

266-A-3
55 Riverside St.
Atm
EMCS

1997-0102



on Spreadsheet

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

19970102
I. D. Number

EMCS

Applicant
P.O. Box 1121, Portland, ME 04104
Applicant's Mailing Address
Peter Williams
Consultant/Agent
871-8673 892-7270
Applicant or Agent Daytime Telephone, Fax

11/19/97
Application Date
Riverside St 55
Project Name/Description

55 Riverside St, Portland
Address of Proposed Site
266-A-3
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) accessory structure - ATM

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning B-4 zone

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 \$300.00 Subdivisio _____ Engineer Review _____ Date 11/19/97

Planning Approval Status:

Reviewer Kandice Talbot

Approved Approved w/Conditions See Attached Denied

Approval Date 12/16/97 Approval Expiration 12/16/98 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permi Kandice Talbot 12/18/97
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 checked="" type="checkbox"/> Inspection Fee Paid	<u>12/18/97</u>	<u>\$300.00</u>	
	date	amount	
<input checked="" type="checkbox"/> Building Permit Issue	<u>12/29/97</u>		
	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		
<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	

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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **accessory structure - ATM**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **B-4 zone**

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"/> Other _____ |

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **11/19/97**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved** **Approved w/Conditions** **Denied**
see attache

Approval Date **12/16/97** Approval Expiration **12/16/98** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **12/18/97**
signature date

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<input checked="" type="checkbox"/> Building Permit	12/29/97		
	date		
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	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
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<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
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<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



CITY OF PORTLAND

December 16, 1997

Peter Williams
EMCS
P.O. Box 1121
Portland, ME 04104

Re: 55 Riverside Street, Peoples Heritage Drive Thru ATM

Dear Mr. Williams:

On December 16, 1997 the Portland Planning Authority granted minor site plan approval for a Peoples Heritage Drive Thru ATM at the Texaco Station, 55 Riverside Street.

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:

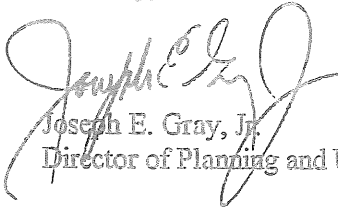
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant 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.

O:\PLAN\DEVRE\VWRIVERS55\APPRVLTR.WPD

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 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.

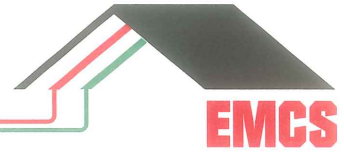
If there are any questions, please contact the Planning Staff.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



Peter Williams
Electrical Contracting
Alarm Systems
ATM Installation & Maintenance

December 10, 1997

Mr. Alex Jaegerman
Chief of Planning Division
Department of Planning and Urban Development
City of Portland
Portland, Maine

Dear Mr. Jaegerman,

I am submitting the enclosed documents as a revised proposal for the Peoples Heritage Drive Thru ATM at the M.W. Sewall Texaco, 55 Riverside Street, Portland, Maine.

In response to questions from your Site Review Committee I have changed or added the following;

- 1) The proposed kiosk has been moved onto the property so that it now sits twenty-one feet from the front property line. This arrangement leaves a bypass or escape lane of 15'0", and an ATM drive thru lane of 14'0". Entry to and exit from the ATM would be directed by a wooden guardrail at each end of the kiosk.
- 2) There are four existing Sentirel Crab trees that will provide some cover for the back of the kiosk, between the kiosk and Riverside Street. I have included a color photocopy of the back of a similar kiosk. The building proposed for this location has been painted dark gray and will not have any additional lettering on the building.

The Bank would like to place a lettered canopy on top of the building. I have included a color photocopy of a similar canopy located on outer Congress Street at the Westgate Shopping Center.

- 3) I have also included one copy of a site plan that is much easier to read than the copies submitted with the original proposal. The front property line is much easier to locate in reference to the location of the proposed ATM.

If there is any additional information I can provide for this project I would be happy to do so. Please contact me with any questions or comments you may have.

Sincerely,

Peter Williams
E.M.C.S.

Electrical, Mechanical & Construction Services

voice: 207.871.8673 fax: 207.892.7270
P.O. Box 1121 Portland, ME 04104
e-mail: pwms@gwi.net



