

UNIVERSITY CREDIT UNION

**VICINITY OF 1071 BRIGHTON AVENUE
CONDITIONAL USE AND SITE PLAN REVIEW**

UNIVERSITY CREDIT UNION, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

March 27, 2007

Submitted by:

Shukria Wiar, Planner
Barbara Barhydt,
Development Review Services Manager
March 22, 2007

I. INTRODUCTION

University Credit Union is seeking a conditional use permit and site plan approval for a new credit union facility at 1071 Brighton Avenue on the site of the former Burger King Restaurant. The site is approximately .74 acres in size with frontage on both Brighton Avenue and Taft Avenue. It is located in the B-2 zone. University Credit Union owns the parcel.

The University Credit Union is proposing a three-lane drive-through and it is within 100 feet of a residential zone, thus a conditional use permit is required from the Planning Board under Section 14-183 (a).

Notices were sent to 113 area residents and interested citizens along with a notice in the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	Business B-2
Parcel Size:	.74 acres (32,301 sq. ft.)
Parking Spaces:	19 parking spaces
Building Floor Area:	3,470 sq. ft.
Building Height:	31.5 feet
Uses:	Banking Facility

III. PROPOSED DEVELOPMENT

The new structure will consist of a 3,470 sq ft building (some attached plans may reflect a smaller interior sq. footage) with offices and customer banking areas. A three-lane drive-up facility is proposed with two banking lanes and one ATM lane. The parking lot has 19 parking spaces, with two handicap spaces. Access to the site will be from Brighton Avenue and Taft Avenue. The access drive from Brighton Avenue will be right-in only. Two curb cuts are proposed on Taft Avenue: 1) one is proposed as a full movement driveway, entering and exiting; and 2) the other will be an exit only associated with the drive-through facility.

The proposed University Credit Union is located on the westerly corner of the site along Brighton and Taft Avenues. The building plans have been revised significantly since the original submission. The proposed one-story structure is smaller than the original submission, it has a rotunda near Brighton Avenue as the focal point for the building rather than the towers, and two entrances are proposed that are near Brighton and Taft Avenues. Large storefront windows are located along the Brighton Avenue façade (South Elevation). The rotunda with large windows is proposed on the corner of the structure near the parking area and it includes a building entrance. The North elevation along the back parking lot includes an entrance that is at the corner closest to Taft Avenue. The West Elevation along Taft Avenue includes large windows. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and

- A rough genest concrete material is proposed for the base of the building along the foundation.

IV. **CONDITIONAL USE REQUIREMENTS (14-183) FOR DRIVE-THROUGHS IN THE BUSINESS B-2 ZONE**

Sec. 14-183. Conditional uses identifies drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone as being a permitted conditional business use if the use meets the following requirements, and *“the Planning Board shall be substituted for the board of appeals as the reviewing authority over conditional business uses”*.

The requirements taken from the Ordinance 14-183 are in italics below, together with an analysis of the proposals.

a. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.

The signage plan is included as Attachment #21. Three-dimensional back-lit letters are proposed for the rotunda. The blue letters are 1' 5" high and 4" wide, which create a signage band above the rotunda's storefront windows measuring 28 square feet. The initials, UCU, are shown as three-dimensional back lit letters in gold on the East Elevation (facing side parking lot) and the West Elevation (facing Taft Avenue). Each of these signs is 9 square feet in total area. An entrance sign is proposed along Taft Avenue using the proposed building materials to create a planter base and an internally illuminated sign is proposed that has a total area of 27 square feet per side.

Three directional signs are shown on the site and all of the signs are located on the applicant's property. The directional signs are shown in Attachment #21. The sign panels are blue with white lettering and a gold ban. The posts and arch are silver and the base panels are a light gray.

The proposed signs do not adversely affect visibility at intersections or access drives and the signs advertise only the services offered on the premises. Refer to the Site Plan Review (Section VII, subsection 12) for further discussion of the proposed signs for the project.

b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

The ingress and egress access is more than 30 feet from the intersection of Brighton Avenue and Taft Street.

c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:

- Location of Drive-throughs: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating*

hazards to vehicular circulation on adjoining streets.

The three-lane drive-through consists of two remote banking lanes serviced by two vacuum tubes and one ATM lane. The facility is 25 feet from the Taft Street line (edge of the travel lane) and 29 feet from the property line to the north. The closet point on the drive-through facility to the nearest residentially zoned property is about 82 feet. The distance from the ATM unit and the remote banking vacuum tube to the nearest residentially zoned property is 90 feet (ATM) and 112 feet (remote banking vacuum tube), respectively.

The drive-through is located as far away from the residential properties as possible while promoting acceptable vehicular and pedestrian circulation.

- ii. Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.*

Noise from the drive-through facility will be below the limit of 55dB required under this section. A Noise Study (Attachment #9) for the Diebold vacuum tube system specifies that at a distance of 70 feet from the vacuum tube system speaker the sound level is 53 dB for the condition with the volume control set at maximum. The nearest residential property line is 112 feet from the speaker. The ATM will not have a speaker system and will not generate noise.

- iii. Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.*

The Lighting Plan (Attachment #2 f) shows the lighting for the site and under the drive-through canopy. There is no light spillage directed to residential uses and lighting plan meets the City's technical standards.

- iv. Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts.*

The applicant included additional landscaping along the rear property line and provided an intense landscaped screen along the boundary with residential property. Both the possible glare and noise from the banking serve window will be mitigated by the provision of the tree planting and landscape (shown on the Landscaping Plan as Attachment #2 e), thus meeting the standard for screening.

The drive-through facility is oriented to the street so that vehicle lights using the facility would be facing the street and not the residential properties and to maximize the distance between the drive-through and the residential properties.

- v. *Pedestrian access: Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.*

The drive-through has been designed so that the stacking will not block pedestrian access on Taft Avenue. The existing traffic will stop prior to the cross walk along Taft Avenue before turning onto Taft Avenue to leave the site. Crosswalk striping will be installed at the curb opening in front of the drive-through facility to provide for a safe pedestrian condition.

- vi. *Hours of Operation: The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.*

The hours of operation of the drive-through remote banking will be 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 5:00 PM on Fridays. Hours on Saturday will be 9:00 AM to 12:00 PM. The ATM will be available 24 hours per day. Please refer to Attachment #8.1.

V. CONDITIONAL USE REVIEW

Section 14-474(c)(2) *Standards: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:*

- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use.*

There are no known unique or distinctive characteristics associated with the proposed use.

- b. *There will be an adverse impact up on health, safety or welfare of the public or surrounding area.*

It does not appear that there will be any adverse impacts with the proposed project.

- c. *Such impact differs substantially from the impact, which would normally occur from such a use in that zone.*

The impacts of this site are similar as those normally expected from such a use in this zone.

VI. SITE PLAN REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinances. Staff comments are highlighted in this report.

1/2. Traffic

The Brighton Avenue Traffic and Streetscape Study establishes the street improvements needed for this project. The applicant is required to put street trees, lighting along their street frontage and install a traffic island in Brighton Avenue. In lieu of rebuilding the frontage along Brighton Avenue consistent with the master plan, the applicant has indicated they would rather make a contribution to the City to reconstruct the frontage. This would allow the construction to occur simultaneously with the roadway reconstruction. The cost estimate for this portion of Brighton Avenue is as follows:

1. Granite Curb	\$ 6,140
2. Sidewalk (HMA)	3,740
3. Driveway Apron	2,480
4. Loam, seed, mulch esplanade	880
5. Street lights and conduit	<u>9,460</u>
<i>TOTAL</i>	<i>\$22,700</i>

The developer will be responsible for constructing new curbing and a sidewalk along the Taft Avenue frontage of the project. These improvements will need to be completed when the Credit Union project is built. Michael Farmer, City's Project Engineer, email is included as Attachment #16 b. He also has comments regarding the sidewalk and curb design details along Taft Avenue on the proposed site plan. Michael Farmer's comments are included as Attachment #16 a.

3/4. Bulk, Location, Height, Health and Safety Air of Proposed Buildings

The proposed University Credit Union building is a one-story structure with a cornice detail along the flat roof. Large storefront windows are proposed across the South Elevation on the front façade along Brighton Avenue. At the corner of the building, near Brighton Avenue and the side parking lot, a rotunda area is proposed with large windows. The East Elevation along the side parking lot includes an entrance to the building. The North Elevation along the back parking lot includes a building entrance near Taft Avenue. The West Elevation along Taft Avenue includes large storefront windows.

The floor plan and building elevations building are included in Attachment #2. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and
- A rough genest concrete material is proposed for the base of the building along the foundation. The staff has recommended that the applicant present samples of the exterior materials to the Planning Board at the public hearing. Carrie Marsh, Urban Designer, reviewed the revised plan for the last workshop and her memo is included as Attachment #14. Her final comments will be available at the public hearing.

The proposals would not cause health or safety problems for existing uses, and the potential impacts of the drive-through features are covered under the Conditional Use requirements discussed in paragraph VI below. The proposals generally improve the appearance of the site and provide buffering for the adjacent residential uses.

