



Poulin Financial Services, LLC, PA

171 Warren Avenue, Portland, Maine 04103
www.PoulinFinancial.com

phone: 207-773-1040
fax: 207-773-1583

ACCOUNTING AND PAYROLL ■ INCOME TAX PREPARATION ■ FINANCIAL BUSINESS CONSULTING

November 24, 2015

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101

RE: Property at 171 Warren Avenue
Installation of 3 light poles to back parking area

Dear Ms. Barhydt:

Attached is the Administrative Authorization Application with related attachments.

I will be submitting a Level One – Site Alteration Development Review Application in December to add 5 additional parking spaces to the existing 21 spaces already located on my property. I am meeting in 2 weeks with the surveying company to get the appropriate site plans to attach to that submission.

However, in the meantime, the back existing parking lot only has lighting provided off the sides of the building. That lighting is not adequate to fully illuminate the existing parking. Adding the 5 more spaces will merely add more parking further away from the building and therefore be less illuminated.

Before the ground freezes, I would like to proceed to add 3 light posts per the attached noted sight plan. I have noted on that plan the intended new parking spaces to be added. I am asking, with this application, for approval to install the lighting needed over the existing parking spaces (2 poles) and a 3rd pole that will illuminate the existing parking spaces but will be located to allow for the new parking spaces should those be approved with that separate submission.

Attached is the modified/marked up site layout noting the approximate location of the 3 poles, the specs for the concrete footings and the specs for the poles and lights themselves.

Please advise as to timing, questions and if you need more information.

I appreciate your help in this regard.

My best,

Marc M Poulin



Administrative Authorization Application Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: *Poulin Property - Lights*

PROJECT ADDRESS: *171 WARREN AVENUE*

CHART/BLOCK/LOT (CBL#):
295 B001 001

APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please attach a sketch/plan of the proposal/development)

OWNER/APPLICANT

Name: *Poulin Property Holdings LLC*
Address: *171 WARREN AVE
PORTLAND ME 04103*
Work #: *207-773-1040*
Cell #: *207-650-1949*
Fax #: *207-773-1583*
Home #: *—*
E-Mail: *marc@PoulinFinancial.com*

CONSULTANT/AGENT

Name:
Address
Work #:
Cell #:
Fax #:
Home #:
E-Mail:

CRITERIA FOR AN ADMINISTRATIVE AUTHORIZATION

(see section 14-523(4) on the next page)

Applicant's Assessment

Y(yes), N(no), N/A

- | | | |
|---|------------|------------------------------|
| a) Is the proposal within the existing structure? | <i>EXT</i> | <i>Lights only</i> |
| b) Are there any new buildings, additions, or demolitions? | | <i>NO</i> |
| c) Is the footprint increase less than 500 sq. ft.? | | <i>N/A</i> |
| d) Are there any new curb cuts, driveways or parking areas? | | <i>NO</i> |
| e) Are the curbs and sidewalks in sound condition? | | <i>yes</i> |
| f) Do the curbs and sidewalks comply with ADA? | | <i>yes</i> |
| g) Is there any additional parking? | | <i>NO - NOT AT THIS TIME</i> |
| h) Is there an increase in traffic? | | <i>NO</i> |
| i) Are there any known stormwater problems? | | <i>NO</i> |
| j) Does sufficient property screening exist? | | <i>yes</i> |
| k) Are there adequate utilities? | | <i>yes</i> |
| l) Are there any zoning violations? | | <i>NO</i> |
| m) Is an emergency generator located to minimize noise? | | <i>N/A</i> |
| n) Are there any noise, vibration, glare, fumes or other impacts? | | <i>NO</i> |

Signature of Applicant: *Marcel Paul*

Date: *11/24/15*

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article.