Peoples Value 24 HR ATM

Value

Value



Peoples
Heritage

Mairies MoneyMachine

Mairies MoneyCard
Mairies CreditCard

Rite Aid Pharmacy

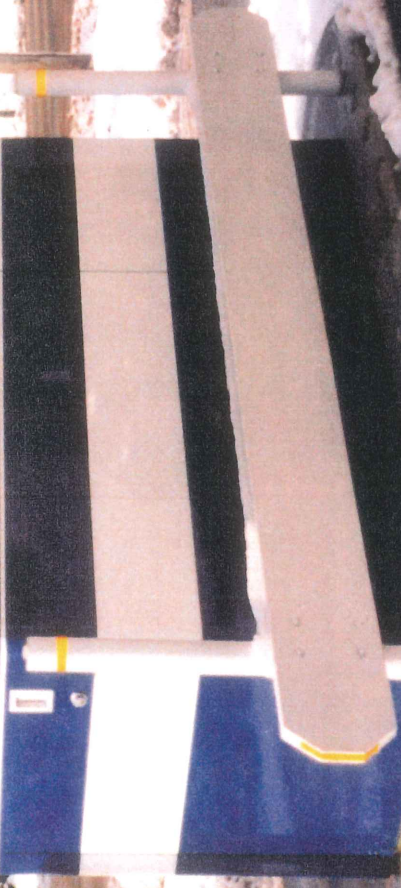
MEADOWS END
BOLI A GILES
COPY FAX UPS



Peoples
Heritage

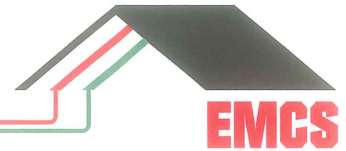
Maine's MoneyMagine™

Maine's Auto/Car
Maine's Credit/Car



BEADWORK'S EMBROIDERY
BOLTA GUILDS
COMPTON'S

Auto & Home



Peter Williams
Electrical Contracting
Alarm Systems
ATM Installation & Maintenance

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Department of Planning and Urban Development
City of Portland
Portland, Maine

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Sincerely,

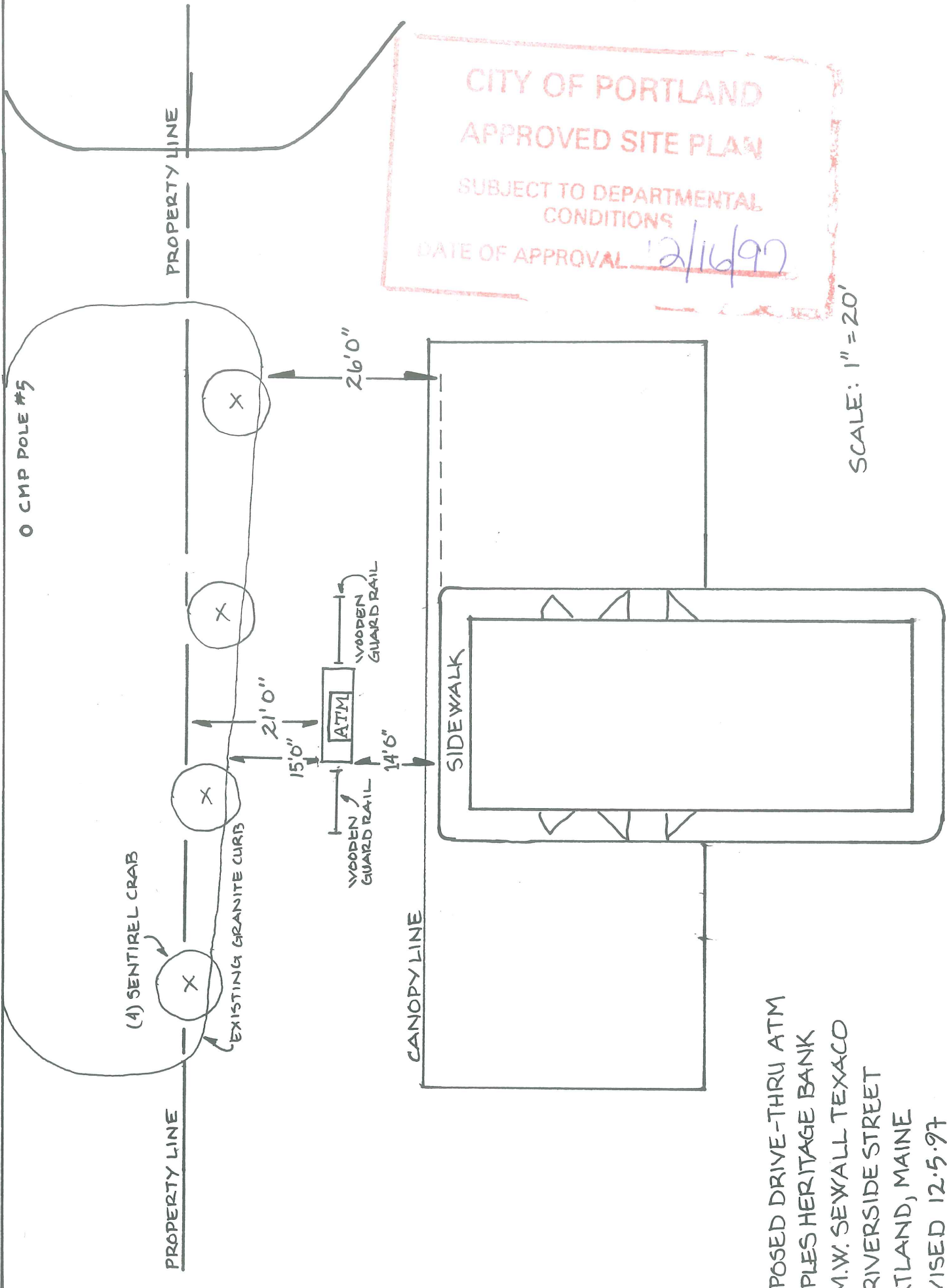
Peter Williams
E.M.C.S.