5. Sewers, Stormdrains, Water

The applicant is proposing to use the existing water and sewer lines coming into the site. The applicant has not submitted a sewer or a water capacity letter.

The proposed project site is presently developed. The Burger King Restaurant was the only building located on site, but it has recently been removed. The remainder of the parking area,

sidewalks, and landscaping areas are in tact. The existing topography is flat near the middle of the site with a slope along Taft Avenue and Brighton Avenue of greater than 6%. There are two catch basins located on the site, one near the eastern corner and the other near the existing entrance from Brighton Avenue. A little more than half of the site runoff currently drains to these catch basins.

The proposed drainage infrastructure includes subsurface drainage collection and transport, and under-drained soil filters to provide stormwater quality treatment.

The overall impervious surfaces at this site will be reduced to approximately 0.11 acres. This allows for a significant improvement to landscaping and visual appearance, as well as added treatment for the stormwater. Approximately 10,973 sq. ft. of impervious area will be directed through the under-drained swale located at the rear of the site. More than half of this flow will pass through the swale and drain directly into the existing catch basin. Filtering through the soil media and entering the existing catch basin through the underdrain will treat approximately 4,800 square feet of impervious area.

Stormwater runoff from the site will be treated to meet the MDEP Stormwater Quality Standards. With the incorporation of the water quality treatment measures, no significant impacts to off-site drainage are anticipated due to the development by the site.

6. Landscaping and Existing Vegetation

The applicant has submitted a revised Landscaping Plan as Attachment #2 e. The applicant is proposing intensive landscaping on Brighton Avenue as well as Taft Street. The applicant has shown additional landscaping along the rear property boundary to screen the parking spaces. Jeff Tarling, City Arborist, has reviewed the plan and tree / shrub types and plant sizes all appear to meet our standards. He finds the landscape plan to be acceptable and has no additional comments beyond those previously submitted.

7. Soils and Drainage

Please refer to Paragraph V, Section 5.

8. Exterior Lighting

Catalog cuts (Attachment #1 f) and Photometric Plan (Attachment #2 f) have been submitted for the wall-mounted lights and pole lights. Section XV (4) D of the City's Technical and Design Standards and Guidelines states that for Light Trespass:

The maximum illumination level at a property line shall not exceed 0.1 foot candles, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

The applicant has submitted a revised photometric plan for the site, which meets the City's technical standards.

There are five lighting poles that are proposed on the site, which are located at the north and east sides of the parking lot. These lighting poles will be twenty feet in height. The applicant is also proposing wall-mounted lighting around the building as well as under the drive-through canopy. The height of these wall mounting will be 15 feet above the ground.

9. Fire

The Fire Department has reviewed the submitted proposal and approves it without conditions. See Attachment #19.

10. City Infrastructure

The applicant is contributing \$22,700 toward public improvements along Brighton Avenue. The improvements include street lights, street trees and a traffic island. The proposal is consistent with of-premise infrastructure improvements planned for the area.

11. Neighborhood Meeting

The applicant held a neighborhood meeting on Tuesday, January 16th, 2007 at 6:00 pm. Meeting minutes and the attendance sheet is included as Attachment #22.

12. Signage

The applicant has submitted a signage plan that is included as Attachment #21. A description of the signs is also found in this report under the B-2 Conditional Use Review, section IV. The applicant has revised their signage plan significantly and has created a plan that is more compatible with the adjoining residential area and which meets the standards for signs in the Site Plan Ordinance, Sec. 14-526 (22). Marge Schmuckal reviewed the revised plan and her comments are as follows:

The new signage plan meets the requirements of the B-2 single tenant lot requirements. Please note that separate sign permits shall be required. The PB does not substitute for the actual permit process. But what is recently shown can be approved.

VII. FINANCIAL AND TECHNICAL CAPABILITY/RIGHT, TITLE AND INTEREST

Documentation has been submitted and included in Attachment #12.

VIII. MOTIONS FOR THE BOARD TO CONSIDER

Conditional Use:

On the basis of the application, plans, reports and other information submitted by the applicant, staff comments and recommendations contained in Planning Report #13-07 relevant to Portland's Conditional Use Standards, and the testimony presented at the Planning Board hearing:

1. The Planning Board finds the proposed conditional use for a drive-through at the University Credit Union site at 1071 Brighton Avenue (does/does not) meet the standards of Section 14-474 and the standards of Section 14-183.

Site Plan:

On the basis of plans submitted by the applicant, the information contained in Planning Report #05-07 relevant to standards for site plan regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds:

2. That the plan (is/is not) in conformance with the Site Plan Standards of the Land Use Code , subject to the following conditions:
 - i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
 - ii. The proposed signs meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
 - iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.

Attachments:

1. Application Dated: 11.06.2006
 - a) Site Plan and Conditional Use Application
 - b) Copy of Deed
 - c) Vicinity Map
 - d) Traffic Analysis Dated 08.15.2006
 - e) Stormwater Management
 - f) Lighting Catalogue Cuts
2. Revised Site Plans
 - a) Cover Sheet
 - b) Existing Conditions Plan
 - c) Site Plan
 - d) Grading & Utilities Plan
 - e) Landscaping Plan
 - f) Lighting Plan
 - g) Details
 - h) Details
 - i) A1.1- Floor Plan
 - j) A2.1- South Elevation
 - k) A2.2- West and Drive Up Elevations
 - l) A2.3- East Elevation
 - m) A2.4- North and Monument Sign Elevations
3. Photographs of the Site & Surrounding Neighborhood
4. Letter from Planner, Shukria Wiar Dated 11.14.2006
5. Correspondence from Applicant Dated 12.12.2006
6. Pedestrian Traffic Information Requested Dated 01.30.2007
7. Narrative on Building Design Standards Dated 01.19.2007
8. Narrative on Drive-thru Conditional Use
9. Audio System Sound Specification
10. Catalog Cut of 'Vacuum Air Tube 23'
11. Removal of Construction Solid Water

- 12. Financial Capacity Letters
 - a) University Credit Union Dated 11.16.2006
 - b) Tricorp Federal Credit Union Dated 11.20.2006
- 13. B-2 Design Guidelines
 - a) Zoning Ordinance
 - b) Technical and Design Standards and Guidelines
- 14. Carrie Marsh
 - a) Memorandum Dated 02.23.2007
 - b) Memorandum Dated 12.27.2006
- 15. Dan Goyette Memo
 - a) Memorandum Dated 12.20.2006
 - b) Memorandum Dated 11.16.2006
- 16. Michael Farmer
 - a) Memorandum Dated 01.03.2007
 - b) Memorandum/Comments Dated 01.03.2007
- 17. Jeff Tarling
 - a) Memorandum Dated 01.05.2007
 - b) Memorandum Dated 11.17.2006
- 18. Marge Schmuckal Memo
 - a) Memorandum Dated 02.06.2007
 - b) Memorandum Dated 12.14.2006
 - c) Memorandum Dated 11.09.2006
- 19. Captain Greg Cass Memorandum Dated 12.27.2006
- 20. Jim Carmody memorandum Dated 02.09.2007
- 21. Revised Signage Plan and Elevations Dated 03.06.2007
- 22. Neighborhood Meeting Minutes Dated 01.06.2007

SEBAGO TECHNICS, INC.

One Chabot Street
 P.O. Box 1339
 WESTBROOK, ME 04098-1339

LETTER OF TRANSMITTAL

16783

Phone (207) 856-0277 FAX (207) 856-2206

DATE 4/5/07	JOB NO. 05439
ATTENTION	
RE: University Credit Union	
Plan Set Dated 11/1/06	
Revised thru 3/16/07	

TO Barbara Berhydt
City of Portland
Planning Department
389 Congress Street
Portland, Maine

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

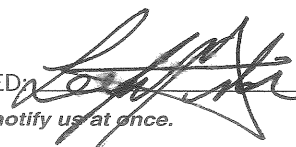
COPIES	DATE	NO.	DESCRIPTION
7			Final Plan Sets of University Credit Union
1			DWG. File AutoCAD Ferrybar GIS System
1			Electronic File Confidentiality Notice and Disclaimer

THESE ARE TRANSMITTED as checked below:

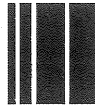
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
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REMARKS Thanks for all of your help!
Lee

COPY TO Brand Partners

SIGNED: 

SebagoTechnics



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To: Barbara Barhydt of City of Portland
Address: 389 Congress Street
Telephone: 207 - 874 - 8720 x _____ Fax: - -
Email: bab@portlandmaine.gov

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Project Name: University Credit Union
Municipality: Portland
Date: 4/4/07

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For Sebago Technics Use Only

Project Name: University Credit Union Job #: 05439
Project Manager: Lee Jay Feldman Date: 4/4/07



March 7, 2007

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101

Subject: University Credit Union - Supplemental Traffic Information

Dear Shukria,

As a supplement to my January 30, 2007 letter addressing supplemental traffic information, we have provided the following Crash History analysis.