(c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

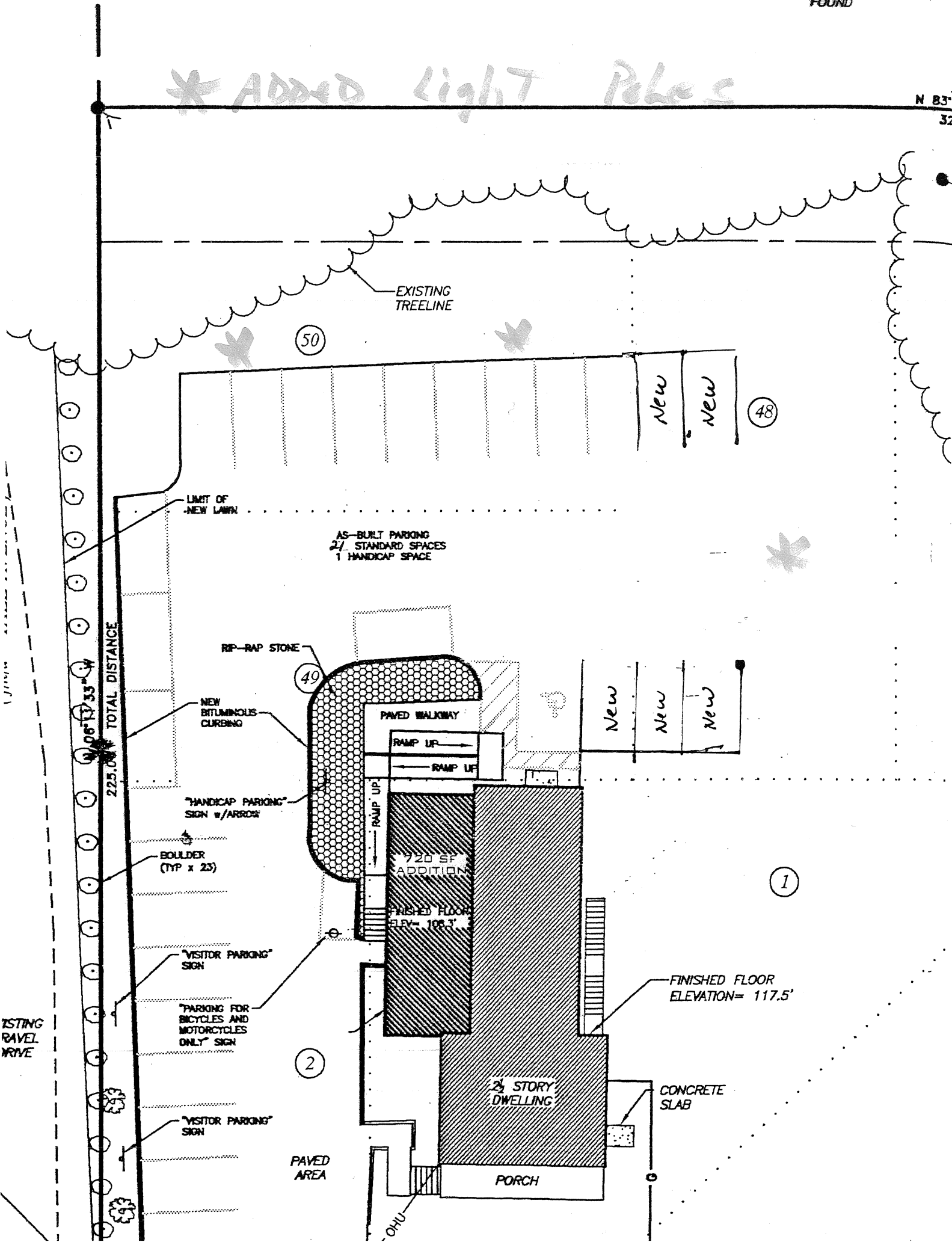
- a/b. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
- c. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
- d. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
- e/f. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
- g/h. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
- i. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
- j. There are no evident deficiencies in existing screening from adjoining properties; and
- k. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
- l. There are no current zoning violations;
- m. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
- n. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

Filing the Application. An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**

Review. Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.

Decision. If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

* ADDED Light Poles



50

48

49

1

2

EXISTING
RAVEL
DRIVE

TOTAL DISTANCE
225.00

AS-BUILT PARKING
27 STANDARD SPACES
1 HANDICAP SPACE

RIP-RAP STONE

LIMIT OF
NEW LAWN

NEW
BITUMINOUS
CURBING

"HANDICAP PARKING"
SIGN w/ARROW

BOULDER
(TYP x 23)