Electrical, Mechanical & Construction Services

voice: 207.871.8673 fax: 207.892.7270
P.O. Box 1121 Portland, ME 04104
e-mail: pwms@gwi.net

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 2/14/97

SCALE: 1" = 20'



PROPOSED DRIVE-THRU ATM
 PEOPLES HERITAGE BANK
 AT M.W. SEWALL TEXACO
 55 RIVERSIDE STREET
 PORTLAND, MAINE
 REVISED 12.5.97





Peoples
Heritage

Maine's MoneyMachineSM

Maine's MoneyCard
Maine's CheckCard

Rite Aid Pharmacy

MEADOWS EMBROIDERY
HOLI A CUTS
COPY FAX UPS



Peoples Heritage Bank

PORTLAND, MAINE

105647

DATE

12-18-97

52-7445
2112

PAY PEOPLES HERITAGE BANK \$300.00 Dols 00 Cts

AMOUNT
300.00

TO THE ORDER OF

City of Portland

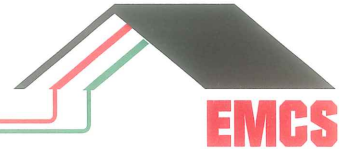
Peoples Heritage Bank

[Signature]
AUTHORIZED SIGNATURE

Peoples Heritage Bank # 105647 # 211274450: 0272 99438 #
PORTLAND, MAINE

VENDOR NUMBER	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT	INVOICE DESCRIPTION
				Inspectron Fee
				55 Riverside Street
CHECK NUMBER	CHECK DATE	CHECK AMOUNT		

PEOPLES HERITAGE BANK
P.O. BOX 9540
Portland, Maine 04112-9540
(207) 761-9500



Peter Williams
Electrical Contracting
Alarm Systems
ATM Installation & Maintenance

November 20, 1997

Mr. Alex Jaegerman
Chief of Planning Division
Department of Planning and Urban Development
City of Portland
Portland, Maine

Dear Mr. Jaegerman,

I am submitting the attached package for minor site plan review on behalf of Peoples Heritage Bank.

The proposed project includes the installation of a drive thru ATM kiosk and associated utilities at the M.W. Sewall Texaco station, 55 Riverside Street, Portland, Maine.

The property owner is the M.W.Sewall & Company, P.O. Box 245, Bath, Maine 04530.

The ATM owner is Peoples Heritage Bank, P.O. Box 9540, Portland, Maine 04112-9540

The package consists of the following;

Application Fee:

The check from Peoples Heritage Bank includes the \$300.00 application fee and the building permit fee based on an estimated project cost of \$20,000.00.

Site Plans:

A copy of the plot plans for the original Texaco project dated September 21, 1994. (The location of the ATM is highlighted on the plans).

A site plan showing the relative location of the concrete slab, ATM kiosk, and wooden guardrail.

Construction Plans:

A full set of construction plans from the Dallman Industrial Corporation, 933 North Illinois Avenue, Indianapolis, Indiana 46204.

Electrical, Mechanical & Construction Services

voice: 207.871.8673 fax: 207.892.7270
P.O. Box 1121 Portland, ME 04104
e-mail: pwms@gwi.net

Color Photo Copy:

A color photocopy of the actual building Peoples Heritage is proposing to install at this site. The building has been in operation for approximately two years at their branch on Route 1 in Falmouth. Due to the recent acquisition of another bank, and consolidation of branches, the ATM became available for re-deployment.

As the construction drawings show the kiosk is approximately 32 square feet in size. It has a full U.L. listing and is currently being used by many banks in the State of Maine.

The kiosk would get its power and data from the CMP pole located directly behind the proposed location. It is a self-contained kiosk heated with electricity and has telephone, CCTV and a 24 hour monitored alarm system.

The concrete pad will be located in the grassed area at the front of the site and be situated to minimize the loss of any existing shrubs or trees. It is expected that all of the small trees will remain, and that the only loss will be 4 small juniper bushes.

There will be no additional lighting at the site with the exception of two 96 watt fluorescent lamps that are built into the face of the ATM.

The drive area in front of the building will be split approximately in half by a wooden guardrail, 16 feet in length, creating two 13-foot drive lanes. The guardrail will help to separate thru vehicles from the one using the ATM machine.

I hope I have provided you and your staff with sufficient information on which to base your decision. I would be happy to answer any questions you may have concerning this project. I can be reached at (207) 871-8673 at anytime.

Thank you for taking the time to consider this application.

Sincerely,

A handwritten signature in black ink that reads "Peter Williams". The signature is written in a cursive style with a long, sweeping underline.

Peter Williams
E.M.C.S.