Crash History - A request by the Planning Board was made that the applicant conduct an investigation into the crash history at the Brighton Avenue/Taft Street/Pine Tree Shopping Center and the Brighton Avenue/Site Driveway intersections during the time period when the Burger King Restaurant was in operation. In response to this request, WSA obtained crash data from the Portland Police Department for 2004, 2005, and 2006. The results are noted below:

- 2004 - There were five crashes reported during this time period. One involved a rear-end crash on the Pine Tree Shopping Center approach; one involved a rear-end crash on Brighton Avenue outbound at the Burger King entrance; two involved left-turn maneuvers from inbound Brighton Avenue onto Taft Avenue; and one was a rear-end collision on outbound Brighton Avenue.
- 2005 - No crashes were reported.
- 2006 - There were four crashes reported during this time period. Two crashes involved left-turn maneuvers from inbound Brighton Avenue onto Taft Avenue; one was a rear-end collision on outbound Brighton Avenue; and one was a rear-end collision on inbound Brighton Avenue.

One crash pattern was identified from the above information, left-turn maneuvers from inbound Brighton Avenue turning onto Taft Avenue colliding with outbound Brighton Avenue through vehicles. I would suggest that the City consider revising the signal phasing at this intersection such that left-turns onto Taft Avenue are "protected" (assuming that it has not been implemented). I would further note that no crashes have been reported in 2007 at this location, and I was surprised that no crashes were reported in 2005, considering crash rates in 2004 and 2006. Only one crash over the three-year period reviewed involved movements entering and entering the former Burger King Restaurant.

Shukria Wiar
March 7, 2007
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Best regards,

A handwritten signature in black ink that reads "Thomas A. Errico". The signature is written in a cursive style with a large, prominent 'T' and 'E'.

Thomas A. Errico, P.E.
Senior Transportation Engineer

Registered Professional Engineer
Maine Number 6618

Cc: Lee Feldman, Sebago Technics

From: "Lee Feldman" <lfeldman@sebagotechnics.com>
To: "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>
Date: 2/9/2007 12:10:04 PM
Subject: University Credit Union

Shukria,

Based on the meeting we had earlier this week the team is going back to redesign the project. We would like to Table the project at the workshop in order to give us time to redesign. We would however; like to be on the following workshop of February 27 with the new design when do we need to submit revised information to you buy in order to secure our spot on the 27th.

Lee

P.S. Does anybody need to attend on Tuesday for the Tabling??

Lee Jay Feldman
Director of Planning
Sebago Technics, Inc.

One Chabot Street P.O. Box 1339
Westbrook, Maine 04098-1339
Tel (207) 856-0277
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CITY OF PORTLAND, MAINE

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

01.16.07

2:00 PM

University Credit Union

- Towers lowered

a. Urban Street wall - meets this standards

b. Mixed Uses - "good effort to try" but will

c. ^{be okay} Building Entrances -

↳ standard e requires entrances on main street

There is a display window at sidewalk.

d. Window - "see-through" windows on Brighton Ave.

e. see above.

f.

Splander glass for only the signage on the towers.

(27) Development located in the B-1, B-1b, B-2, and B-2b zones shall meet the following additional standards. Where noted below, the city encourages adherence to the guidelines contained within the City's Technical and Design Standards and Guidelines, but such adherence is not mandatory in order to meet the standards otherwise set forth herein.

- a. **Urban Street Wall.** Standard: In the B-1, B-1b, and B-2b zone it shall be required that buildings shall be located to create and preserve an urban street wall.

Buildings located in the B-2 zone are encouraged to adhere to guidelines contained within Section XIV of the City's Technical and Design Standards and Guidelines.

- b. **Mixed Uses.** Standard: In B-1b zone buildings shall be multi-storied with mixed uses.

In the B-1, B-2 and B-2b zones building uses are encouraged to adhere to the guidelines contained within Section XIV of the City's Technical and Design Standards and Guidelines.

- c. **Building Entrances.** Standard: In the B-1 and B-2b zone building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.

In the B-1b and B-2 zones building entrances are encouraged to adhere to the guidelines contained within Section XIV of the City's Technical and Design Standards and Guidelines.

- d. **Windows.** Standard: In the B-1, B-1b, B-2, and B-2b zones windows shall be required along the street frontage of a building. Windows shall be transparent and installed at a height to allow views into the building by passersby.

- e. **Facade Character.** Standard: In the B-1, B-1b, B-2, B-2b zones, active and public portions of buildings

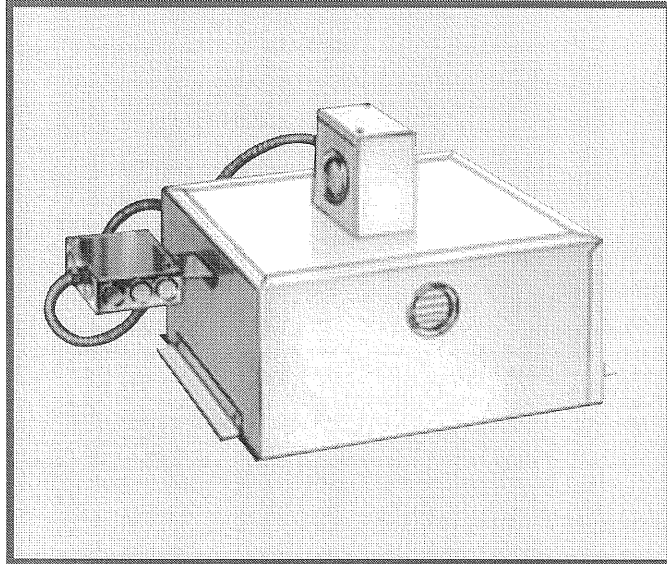
(e.g. doors, windows, entries, retail displays) shall be located adjacent to the public sidewalk to create an active presence along the sidewalk.

Where building facades situated along a public way have no interactive use or function, such facades shall be designed to provide sufficient architectural and graphic amenities to provide visual interest along the street and relate the building, and its use, to passersby.

- def. of neighbors?*
- f. **Building Design.** Standard: B-1, B-1b, B-2, and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors. In the B-1 and B-1b zones building scale, roof pitch, and fenestration shall be designed to complement surrounding residential structures.
 - g. **Building Materials.** Standard: Façade materials of buildings located in the B-1, B-1b, B-2, and B-2b zones shall be compatible with those materials of surrounding residential and commercial uses.
 - h. **Building Scale.** Standard: In the B-1 and B-1b zones building scale must relate and be compatible with surrounding residential structures.
 - i. **Landscaping and buffers.** Standard: In the B-1, B-1b, B-2 and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

- (28) Small residential lot development located in the R-6 zone on lots of ten thousand (10,000) square feet or less shall provide a high degree of architectural quality and compatibility with the surrounding neighborhood as demonstrated by compliance with the principles and standards of the R6 infill development principles and standards, promulgated by the planning board and contained in the planning and development design manual. Any proposal required to obtain a certificate of appropriateness under Portland's historic preservation ordinance is exempt from the R-6 design review standards.

851/852/8614 SERIES



The 851/852 Series is a universal mount recessed fixture that requires no framing and is perfect for new construction or retrofit in any type of ceiling material. It features a removable top for easy installation and maintenance, and is available with a vented cover-up to hide previously existing fixture openings in retrofit applications. Aluminum housing and door frame provide specification grade quality and longevity in a competitively priced and in-stock luminaire.

The 8614 Series offers the same features in a smaller housing for narrow soffits. Like its 851 Series counterpart, it requires no framing and is perfect for new construction or retrofit in any type of ceiling material.

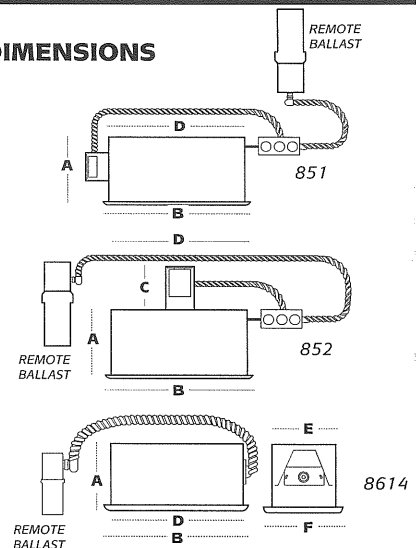


Fixture Specifications

FEATURES

- One-piece, corrosion resistant aluminum door frame with retainer cable
- Weatherproof powder-coat finish
- Aluminum housing
- UL listed, suitable for damp locations
- Available vented cover-up
- Mounting hardware included
- Vertical lamp has 60% longer lamp life (852 Series)
- Lamp included
- Pre-wired junction box (14GA, CRS)
- Removable outlet box and socket assembly (852 Series)

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

8XXX XX XXXXXX XX XX XX XXX

Series Mounting Wattage/Source Lens Application Finish Voltage

SERIES	
852	Vertical Lamp
851	Horizontal Lamp
8614	Horizontal Lamp

MOUNTING	
WW	Wall Wash
DL	Downlight
SM	Surface Mount (not avail. for 8614)

WATTAGE/SOURCE ¹	
100MH	100 watt metal halide
175MH	175 watt metal halide
250MH	250 watt metal halide (surface only)
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
250HPS	250 watt high pressure sodium (surface only)

LENS	
FP	Flat temp. Prismatic
DO	Drop Opal (851/852 only)

	A	B	C	D	E	F
851	6.0"	14.5"	-	13.0"	-	-
852	6.0"	14.5"	4.0"	13.0"	-	-
8614	6.0"	14.5"	-	13.0"	6.5"	8.0"

APPLICATION	
OW	Plywood, Drywall, Plaster
AL	Aluminum

FINISH	
WH	White
AD	Almond
DB	Dark Bronze

VOLTAGE	
120	120 Volt
277	277 Volt

¹ Consult factory for other lamp wattage/source options.
² Consult factory for other finishes.



