

262-A-1

2002-0166

7 Rand Rd.

Plan Amendment - Shaw Brothers

Emery Waterhouse

on Spreadsheet

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

2002-0166  
Application I. D. Number

Emery-waterhouse Company  
Applicant  
Po Box 659, Portland, ME 04104  
Applicant's Mailing Address

07/29/2002  
Application Date

Amendment to Plan - Shaw Brothers  
Project Name/Description

Consultant/Agent  
Applicant Ph: (207) 775-2371 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

7 - 7 Rand Rd, Portland, Maine  
Address of Proposed Site  
262 A001001  
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) Drainage Improvements

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ IM/B2 \_\_\_\_\_  
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  Other \_\_\_\_\_

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

**Planning Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions See Attached  Denied

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

OK to Issue Building Permit \_\_\_\_\_ 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 Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <b>7 RAND ROAD</b>			Zone:		
Total Square Footage of Proposed Structure			Square Footage of Lot <b>CD: 262-A-1</b>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>262      A      001</b>		Property owner, mailing address: <b>EMERY WATERHOUSE CO. 7 RAND RD., PORTLAND</b>		Telephone: <b>775-2371</b>	
Consultant/Agent, mailing address, phone & contact person: <b>Shaw Brothers Construction, Inc P.O. Box 69, 511 Main Street Gorham, Maine 04038</b>		Applicant name, mailing address & telephone: <b>839-2552 Shaw Brothers Construction, Inc P.O. Box 69, 511 Main Street Gorham, Maine 04038</b>		Project name: <b>SITE IMPROVEMENTS</b>	
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input checked="" type="checkbox"/> Other <b>DRAINAGE IMPROVEMENTS</b> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00					
Major Development _____ \$500.00		Minor Development _____ \$400.00			
Plan Amendments: _____ Board review \$200.00		<input checked="" type="checkbox"/> Staff review \$100.00			
Who billing will be sent to:					
Mailing address:		<b>Shaw Brothers Construction, Inc</b>			
State and Zip:		<b>P.O. Box 69, 511 Main Street Gorham, Maine 04038</b>		Contact person: <b>BRUCE BROWN</b> Phone: <b>839-2552</b>	

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

### ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work 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 permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <b>JULY 29, 2002</b>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



## SHAW BROTHERS CONSTRUCTION, INC.

P.O. Box 69 • 511 Main St. • Gorham, ME 04038

Tel: (207) 839-2552 • Fax: (207) 839-6239

Website: [www.shawbrothers.com](http://www.shawbrothers.com)

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JULY 29, 2002

CITY OF PORTLAND  
INSPECTION DEPARTMENT  
389 CONGRESS STREET  
PORTLAND, MAINE 04101

RE: EMERY WATERHOUSE CO.  
SITE PLAN AMENDMENT

LADIES AND GENTLEMEN,

SHAW BROTHERS CONSTRUCTION, INC. HAS BEEN RETAINED BY EMERY WATERHOUSE TO MAKE DRAINAGE IMPROVEMENTS TO THE AREA AROUND THEIR LOADING DOCKS. THESE IMPROVEMENTS, AT THEIR FACILITY ON RAND ROAD, ARE DESCRIBED AS FOLLOWS:

SAW CUT AND REMOVE 2660 SQ.YARDS OF BITUMINOUS PAVEMENT  
REMOVE 310 LIN.FT. OF 18 INCH STORM DRAIN PIPE  
PROVIDE 310 LIN.FT. OF NEW 18 INCH TYPE C UNDERDRAIN  
REMOVE AND REPLACE TWO EXISTING 4 FT. DIA. CATCH BASINS  
PROVIDE FOUR NEW 4 FT. DIA. CATCH BASINS  
FINE GRADE AREA USING TYPE A GRAVEL  
PROVIDE 4 INCHS OF NEW BITUMINOUS PAVEMENT

ALL REMOVED PAVEMENT AND CONCRETE WILL BE TRUCKED TO SHAW BROTHERS "H" PIT IN GORHAM WHERE IT WILL BE RECYCLED.

PLEASE CALL JON SHAW OR RICHARD MCGUINNESS WITH ANY QUESTIONS REGARDING THIS WORK.

SINCERELY,  
SHAW BROTHERS CONSTRUCTION, INC.

JONATHAN E. SHAW  
PRESIDENT

CC FILE  
PAUL ZACK, EMERY WATERHOUSE

Department of Planning & Development  
Lee D. Urban, Director



## CITY OF PORTLAND

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

August 14, 2002

Mr. Jonathan E. Shaw  
President  
Shaw Brothers Construction, Inc.  
P.O. Box 69  
Gorham, ME 04038

RE: Emery-Waterhouse

CBL: 262-A-1

Dear Mr. Shaw:

On August 14, 2002, the Portland Planning Authority granted minor site plan approval with no conditions for the drainage improvements on the property located at 7 Rand Road.

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. An inspection fee payment of \$300.00 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.
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 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 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Program Manager  
/ Jonathan C. Spence, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jodine Adams, Inspections  
William Bray, Director of Public Works  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File

INTERIOR LOADING DOCKS

FIN. FL. 100.00 (ASSUMED)

OFFICE

SAW CUT & REMOVE PAVEMENT

CONNECT NEW 18" TYPE C DRAIN

NEW 4'x4' CATCH BASIN  
(TYP. OF 4)

THIS AREA TO BE RE-GRADED  
AND PAVED

REMOVE & REPLACE  
CATCH BASIN

REVEAL 7"

EXISTING GRANITE CURB

NOTE: ALL RIM ELEVATIONS TO BE 99.25

99.50  
x

99.50  
x

99.50  
x

99.50  
x

99.50  
x

3%

SITE IMPROVEMENTS

EMERY WATERHOUSE CO.

RAND RD, PORTLAND

SCALE 1" = 25'

JULY 24, 2002

SHAW BROTHERS CONSTRUCTION, INC.