12/31/1997 17:12 0A970527270

PETER WILLIAMS

PAGE 01



Peter Williams
Electrical Contracting
Alarm Systems
ATM Installation & Maintenance

December 31, 1997

Mr. Larry Ash
Traffic Engineer
City of Portland

To: *Kandice Talbot*
From: *Larry Ash*

I am working on a project at 55 Riverside Street to install a remote ATM kiosk for Peoples Heritage Bank. Kandice Talbot from the Planning Department told me you could approve minor changes in the traffic pattern without my having to go back to the Minor Site Plan review Committee.

The change I would like to make involves moving the ATM pad and building slightly closer to the existing convenience store building. I would like to reduce the ATM service lane width from fourteen feet, as shown on the plans, to ten feet.

I have been observing the traffic pattern at this site during numerous visits while planning the project and would like to reduce the service lane to try and reduce the number of instances when store customers will drive thru this lane, or worse park there.

The new configuration would result in an ATM service lane that is smaller than the "thru lane" on the back side of the kiosk and hopefully direct thru customers to that wider lane.

Although we will probably be installing some "No Parking" signs, I prefer to keep the signs to a minimum to avoid additional sign clutter.

If you could call me or fax me with any questions or comments you may have with this change I would appreciate it very much.

Thanks in advance for your help.

Sincerely,

871-8673

Peter Williams
E.M.C.S.

*Kandice -
I do not have
an objection to reducing
the width to 10 feet,
Larry Ash*



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement
Kandi Talbot

FROM: Jim Wendel, Development Review Coordinator

DATE: June 1, 1998

SUBJECT: Request for Certificate of Occupancy
EMCS-ATM
55 Riverside Street (266-A-3)

On June 15, 1998 a site visit was made to review the completion of the requirements of the site plan approval.

It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.



CITY OF PORTLAND

January 24, 2000

Jack Mettee
Senior Planner
Appledore Engineering Inc.
600 State Street, Suite D
Portsmouth, NH 03801

re: The Home Depot Tool Rental Addition

Dear Mr. Mettee:

On January 24, 2000, the Portland Planning Authority granted minor site plan approval for the 1,920 sq. ft. tool rental addition with the following condition:

- that the applicant remove signs along the access drive on the westerly entrance prior to issuance of building 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. 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.

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

20000006

I. D. Number

The Home Depot

Applicant

245 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Appledore Engineering Inc.

Consultant/Agent

603-433-8818

603-433-8488

Applicant or Agent Daytime Telephone, Fax

1/12/00

Application Date

Tool Rental Additon

Project Name/Description

Riverside St, Portland Maine

Address of Proposed Site

315-B-001,005,006

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) _____

1920 sf

17.9

B-4

Proposed Building square Feet or # of Units

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"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivisio _____ Engineer Review _____ Date 1/12/00

Planning Approval Status:

Reviewer Kandi Talbot

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date 1/24/00 Approval Expiration 1/24/01 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi Kandi Talbot 4/6/00
 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 |
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| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
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Consultant/Agent

603-433-8818 603-433-8488

Applicant or Agent Daytime Telephone, Fax

1/12/00

Application Date

Tool Rental Additon

Project Name/Description

Riverside St, Portland Maine

Address of Proposed Site

315-B-001,005,006

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) _____

1920 sf 17.9 B-4

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

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| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 1/12/00

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions see attache Denied

Approval Date 1/24/00 Approval Expiration 1/24/01 Extension to _____ Additional Sheets Attached

Condition Compliance Kandi Talbot 4/6/00
signature date

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1/12/00

Application Date

Tool Rental Addition

Project Name/Description

Riverside St, Portland Maine

Address of Proposed Site

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17.9

B-4

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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"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **1/12/00**

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 Issued | _____ | | |
| | 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 | | |
| <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 |

January 7, 2000

Mr. Richard Knowland, Senior Planner
Department of Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Re: Home Depot, USA, Inc.
Tool Rental Center Addition
Warren Avenue
Portland, Maine
AEI/1440

Dear Mr. Knowland:

On behalf of Home Depot, USA, Inc., enclosed please find seven (7) copies of the following:

- City of Portland Site Review Pre-Application for the referenced project .
- Plans entitled "The Home Depot, Building Addition, Portland, Maine", including the following sheets:

Existing Conditions Plan C-1
Proposed Site Plan Modifications C-2
Detailed Site Plan Modifications C-3
Preliminary Elevation Plan

- Traffic evaluation letter from McMahon Associates relative to projected traffic changes at an existing Home Depot facility with a Tool Rental Center.
- Project Description
- A memo from Fred Duarte, Home Depot Store Manager, relative to sign removal at the west entrance.

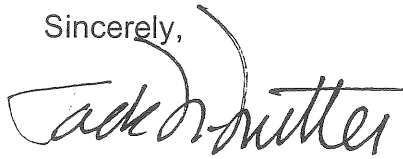
Since Home Depot already owns this site and has an existing facility, we have not included a copy of the deed or sales agreement.

Home Depot. USA, Inc.
Tool Rental Center Addition
Warren Avenue
Portland, Maine
AEI/1440
Page - 2

Also enclosed with this submission please find a check payable to the City of Portland for \$400.00.