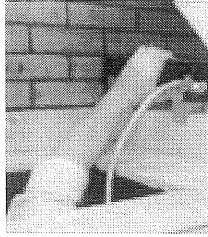
A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

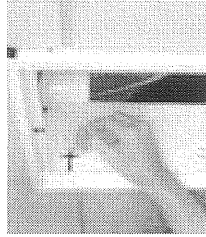
www.securitylightingsystems.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

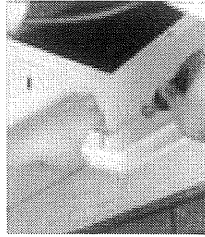
INSTALLATION INSTRUCTIONS



Place remote ballast on nearest ceiling joist.



Disengage fixture top, raise fixture through opening and insert (4) "L" angles through crossed slots.



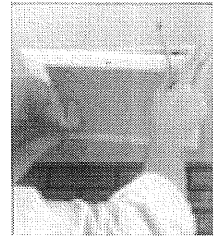
Use tab and bottom of fixture to sandwich ceiling material. Tighten screw. (No framing required.)



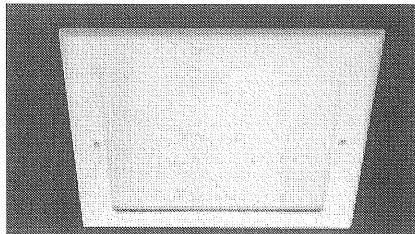
Drop flex through top of fixture and make all connections to 1900 box provided.



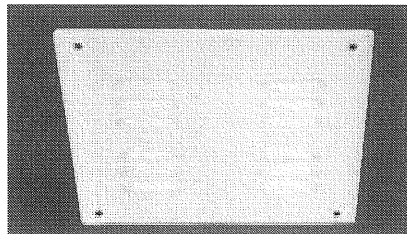
Install lamp, hinged door frame and lens.



Swing door frame to closed position and tighten screws.



Hinged aluminum door frame with FTP lens



Vented cover-up with screen



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Performance Designed Lighting Products

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Memorandum
Department of Planning and Development
Planning Division



To: Chair Patterson and Members of the City of Portland Planning Board
From: Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division
Date: 12/27/06
Re: Proposed University Credit Union, 1071 Brighton Avenue

Introduction

The University Credit Union building is proposed for 1071 Brighton Avenue. This building is in the B2 Zone. Elevations dated 08/30/06 were reviewed for this memo.

Description

The proposed University Credit Union building is a one story structure with two tower elements, and a monitor roof with clerestory windows that define its design. The proposed materials include a prominent roof with charcoal colored asphalt shingles. There is standing seam metal roofing that is royal blue. The siding is 4" clapboards and stained shingles that are yellow or teal in color. The trim is composite panel aluminum. There is siding that is CMU rough concrete texture that is sand color, and smooth CMU which is grey. White spandrel glass is proposed on some parts of the building. The doors are aluminum storefront, with a blue metal canopies.

South Elevation – Brighton Avenue

The South Elevation along Brighton Avenue includes a tower element with a large panel of glass lit signage on the upper portion. No building entrance is shown on Brighton Avenue. There is fenestration shown on this elevation at the first floor level which appears to be windows. It is not clear if translucent glass or spandrel glass is proposed. There is a bay window feature on this façade which wraps around to the East Elevation.

West Elevation – Taft Avenue

The West Elevation along Taft Avenue has a tower. It is not clear if signage is proposed for the upper portion of this tower, as shown on the façade along Brighton Avenue. There is a monitor roof with a clerestory windows visible. It is not clear if these are spandrel glass. A band of windows is shown on the first floor which appears to be above the pedestrian level. The elevations are not measured so this could not be determined. There is a free standing drive-thru.

North Elevation

The North Elevation facing the parking lot is indicated as the “Entrance”. There is a tower with an entrance door and a curved blue metal canopy. This entrance tower is on the northeast corner with doors on each side of the building. There is signage above the door, and on the upper level of the tower. Fenestration is shown, but it is not clear if this is translucent or spandrel glass.

East Elevation

The East Elevation is indicated as the “Entrance” on the elevations. There is a tower with an entrance door and a blue metal canopy. The elevations indicate that the signage on this façade is to be determined. There is a monitor roof with a clerestory windows. It is not clear if these are translucent or spandrel glass. Fenestration is shown, but it is not indicated whether this is translucent or spandrel glass. There is a bay window that wraps the southeast corner – again the glass needs to be specified.

Discussion

This building is reviewed under the B2 Design Guidelines which encourage development of quality design which is consistent with the surrounding business and residential community. The Guidelines for review are presented below, with discussion of the proposed project.

1. *Building Location and Form – Buildings shall be located near the street so as to create an urban street wall.*

This guideline is met with regard to the location of the building on the lot.

It is not clear whether the height of the building meets the desired goal to create a strong urban street wall by providing building height that is proportionate to the width of the adjoining street. This particular guideline may warrant further discussion.

2. *Building Function – An urban street and business district requires a substantial intensity and variety of uses. It is beneficial to have mixed uses within portions of buildings situated near the street. This provides the scale of the building height desired, as well as the economic vitality of the business district.*

This building is a single use of a credit union and does not contain a mix of uses.

3. *Orientation of Buildings and Entrances to the Street. – Major buildings should be designed and located to provide the primary building access oriented to the public street and sidewalk. Doorways should be prominent and obvious in appearance.*

The entrance to this building is on the northeast corner facing the parking lot. There is no entrance at Brighton Avenue, or along Taft Avenue.

4. *Windows – Windows should be located in all building facades visible from the public way, especially on building facades along the major public street. Retail uses with storefronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent, and interesting windows contribute the maximum value. Limitations on transparency should be avoided.*

It is not clear whether transparent or spandrel glass is proposed for the façade of this building. The West Elevation along Taft Avenue includes a narrow band of windows that appear to be higher than pedestrian level.

5. *Building Character, Detail, Scale and Graphic Qualities - Building design should include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community. Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.*

This particular guideline may warrant further discussion. It is not clear whether the proposed design meets this requirement.

6. *Signage and Building Entrances – Building entrances and building signage should be designed and constructed at the pedestrian scale.*

This guideline does not apply to the B-2 Zone.

7. *Development Relationship to the Street – Building facades and site amenities should form a cohesive wall of enclosure along a street.*

This proposed building will contribute to the existing wall of enclosure along the street.

8. *Parking Lots*

This issue is discussed elsewhere in this report to the Planning Board.

9. *Transit Connections – Development proposed along established transit corridors should be designed to provide uninterrupted access from the proposed development to the transit stop.*

This matter needs to be determined.

Considerations

The following items remain open for consideration:

1. Measured elevations of the building are needed.
2. No building entrance is shown on Brighton Avenue. This is open to discussion.
3. The plans indicate that a curved blue metal canopy will be installed over the entrance door. More information is requested as to the design, materials and construction of this canopy.
4. Specification of the windows systems should be provided.
5. The proposed use of transparent and/or spandrel glass should be shown on the elevations.
6. This building includes several bold colors on the façade (royal blue, light teal, dark teal and yellow). It would be helpful to have a colored rendering of the building as proposed.
7. Detailing and specifications of the proposed signage on all applicable facades is requested.

SebagoTechnics

Engineering Expertise You Can Build On

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

NEIGHBORHOOD MEETING INVITATION

January 5, 2007
05439

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a Credit Union, drive-up teller and an ATM located at 1071 Brighton Avenue.


Meeting Location:	The Fred P. Hall School, 23 Orono Road
Meeting Date:	January 16, 2007
Meeting Time:	6 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interest parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call, Lee J. Feldman at Sebago Technics, Inc. at (207) 856-0277.

Sincerely,

SEBAGO TECHNICS, INC.


Lee Jay Feldman
Director of Planning

LJF:ljf/dlf

Note:

Under Section 14-32© of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighbor meeting at least seven days prior to the Planning Board hearing on the proposal.

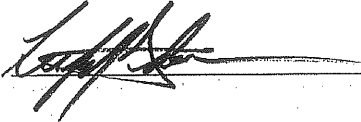
05439

Neighborhood Meeting Certification

I, Lee Feldman of Sebago Technics hereby certify that a neighborhood meeting was held on January 16, 2007 at the Fred Hall School, Orono Street at 6:00 p.m.

