE

YR OLE DANCAKE SHOP

PAUL FOODS

MONUMENT WALK DELI

~~PAUL FOODS~~

EDDIE'S

PIZZA HUT

BASKIN ROBBINS AUBURN ST.

DYER'S VARIETY