If you have any questions or require additional information, please feel free to contact me. We look forward to your positive review of this project.

Sincerely,



Jack M. Mettee, AICP
Senior Planner

JMM/vc
(1440-007.doc)

Enclosure

cc: James Lambert, Home Depot

**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

NOTEIf 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.**

<u>Applicant</u> The Home Depot		<u>Application Date</u> January 7, 2000
<u>Applicant's Mailing Address</u> 3096 Hamilton Boulevard, South Plainfield, NJ 07080		<u>Project Name/Description</u> Tool Rental Center Addition
<u>Consultant/Agent</u> Appledore Engineering, Inc.		<u>Address Of Proposed Site</u> Riverside Street, Portland, Maine
<u>Applicant/Agent Daytime telephone and FAX</u> (603) 433-8818 (603) 433-8488	<u>Assessor's Reference, Chart#, Block, Lot#</u> 315, B, 1, 5, 6	
<u>Proposed Development (Check all that apply)</u> <input type="checkbox"/> New Building <input checked="" 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"/> Other(Specify) _____		
<u>1920 sf</u> Proposed Building Square Footage and /or # of Units	<u>17.9 A</u> Acreage of Site	<u>B-4 Commercial Corridor Zone</u> Zoning

You must include the following with your 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.

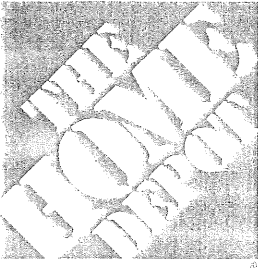
(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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.

<u>Signature of applicant:</u> <i>Jack Mettee</i> Jack Mettee	<u>Date:</u> January 7, 2000
--	------------------------------

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.



Northeast Store Support • 3096 Hamilton Blvd. CN 1015 • South Plainfield, NJ 07080
(732) 752-1700

December 3, 1999

City of Portland
Building Department
389 Congress Street
Portland, Maine 04101

Re: Proposed Home Depot Addition
Site Plan Application
Riverside Drive
Portland, Maine

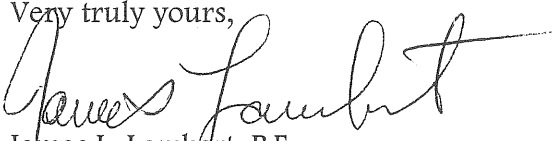
To Whom It May Concern:

This letter shall name Appledore Engineering, Inc. as a representative for The Home Depot with respect to the above referenced project.

Appledore Engineering, Inc. is hereby authorized to sign the above referenced Site Plan Application or other relevant documents on behalf of The Home Depot.

If you have any questions, please do not hesitate to call me at (732)926-3678.

Very truly yours,


James L. Lambert, P.E.
The Home Depot

MEMORANDUM

TO: James Lambert, P.E., The Home Depot, U.S.A., Inc.

FROM: Kenneth D. O'Brien, P.E., McMahon Associates, Inc. *KDO*

SUBJECT: Traffic Evaluation
Tool Rental Center, Neshaminy The Home Depot

DATE: December 3, 1999

As requested, provided is a brief summary of traffic data gathered related to the existing Tool Rental Center (TRC) at the Neshaminy The Home Depot, located in Bensalem Township, Bucks County, PA. The TRC is a "bump out" on the side of The Home Depot store, which is located within a shopping center with a Target store. For a three-day period, the time that patrons entered and exited the exterior door to the TRC was recorded. Since the count was conducted to determine the number of vehicles generated by the TRC, it should be noted that multiple people entering or exiting the TRC from one vehicle were counted as one vehicle. Though an interior door is provided between the TRC and main store, the number of patrons specifically using the interior door was not recorded. Our data was gathered during the following periods, which were selected in conjunction with discussions with you to capture the peak periods of the store itself (Saturday and Sunday), and the peak period for contractors at the store (Monday):

- Saturday, September 18, 1999 6:00 AM to 10:00 PM
- Sunday, September 19, 1999, 8:00 AM to 7:00 PM
- Monday, September 20, 1999, 6:00 AM to 10:00 PM

We note that this period was the weekend immediately following the heavy rains caused by Hurricane Floyd, which resulted in a great deal of flood damage in the Neshaminy area. Therefore, the traffic volumes summarized below could likely be considered higher than average, since many people visited the TRC in order to rent tools to repair flood damage. In support of this theory, based upon information provided by this The Home Depot store, sales in the TRC were approximately 20% higher during this study weekend than they were during average weekends.

Below is a summary of the collected data regarding the Tool Rental Center:

- On Saturday, a total of 196 patrons either entered or exited the exterior door (93 entering and 103 exiting). It should be noted that of the total, 86 patrons utilized the exterior door to enter and then exit the TRC, while the remainder used the main entrance to either enter or exit the TRC. The peak one-hour period occurred between 9:00 AM and 10:00 AM on Saturday, when a total of 27 patrons were noted either entering or exiting the exterior door.