I also certify that on January 5, 2007, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed,

 _____
Date 1/17/07

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

LJF:dif

Neighborhood Meeting
Hall School
University Credit Union
1/16/07

Name
(Printed)

Address

Robert C. Hains 2507 Holm Ave

Minutes 1/16/07
Public Informational Meeting
For
University Credit Union
Fred P. Hall School
Orono Street, Portland

One neighbor attended the meeting, showing up at approximately 6:05 pm. The only issue that Mr. Haines discussed was the suggestion that the Sidewalk into the site from Brighton Ave. on the east side of the building be redesigned to accommodate the walkers coming from the east. He suggested that we not require them to walk further up Brighton Ave. since they will cross into the parking lot at an angle rather than go up the frontage further just to use the sidewalk.

Meeting adjourned at 6:30 PM

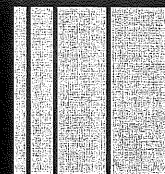
From: Jeff Tarling
To: Shukria Wiar
Date: 1/5/2007 5:00:18 PM
Subject: University Credit Union

Shukria -

The revised landscape plan for the University Credit Union is improved from the submission. Tree / shrub types and plant sizes all appear to meet our standards.

In review, this landscape plan is acceptable and is an improvement.

Jeff Tarling
City Arborist



December 12, 2006
05439

Shukria Wiar, Planner
Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

University Credit Union, 1071 Brighton Avenue
Minor Site Plan and Conditional Use Applications Review
Application # 2006-0221, CBL 274 D016001

Dear Shukria:

Sebago Technics, on behalf of University Credit Union, is pleased to submit review comments pertaining to a letter from you dated November 14, 2006. We are submitting our responses to be considered for the December 12th Planning Board Workshop.

Zoning:

- a) *Zoning analysis has to be submitted.*

Response: A table showing the required and provided space and bulk requirements under the B2 Zone has been added to the Site Plan.

- b) *Show the other corner lot building on Taft Street. The proposed building cannot be no further back than the building on each side of the building.*

Response: The building on the opposite corner of Taft Avenue has been added to the plan. The setback from the right-of-way line to the front of the building has also been added to the Site Plan. The proposed setback of the UCU building has also been added to the plan and is less than the setback for the neighboring lot. The shopping center building to the east is setback well over 60 feet from the right-of-way.

- c) *Need a structural plan.*

Response: A structural plan for the building is included with this submission.

- d) *Show the impervious surface ratio. It cannot be more than 80% impervious.*

Response: The following table accounts the impervious surface ratio for the site.

Impervious Surface on Site		
Building	5541	s.f.
Drive-through roof	964	s.f.
Sidewalk	1056	s.f.
Parking	14967	s.f.
Retaining Wall	346	s.f.
Total	22874	s.f.
	0.53	acres
Total Site Area =		0.74 acres
Total Impervious Area =		0.53 acres
% Impervious of Total Site Area =		71.0%

- e) *There is a minimum setback of ten (10) feet for the B2 zone; the north side of the building (Taft side) is not meeting the minimum setback (5' instead of 10' shown).*

Response: The Site Plan has been revised and the building moved so that it conforms to the 10-foot setback from Taft Avenue.

- f) *Need to show the averaging setback.*

Response: The average setback from Brighton Avenue has been added to the Site Plan.

- g) *Please address Section 14-183 (a)(6)(c) of the Land Use Code.*

Response: Enclosed is a description of how the particular items asked in this section are addressed.

Architectural Design:

- a) *Need full set of the building elevations (including floor plans) instead of the reduced copies to due a complete review of the design.*

Response: Full-scale preliminary architectural elevations and floor plans for the building and the drive-thru have been prepared and are included with this submission.

- b) *What is being proposed for exterior materials, please submit a narrative addressing these and/or submit samples.*

Response: A description of the building materials is shown on the architectural elevations and a materials sample board has been included with this submission.

- c) *Show building height on the elevations plans.*

Response: The architectural elevations show the proposed height of the building.

Fire Department:

- a) *Show location of fire hydrants, existing and proposed within 500'.*

Response: There are two hydrants on Brighton Avenue that are within 500 feet of the site and are noted on the plans.

Landscaping:

- a) *More landscaping needs to be proposed on the bump outs and islands.*

Response: The Landscaping Plan has been revised to show additional plantings in the islands and bump-outs.

- b) *Please refer to the City of Portland's Technical and Design Standards and Guidelines, Section VI, 5.4 (Industrial and Commercial Development) and 7 (Buffering of Contrasting Land Use).*

Response: The Landscape Plan has been revised to conform to the Technical Design Standards and Guidelines as suggested.

Miscellaneous Items:

- a) *What is being proposed for solid waste collection?*

Response: An evaluation of the solid waste generated by the construction and operation is enclosed. The primary generation of solid waste will be the construction activities on the site. The operational solid waste will be handled by the cleaning contractor and removed daily from the premises.

- b) *Submit an estimate of the time period required for completion of the development.*

Response: The construction of the facility will commence after Site Plan approval is obtained and is expected to be completed within 5 months of the start of construction. The site work will be done concurrently with the building construction.

- c) *Need to submit evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when it approved.*

Response: A letter from both the University Credit Union and TriCorp Federal Credit Union describing the financing of the project has been included with this submission. In addition, University Credit Union has engaged Brand Partners, a national architectural and construction management firm, to design and build the proposed project. Sebago Technics has been hired to prepare the Site Plans, survey, and Geotechnical Study for the project. Jan Wiegman is the Senior

Engineer assigned to prepare the site design and has over 20 years experience. Wilbur Smith Associates is performing the Traffic Analysis for the site and Tom Errico has performed the assessment.

- d) *Turn off the 'existing conditions' layer on the site plan; the site plan is too busy and hard to read.*

Response: The existing parking lot striping layer has been turned off and the plans have been printed in a manner that the gray tones remain gray to enhance the clarity of the copies.

Additional comments made by Dan Goyette of Woodard and Curran and by Katherine Earley are shown below.

Dan Goyette's comment:

The frontage along the proposed project shall be reconstructed in accordance with the Warren Avenue (Brighton Avenue) master plan. In lieu of reconstructing the frontage, a contribution to reconstruct the frontage may be accepted by the City Engineer.

Response: The Brighton Avenue plans call for modification to the center island and moving the curb line along the northern side of the street into the existing street. The sidewalk width is reduced and a grass esplanade is created between the new curb line and the sidewalk. In the esplanade, two new lights are added. In order to construct the new esplanade and install the lights as planned, the center island in the roadway would need to be reconstructed to allow the traffic lanes to be shifted and the curbing along the project side of the road to move out into the existing road. The schedule for the roadway work is not yet known and we would suggest that a contribution be made toward the construction of the esplanade and the two light fixtures.

Katherine Earley's comment:

Should also note that style of crosswalk markings over Taft Ave. is not supported - instead applicant shall install 8" wide white parallel lines that meet the Transportation Engineer's approval.

Response: A note has been added that indicates that the crosswalk striping shall be 8-inch wide stripes, conforming to the City of Portland standards.

Lighting Comment e-mailed November 30, 2006:

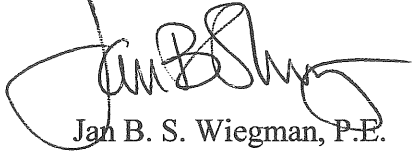
"In the City's standards, it states that for wattage: No fixture shall exceed 250 watts, except in industrial areas. On the catalogue cuts, the proposed lighting will have 350 watts. This needs to be changed to meet the standards."

Response: The site lighting has been redesigned to use lower wattage fixtures in compliance with the ordinance. A new Photometric Plan is enclosed.

If you have further questions or require additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Jan B. S. Wiegman, P.E.
Sr. Engineer/Project Manager



JBSW:kn

Encl.

cc: Joe Gervais, University Credit Union
Eric Levesque, Brand Partners

DRIVE-THRU CONDITIONAL USE University Credit Union

Drive-Thru Description

University Credit Union is proposing to construct a new credit union facility at 1071 Brighton Avenue, consisting of a 5,541 square foot building and a remote three lane drive-thru banking center. The property is located in the B2 Zone and the nearest residentially zoned parcel is approximately 52 feet from the boundary of the site. The Site Plan was developed to promote safe and efficient circulation and to feature the building along Brighton Avenue and locate the drive-thru as far from the residential area as possible while promoting acceptable vehicular and pedestrian circulation.

Location

The Site Plan was developed by first sighting the building close to Brighton Avenue as is dictated by the building setback requirements. The parking was located proximate to the building to promote safe pedestrian access while maintaining access to the site from Brighton Avenue (one way in) and from Taft Avenue. The drive-thru was sighted to provide adequate stacking and to orient the facility so that vehicle lights using the facility would be facing the street and not the residential properties and to maximize the distance between the drive-thru and the residential properties.

The three-lane drive-thru consists of two remote banking lanes serviced by two vacuum tubes and one ATM lane. The facility is covered by a canopy that is 25 feet from the street line (edge of the travel lane) and 29 feet from the property line to the north. The closest point on the drive-thru facility (the roof) to the nearest residentially zoned property is approximately 82 feet. The distance from the ATM unit and the remote banking vacuum tube to the nearest residentially zoned property is 90 feet (ATM) and 112 feet (remote banking vacuum tube), respectively.