- On both Sunday and Monday, a total of 160 patrons either entered or exited the exterior door (81 entering and 79 exiting). Of the total, 66 patrons on Sunday and 69 patrons on Monday were recorded to enter and also exit the exterior door. On Sunday, the peak occurred between 1:00 PM and 2:00 PM when a total of 32 patrons were recorded to enter and then exit the exterior door. Finally, on Monday, the peak occurred between 11:00 AM and 12:00 AM, when a total of 22 patrons were recorded to enter and then exit the exterior door.
- As compared to the total trip generation expected for an average-size, stand-alone The Home Depot store, based on the Institute of Transportation Engineers publication **Trip Generation, 6th Edition**, (approximately 4,600 total trips, 2,300 entering and 2,300 exiting), the daily traffic volumes experienced at the Neshaminy Tool Rental Center conservatively represent a daily traffic increase of approximately four percent. It should be noted, however, that there was no study done to determine if these patron trips to the TRC itself were new trips to the Home Depot store. It is likely that at least some of the TRC patrons would have been shopping The Home Depot whether or not the TRC was there, and should therefore, not be considered “new” vehicular trips to the site, but internalized/shared trips.

It should also be noted that the peak hour of traffic generation for the TRC occurs at a different time than the peak hour of traffic generation for a The Home Depot store, based on traffic count information obtained from the existing The Home Depot in Plymouth Township, Montgomery County. The Saturday peak hour of traffic generation for a The Home Depot occurs between 11:00 AM and 12:00 Noon, as compared to the TRC peak, which occurred between 9:00 AM and 10:00 AM. On Sunday, the peak hour for The Home Depot occurs between 2:00 PM and 3:00 PM, as compared to the TRC peak between 1:00 PM and 2:00 PM. And on Monday, the peak hour for The Home Depot occurs between 12:00 Noon and 1:00 PM, as compared to the TRC peak between 11:00 PM and 12:00 Noon.

- The total number of parked vehicles generated by the TRC at any given time was determined based upon the times that patrons entered and exited the TRC from the exterior door. Based upon this information, the maximum number of parked vehicles generated by the TRC at any one time was seven (7) vehicles. This occurred for only one ten-minute period on Saturday morning. Six (6) vehicles were noted on two different occasions, on Saturday morning and Sunday afternoon. In most cases, the peak number of parked vehicles for patrons to the TRC at any given time was four (4) vehicles.
- Based on the total number of patrons both entering and exiting the exterior door, the average stay was determined to be between 11 and 12 minutes.

Should you have any questions regarding our traffic evaluation of the existing Tool Rental Center located at the Neshaminy The Home Depot, please contact me. Thank you.

/smd

k:\adm\highswal\plymouth\summary



245 Riverside Street Portland, ME 04102 • (207)761-0600

To: Rick Nolan, Sr. City of Portland Planner
City of Portland Hall
389 Congress St.
Portland, ME. 04101

As per our discussion on Wednesday, January 5 concerning the site plan review process on our proposed rental center, and more specifically the removal of several signs at the west entrance to our facility off of Riverside Street. I want to, by way of this letter inform you that we are in agreement that the signs in question will come down, by March 1st, in order for the Home Depot to move forward with our plan. If the proposed date is inconsistent with your time table, please advise so we may discuss a mutually convenient take down date.

Our objective is to be a good neighbor, and along those lines we want to do the right thing.

I am however still hopeful that there's a way for us to keep those signs, and I am open to discussion and any suggestions you may have.

I anticipate your return call or letter. Thank you for giving this matter your attention.

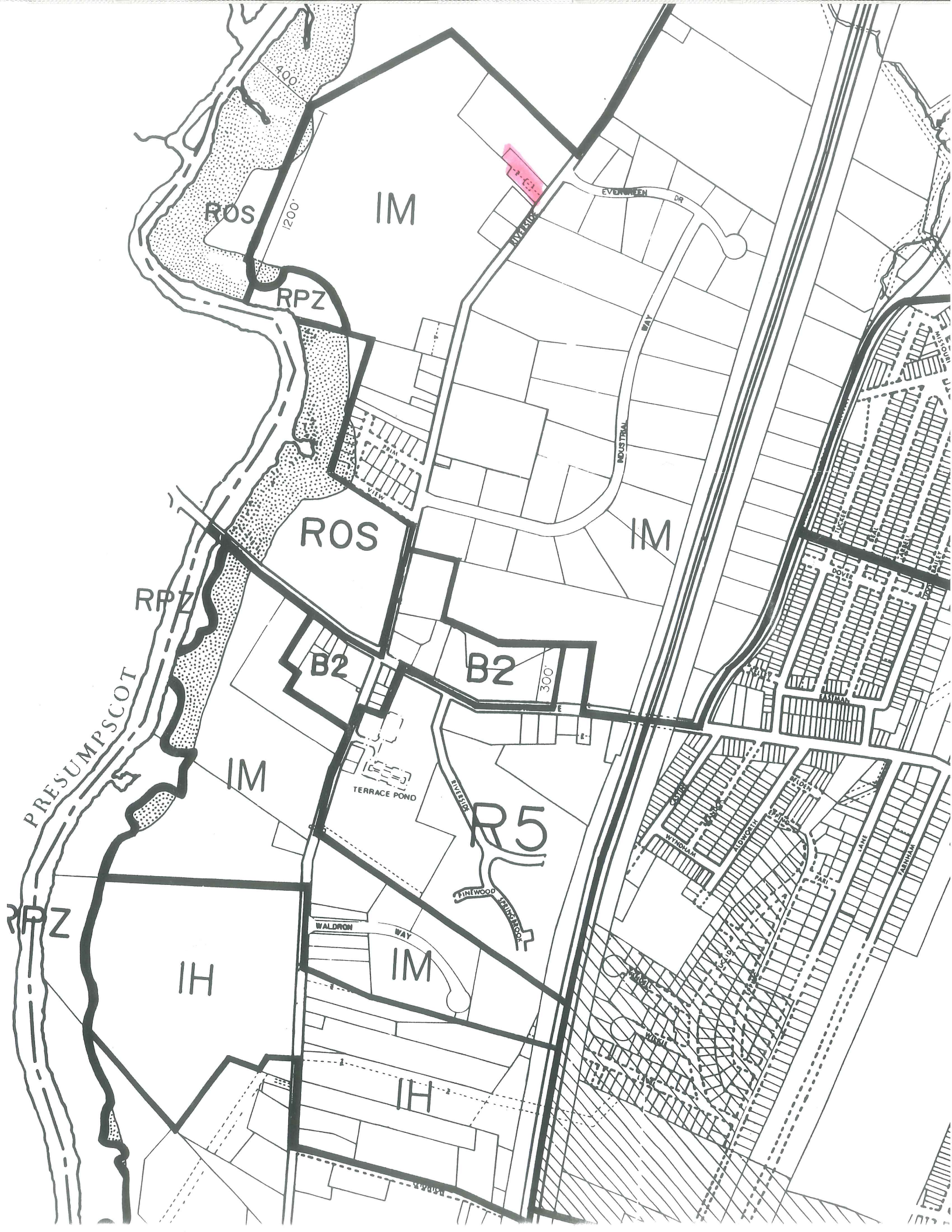
Fred Duarte

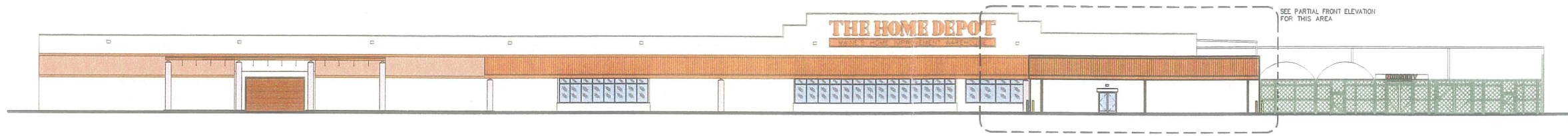
A handwritten signature in black ink, appearing to read "Fred Duarte".

Store Mgr., The Home Depot #2401

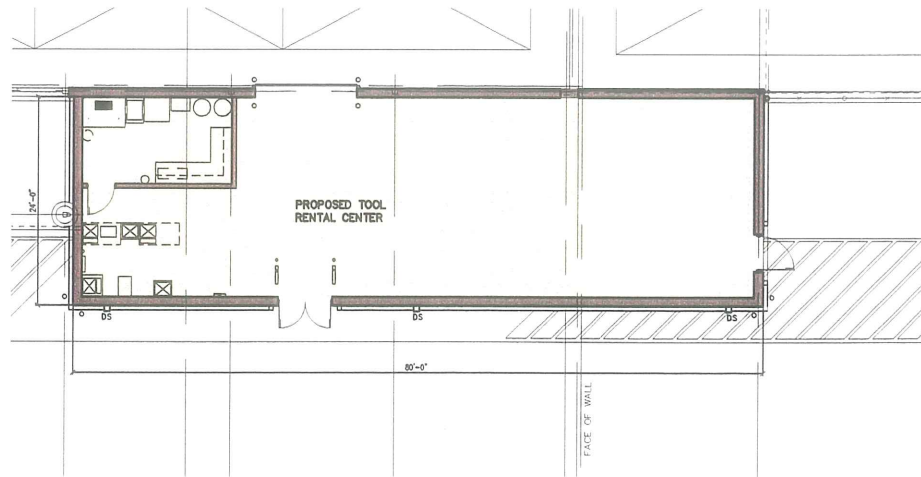
c.c. Appledore Eng.