Noise

Noise from the facility will be below the limit of 55dB required under Section 14-183. An attached Noise Study for the Diebold vacuum tube system indicates that at a distance of 70 feet from the vacuum tube system speaker the sound level is 53 dB for the condition with the volume control set at maximum. The nearest residential property line is 112 feet from the speaker. The ATM will not have a speaker system and will not generate noise.

Lighting

The lighting under the drive-thru canopy is modeled on the lighting plan which shows that the lighting levels at the northerly property line range from 0.2 to 0.5 foot candles. This property line is at least 52 feet from the nearest residential property line. A catalog sheet of the lights was

previously submitted and has been enclosed with submission as well. The lights are mounted under the canopy at a height of 12 feet and are full cut-off with flush-mounted lenses.

Screening

The drive-thru facility will be screened on the side of the residential properties by the use of a landscaped screen. The landscaping screening includes evergreen shrubs and deciduous trees, as recommended in the Portland Landscaping Guidelines. The property does not directly abut the residentially zoned property but is separated by a distance of greater than 50 feet containing an access drive to a commercial retail center and landscaped areas.

Pedestrian Access

The drive-thru facility has been designed so that the stacking will not block pedestrian access on Taft Avenue. The exiting traffic will stop prior to the cross walk along Taft Avenue before turning onto Taft Avenue to leave the site. Crosswalk striping will be installed at the curb opening in front of the drive-thru facility to provide for a safe pedestrian condition.

Hours of Operation

The hours of operation of the drive-thru remote banking will be 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 5:00 PM on Fridays. Hours on Saturday will be 9:00 am to 12:00 PM. The ATM is available 24 hours per day.

JBSW:jbsw/kn
November 29, 2006



DIEBOLD 816™ Audio System Sound Specifications

DIEBOLD engineering has taken sound level measurements on our audio products associated with our VATs (Vacuum Air Tube Systems); VAT 21, VAT 23, and VAT 30/Easy-air 10 systems. These pneumatic tube systems are equipped with DIEBOLD 816™ Audio Systems.

In order to simulate a worst case configuration, all lane volume controls were set to the maximum levels and the person talking into the microphone stayed within one inch of the microphone. Normally, the lane volume potentiometers are adjusted on a per site basis to allow for normal ambient noise levels. Normal procedure also calls for the person speaking to be within three inches of the microphone.

<i>dB</i>	<i>Distance from Customer Unit (Feet)</i>
75 dB	3
72 dB	10
64 dB	20
61 dB	30
57 dB	40
55 dB	50
53 dB	60
53 dB	70

Please note that these are maximum values and the 816 Audio System is completely adjustable down to zero output. Also, these measurements were taken with no vehicle present, which will block a significant portion of the audio. Normal site conditions require less than maximum levels of output. The system is adjustable to local conditions. Once adjustments are made for the customer terminal (outside), they cannot be changed from outside of the building. In addition, changes made inside the building require a technician to remove a latched panel and make any adjustments for the outside terminal with a tool. The operator makes the inside operator terminal volume adjustments to his/her preference using the volume control.

Continued

For your convenience, the following table is included:

<i>DB level</i>	<i>Description</i>
0 dB	Threshold of Hearing
10 dB	Rustle of Leaves
20 dB	Quiet Studio or Auditorium
30 dB	Quiet Office
60 dB	Conversation at 3 feet
70 dB	Conversation at 1 foot
80 dB	Orchestra Average Level
90 dB	Vanaxial Ventilating Fan
100 dB	Gas Powered Lawn Mower
110 dB	Rock Concert
120 dB	Jet Takeoff at 1,500 feet
130 – 1400 dB	Threshold of Physical Pain

DIEBOLD, INCORPORATED

Dan McIntyre
Product Manager
Pneumatic Systems

The Vacuum Air Tube (VAT) 23 underground pneumatic system provides highly dependable operation within a small footprint.

Small 10" (25.4cm) square customer terminal footprint fits virtually any drive-up application

Overhead or underground tubing with true 20" (50.8cm) radius bends and cast clamps for smooth operation

Undercounter operator terminal controls all system functions

Suspended operator terminal for overhead tubing applications, keeps countertop clear for a more efficient work environment

DIEBOLD DRIVE-UP SOLUTIONS
VAT 23 Underground Pneumatic System



DIEBOLD
We won't rest.

VAT 23 Underground Pneumatic System

FEATURES

Durable Low-maintenance Design

The VAT 23 underground customer terminal is protected by a weather-resistant, low-maintenance epoxy finish. A single efficient blower package housed in the customer unit and long-life electronic components ensure reliable trouble-free operation. The system also features tubing with uniform connections that promote smooth operation to minimize carrier wear, extend the life of the blower system and eliminate the need for periodic realignment of connections. During extensive testing, the VAT 23 system successfully completed a quarter of a million round-trip cycles without failure.

Construction Flexibility

A small footprint allows the VAT 23 customer unit to be installed on virtually any new or existing drive-up island. The tubing and wiring can be installed overhead or underground in either a culvert or direct buried configuration. Compact 20" (50.8cm) radius bends reduce the required excavation depth, resulting in significant cost savings.

Operator Workstation

The operator workstation fits neatly under the counter, or can be suspended above. The workstation facilitates efficient transaction processing and allows operators to power on, power off, and close and lock the system from within the facility.

Customer Terminal

The compact, ergonomically designed terminal features familiar "Send" and "Call" buttons and end-opening carrier for customer convenience and efficient throughput. An optional base raises the terminal for convenient access from vans and trucks.

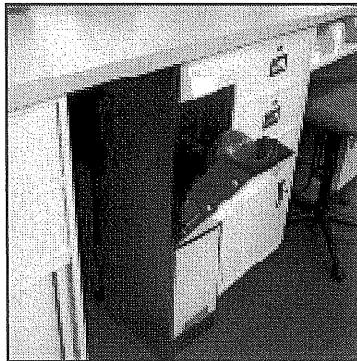
Clear Two-way Communication

Each VAT 23 system is supplied with the 816 Audio™ System for efficient two-way communication. The system allows the operator to select the customer with whom they wish to communicate.

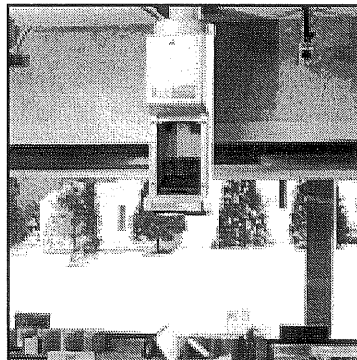
Options

Customer Terminal Base Riser 8" (20.32cm) high

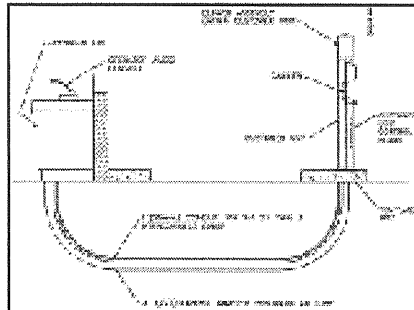
Diebold CCTV provides video capabilities for operator only, or operator and customer.



Undercounter Operator Terminal



Suspended Operator Workstation



Vat 23 Underground Customer with Overhead Operator

SPECIFICATIONS

Customer terminal
 10.75" W x 10.75"D x 55.37"H (27.31cm x 27.31cm x 162.56cm)
 Noise level: less than 68 dBA
 Operating temperature: -30°F to 131°F (-48°C to 54°C)
 Relative Humidity: 15% to 100% non-condensing

Operator workstation
 Undercounter terminal
 7.44"W x 14"D x 38"H (18.90cm x 35.56cm x 96.52cm)

Suspended terminal
 9"W x 9.43"D x 28.375"H (22.86cm x 23.97cm x 72.07cm)

Noise level: less than 68 dBA
 Operating temperature: 50°F to 100°F (10°C to 22.8°C)
 Relative Humidity: 15% to 80% non-condensing

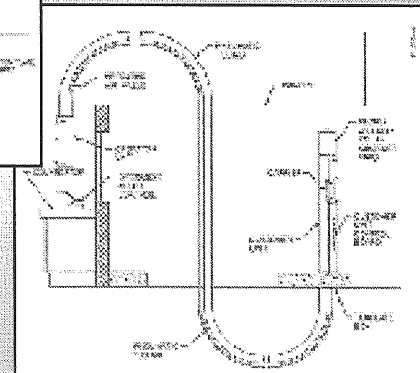
Tubing
 Standard 4.5" (11.43cm) diameter tubing with 20" (50.8cm) radius bends

Propulsion design
 Blower package is located in the customer terminal.
 Supports payloads of up to 6 lbs. (2.72kg)

Power Requirements
 115VAC, 60Hz
 1 AMP
 220VAC, 50Hz
 Optional step-down transformer

Listings and Approvals
 UL 114, Office Appliance & Business Equipment
 UL 291 Rain Test Specification
 C22 (CSA) No. 950

Vat 23 Underground Customer with Under Counter Operator



DIEBOLD DRIVE-UP SOLUTIONS
 VAT 23 Underground Pneumatic System

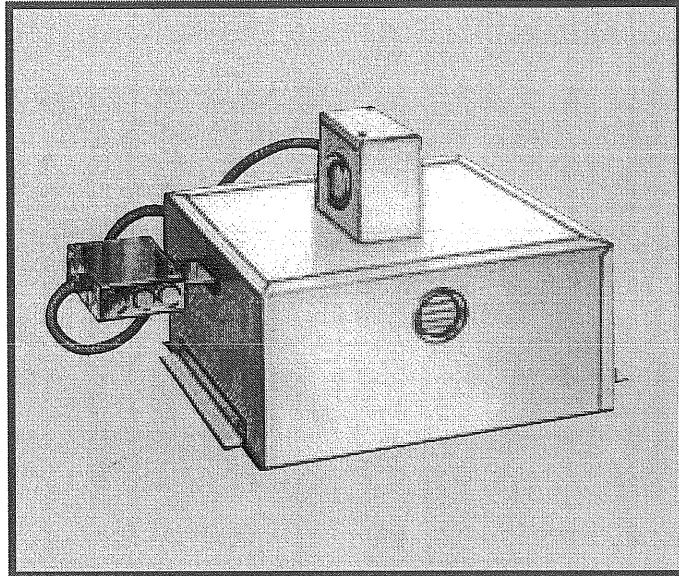
Diebold, Incorporated
 Post Office Box 3077
 Dept. 9-B-16
 North Canton, Ohio
 44720-8077

800.999.3600 USA
 888.545.9444 Canada
 330.490.4000 Outside N. America
 e-mail:
 productinfo@diebold.com
 www.diebold.com

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 .5M 0104 File No. 78-583 r.3

851/852/8614 SERIES



The 851/852 Series is a universal mount recessed fixture that requires no framing and is perfect for new construction or retrofit in any type of ceiling material. It features a removable top for easy installation and maintenance, and is available with a vented cover-up to hide previously existing fixture openings in retrofit applications. Aluminum housing and door frame provide specification grade quality and longevity in a competitively priced and in-stock luminaire.

The 8614 Series offers the same features in a smaller housing for narrow soffits. Like its 851 Series counterpart, it requires no framing and is perfect for new construction or retrofit in any type of ceiling material.

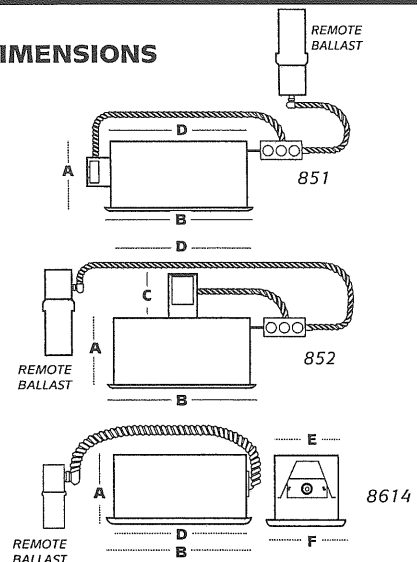


Fixture Specifications

FEATURES

- One-piece, corrosion resistant aluminum door frame with retainer cable
- Weatherproof powder-coat finish
- Aluminum housing
- UL listed, suitable for damp locations
- Available vented cover-up
- Mounting hardware included
- Vertical lamp has 60% longer lamp life (852 Series)
- Lamp included
- Pre-wired junction box (14GA, CRS)
- Removable outlet box and socket assembly (852 Series)

DIMENSIONS



	A	B	C	D	E	F
851	6.0"	14.5"	-	13.0"	-	-
852	6.0"	14.5"	4.0"	13.0"	-	-
8614	6.0"	14.5"	-	13.0"	6.5"	8.0"

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

8XXX XX XXXXXX XX XX XX XXX

Series Mounting Wattage/Source Lens Application Finish Voltage

SERIES	
852	Vertical Lamp
851	Horizontal Lamp
8614	Horizontal Lamp

MOUNTING	
WW	Wall Wash
DL	Downlight
SM	Surface Mount (not avail. for 8614)

WATTAGE/SOURCE	
100MH	100 watt metal halide
175MH	175 watt metal halide
250MH	250 watt metal halide (surface only)
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
250HPS	250 watt high pressure sodium (surface only)

LENS	
FP	Flat temp. Prismatic
DO	Drop Opal (851/852 only)

APPLICATION	
OW	Plywood, Drywall, Plaster
AL	Aluminum

FINISH ²	
WH	White
AD	Almond
DB	Dark Bronze

VOLTAGE	
120	120 Volt
277	277 Volt

¹ Consult factory for other lamp wattage/source options.
² Consult factory for other finishes.



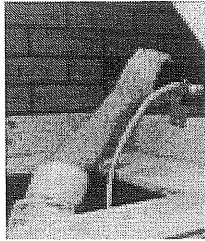
A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

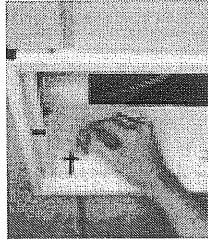
www.securitylightingsystems.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

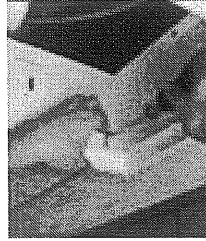
INSTALLATION INSTRUCTIONS



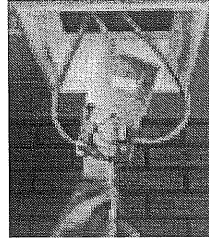
Place remote ballast on nearest ceiling joist.



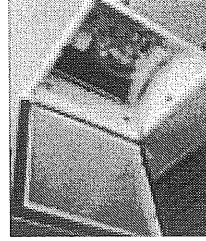
Disengage fixture top, raise fixture through opening and insert (4) "L" angles through crossed slots.



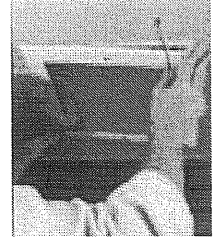
Use top and bottom of fixture to sandwich ceiling material. Tighten screw. (No framing required.)



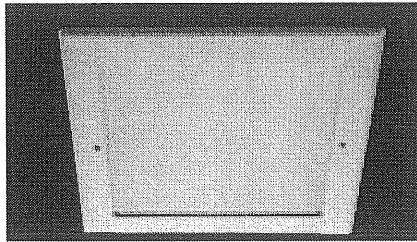
Drop flex through top of fixture and make all connections to 1900 box provided.



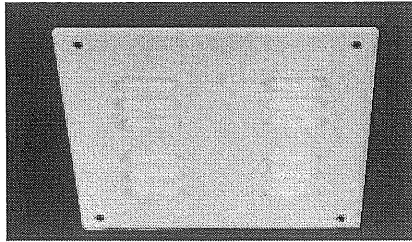
Install lamp, hinged door frame and lens.



Swing door frame to closed position and tighten screws.



Hinged aluminum door frame with FTP lens



Vented cover-up with screen



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

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1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

SOLID WASTE University Credit Union

Anticipated Solid Waste Generation

The proposed credit union will generate minimal solid waste from its operation and the waste material will be handled on a daily basis by the cleaning contractor and disposed of in an off-site licensed facility. During construction solid waste will be generated during the site work and the building construction. The former Burger King building has already been demolished and removed from the site.

Construction Phase: The site is primarily pavement and some concrete features. The construction of the proposed building and parking area will generate a limited amount of construction debris.

Type	Estimated Quantity
Demolition	
Pavement:	125 CY
Miscellaneous:	30 CY
Construction Debris (<i>Assume 6,000 SF x 7 CY/1000 SF</i>)	42 CY

Solid Waste Disposal

Solid waste will be disposed as follows:

Construction Phase:

Demolition

- Steel will be sent to a recycling facility.
- Pavement will be sent to a pavement recycling facility where it will be used in pavement materials.
- Miscellaneous debris will be recycled if possible and the materials that cannot be recycled will be disposed of at a licensed solid waste disposal facility.

Construction debris will be recycled on site if possible. If any material is not suitable for this process, it will be disposed at a local construction material recycling facility.

Licensed haulers that may be used by the applicant:

- Waste Management – Portland, Maine
- Pine Tree Waste Services – South Portland, Maine

- Trojano Waste Services – South Portland, Maine
- BBI Waste Industries – Old Orchard Beach, Maine

Local recycling and/or disposal facilities include:

- Regional Waste Systems – Portland, Maine
- Commercial Recycling Services on Pleasant Hill Road - Scarborough, Maine
- Riverside Recycling Facility - Portland, Maine
- MERC - Biddeford, Maine

JBSW:jbsw/kn
November 29, 2006



UNIVERSITY CREDIT UNION

Telephone: (207) 772-1906
Facsimile: (207) 772-1852
Toll Free: (800) 696-8628

November 16, 2006

City of Portland
Planning Division
Attn: Shukria Wiar
389 Congress Street
Portland, ME 04101

RE: 1071 Brighton Avenue / University Credit Union Project
Application # 2006-0221; CBL 274 D0116001

M. Wiar,

I am writing in response to your letter to Jan Wiegman of Sebago Technics dated November 14, 2006. More specifically, I am addressing your concerns under the subsection of Miscellaneous Items, Item C. University Credit Union [UCU] is Maine's 5th largest credit union with over \$153 million in assets and over 20,000 members. A state chartered credit union incorporated in 1967, UCU exists to serve the financial needs of the students, employees and alumni of the University of Maine system schools statewide and their immediate family members.