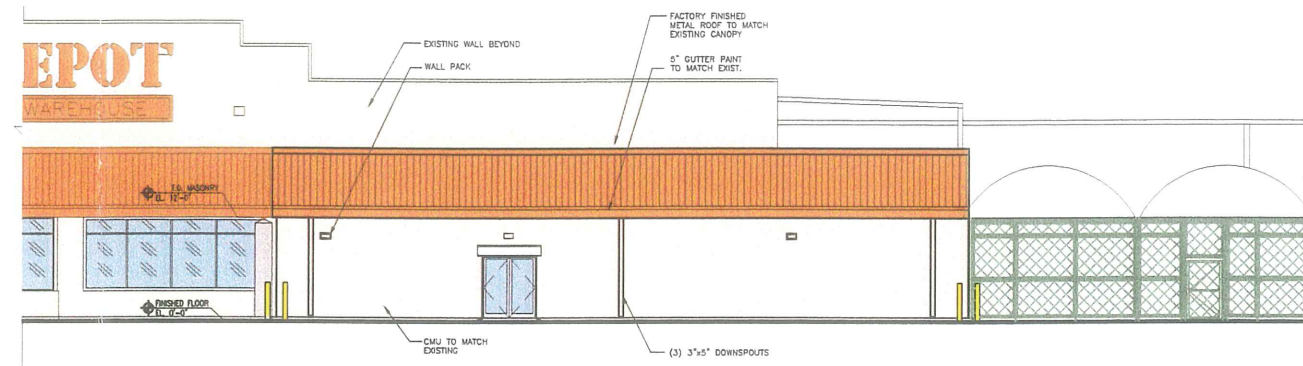




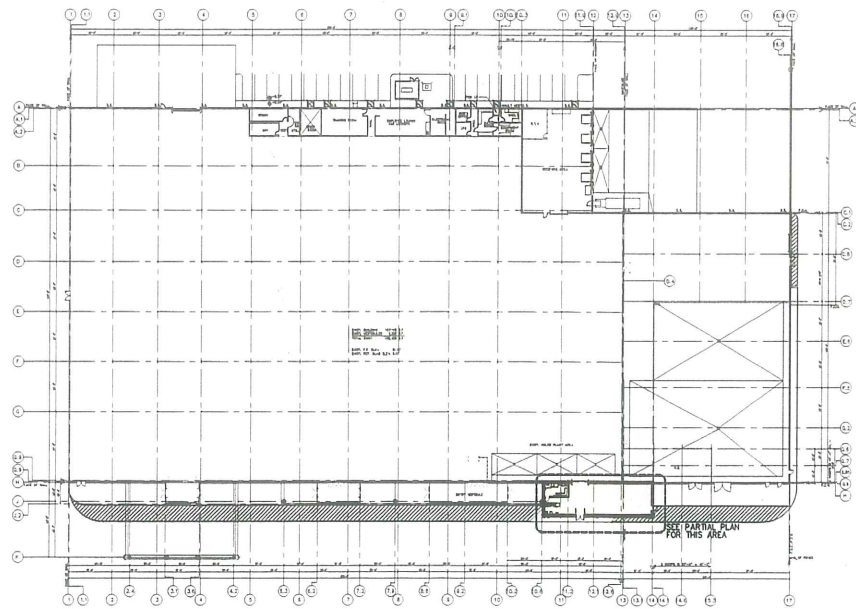
FRONT ELEVATION
SCALE: 1/16" = 1'-0"



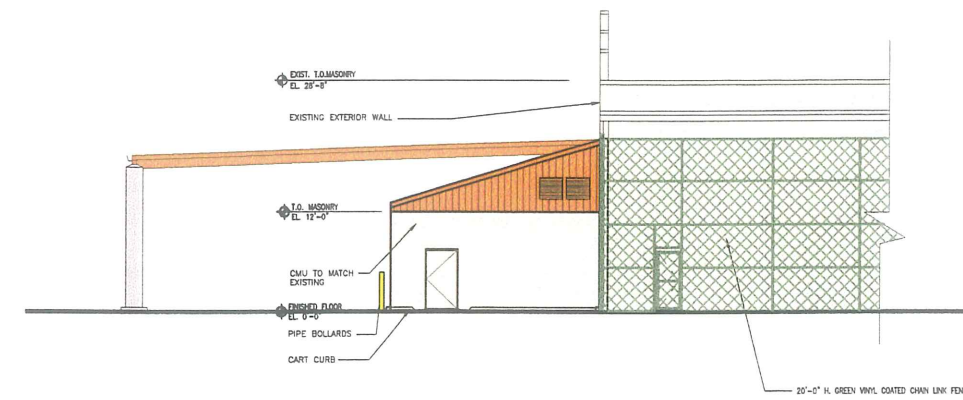
PARTIAL PLAN - TOOL RENTAL CENTER
SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION - TOOL RENTAL CENTER
SCALE: 1/8" = 1'-0"



KEY PLAN - TOOL RENTAL CENTER
SCALE: 1" = 80'-0"



SIDE ELEVATION - TOOL RENTAL CENTER
SCALE: 1/8" = 1'-0"

TOOL RENTAL CENTER
PROPOSED RETAIL ADDITION - PORTLAND, ME

PRELIMINARY PLANS & ELEVATIONS

THE HOME DEPOT
DATE: DECEMBER 16, 2012

GREENBERG FARROW ARCHITECTURE