It is the intent of UCU to fund the construction project at hand with existing cash resources and established lines of credit. The attached balance sheet details our current liquidity position and we presently have a \$14 million available line of credit with Tricorp Federal Credit Union of Westbrook, ME and a \$51 million line of credit (of which approximately \$20 million is unused) with the Federal Home Loan Bank of Boston.

I believe that the enclosed information is sufficient evidence that UCU is a well capitalized institution with more than adequate means to finance the projected \$2.3 million project at hand.

If I can be of further service, please do not hesitate to contact me directly at 207-772-1906 x2231 or joe.gervais@maine.edu.

Respectfully,

A handwritten signature in dark ink, appearing to read "Joseph R. Gervais", is written over a light-colored background.

Joseph R. Gervais
Executive Vice President

391 Forest Avenue
Portland, Maine 04101-2001
www.ucumaine.edu

University Credit Union
Consolidated Statements of Financial Condition
Month Ended October 31, 2006
In Thousands

Assets	Current	Last Month		Last Year			
	As of 10/31/06	As of 09/30/06	\$ Change	% Change	As of 10/31/05	\$ Change	% Change
Real Estate Loans	\$85,398	\$85,472	(\$74)	-0.09%	\$82,499	\$2,899	3.51%
Commercial Loans	4,256	4,564	(308)	-6.78%	5,587	(1,332)	-23.64%
Other Secured Loans	32,579	32,006	573	1.79%	33,177	(597)	-1.80%
Other Unsecured Loans	3,457	3,425	32	0.94%	3,282	175	5.33%
Participation Loans	5,265	455	4,810	1056.66%	239	5,026	2099.23%
Allow for Loan Losses	(323)	(314)	(10)	3.05%	(459)	136	-29.62%
Loans, Net	130,631	125,608	5,023	4.00%	124,324	6,307	5.07%
Tricorp & Escorp FCUs	2,167	5,849	(3,683)	-62.96%	4,991	(2,824)	-56.58%
Investments HTM & AFS	5,244	5,377	(133)	-2.48%	6,169	(926)	-15.00%
CDs & Debentures	837	935	(98)	-10.48%	1,755	(918)	-52.30%
Other Investments	1,929	2,090	(162)	-7.75%	2,146	(218)	-10.14%
Total Investments	10,176	14,251	(4,076)	-28.60%	15,060	(4,885)	-32.43%
Cash & Cash Equivalents	3,418	3,169	249	7.85%	2,961	457	15.42%
Investment in PMC	326	333	(8)	-2.26%	372	(46)	-12.39%
Accrued Interest Receivable	611	621	(11)	-1.70%	584	27	4.63%
Loans held for sale, net	120	0	120	N/A	(2)	122	-5837.45%
Premises, Net	3,491	3,453	39	1.12%	3,770	(278)	-7.39%
Furniture & Fixtures, Net	458	409	49	11.97%	484	(26)	-5.34%
NCUSIF Deposit	1,015	1,015	-	0.00%	967	48	4.96%
Assets acquired in liquidation of loans, Net	0	0	-	N/A	24	(24)	-100.00%
Other Assets	2,881	2,381	499	20.97%	943	1,937	205.31%
Total Assets	\$153,126	\$151,242	\$1,885	1.25%	\$149,488	\$3,638	2.43%
Liabilities							
Accounts Payable	\$786	\$1,362	(\$576)	-42.28%	\$794	(\$8)	-0.97%
Notes Payable	31,750	28,750	3,000	10.43%	33,500	(1,750)	-5.22%
Accrued & Other Liabilities	206	217	(11)	-5.00%	264	(58)	-21.94%
Total Liabilities	32,742	30,329	2,413	7.96%	34,558	(1,816)	-5.25%
Member Deposits							
Shares	29,833	30,303	(470)	-1.55%	31,132	(1,299)	-4.17%
Drafts	19,092	20,640	(1,548)	-7.50%	19,366	(274)	-1.42%
Premier Checking	2,537	2,932	(395)	-13.48%	3,072	(535)	-17.42%
Clubs, IOLTAs, & Escrows	4,918	4,090	828	20.25%	2,761	2,158	78.15%
SuperShares	5,063	5,398	(335)	-6.21%	6,646	(1,583)	-23.82%
Money Markets	1,037	1,178	(141)	-11.93%	1,487	(450)	-30.23%
Preferred Money Markets	6,707	6,883	(176)	-2.56%	8,071	(1,363)	-16.89%
Share Certificates	31,188	29,620	1,569	5.30%	24,184	7,004	28.96%
IRA Clubs	1,416	1,424	(8)	-0.53%	1,643	(227)	-13.81%
IRA Certificates	4,015	3,979	36	0.91%	3,265	750	22.98%
Total Member Deposits	105,808	106,447	(640)	-0.60%	101,827	4,181	4.11%
Reserves							
Regular Reserves	6,478	6,434	44	0.68%	5,985	493	8.25%
Accum Unrealized Gain (Loss) on AFS Invest	(59)	(63)	5	-8.65%	(104)	47	-44.82%
Undivided Earnings	8,156	8,094	62	0.76%	7,423	733	9.87%
Total Reserves	14,576	14,466	111	0.77%	13,303	1,273	9.57%
Total Liabilities, Deposits and Reserves	\$153,126	\$151,242	\$1,885	1.25%	\$149,488	\$3,638	2.43%



P.O. Box 1429
Portland, Maine 04104

2 Ledgeview Drive
Westbrook, Maine 04092

(207) 761-0774
1-800-346-1936

November 20, 2006

Mr. Joseph Gervais, EVP
University Credit Union
Rangely Road
Orono, ME 04469-5779

Re: University Credit Union Line of Credit

Dear Joe:

Pursuant to your request this letter is written to outline University Credit Union's line of credit relationship and creditworthiness with Tricorp FCU.

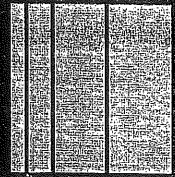
University Credit Union has a considerable relationship with Tricorp FCU and is considered among the most creditworthy. University Credit Union currently has a contract for a revolving line of credit totaling \$14 Million. As of November 20, 2006 there was no outstanding balance. The overnight deposit relationship is significant as well, with average balances exceeding \$1 Million in most months.

Please do not hesitate to contact me at 800-346-1936 Ext. 209 should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred M. Johnson".

Fred M. Johnson
Vice President/CFO



NEIGHBORHOOD MEETING INVITATION

January 5, 2007
05439

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a Credit Union, drive-up teller and an ATM located at 1071 Brighton Avenue.

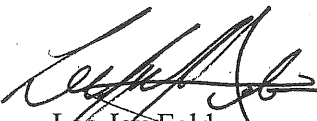
Meeting Location: The Fred P. Hall School, 23 Orono Road
Meeting Date: January 16, 2007
Meeting Time: 6 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interest parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call, Lee J. Feldman at Sebago Technics, Inc. at (207) 856-0277.

Sincerely,

SEBAGO TECHNICS, INC.


Lee Jay Feldman
Director of Planning

LJF:ljf/dlf

Note:

Under Section 14-32© of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighbor meeting at least seven days prior to the Planning Board hearing on the proposal.

Memorandum
Department of Planning and Development
Planning Division



To: Chair Patterson and Members of the City of Portland Planning Board
From: Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division
Date: 12/27/06
Re: Proposed University Credit Union, 1071 Brighton Avenue

Introduction

The University Credit Union building is proposed for 1071 Brighton Avenue. This building is in the B2 Zone. Elevations dated 08/30/06 were reviewed for this memo.

Description

The proposed University Credit Union building is a one story structure with two tower elements, and a monitor roof with clerestory windows that define its design. The proposed materials include a prominent roof with charcoal colored asphalt shingles. There is standing seam metal roofing that is royal blue. The siding is 4" clapboards and stained shingles that are yellow or teal in color. The trim is composite panel aluminum. There is siding that is CMU rough concrete texture that is sand color, and smooth CMU which is grey. White spandrel glass is proposed on some parts of the building. The doors are aluminum storefront, with a blue metal canopies.

South Elevation – Brighton Avenue

The South Elevation along Brighton Avenue includes a tower element with a large panel of glass lit signage on the upper portion. No building entrance is shown on Brighton Avenue. There is fenestration shown on this elevation at the first floor level which appears to be windows. It is not clear if translucent glass or spandrel glass is proposed. There is a bay window feature on this façade which wraps around to the East Elevation.

West Elevation – Taft Avenue

The West Elevation along Taft Avenue has a tower. It is not clear if signage is proposed for the upper portion of this tower, as shown on the façade along Brighton Avenue. There is a monitor roof with a clerestory windows visible. It is not clear if these are spandrel glass. A band of windows is shown on the first floor which appears to be above the pedestrian level. The

elevations are not measured so this could not be determined. There is a free standing drive-thru.