"VISITOR PARKING"
SIGN

"PARKING FOR
BICYCLES AND
MOTORCYCLES
ONLY" SIGN

"VISITOR PARKING"
SIGN

PAVED
AREA

OHU

720 SF
ADDITION
FINISHED FLOOR
ELEV. = 105.3'

2.5 STORY
DWELLING

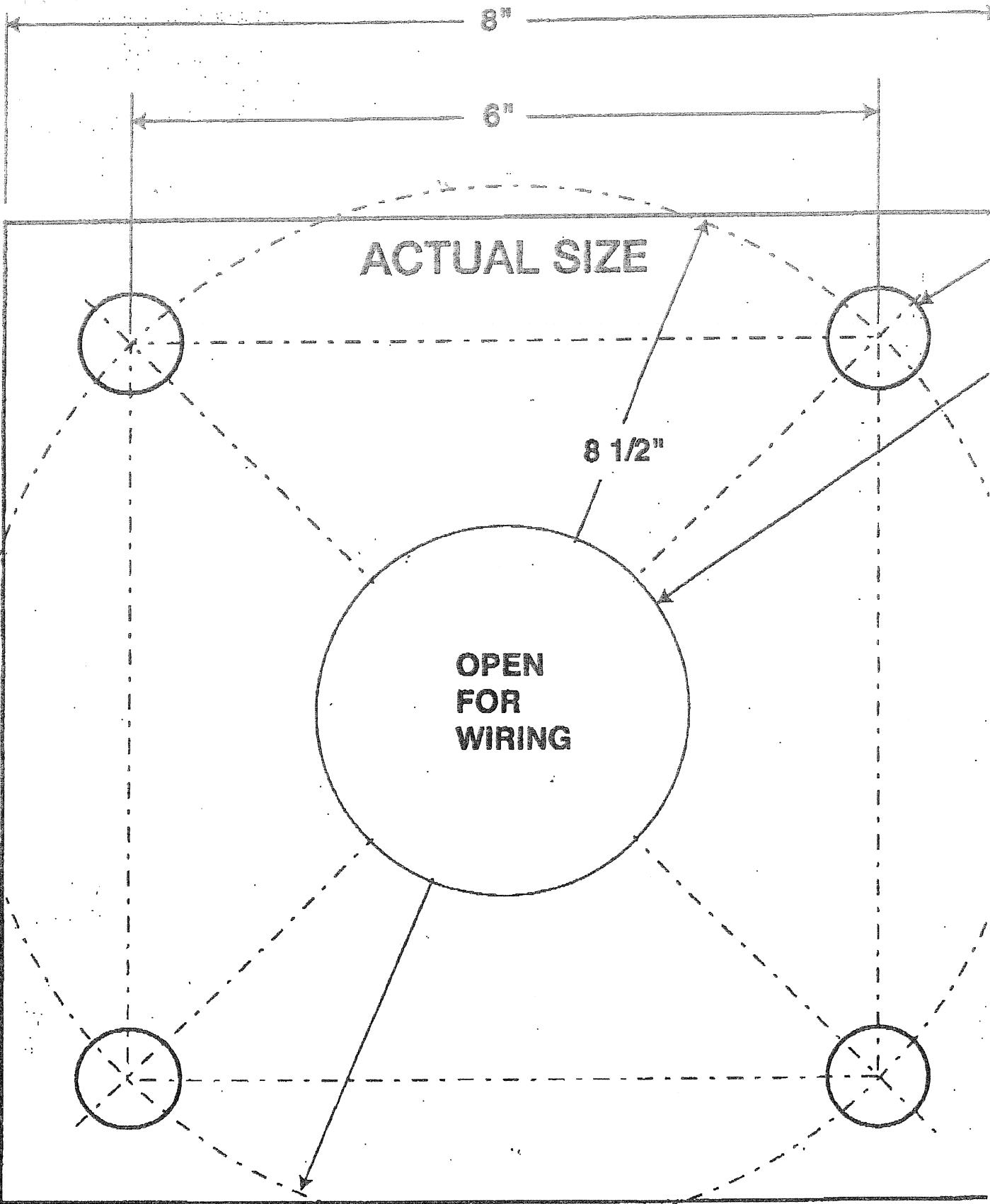
FINISHED FLOOR
ELEVATION = 117.5'

CONCRETE
SLAB

PORCH

New
New
New

New
New



3/4" bolts

GAGNE & SON

CONCRETE PRODUCTS

Light Pole
Base Number: _____

Diameter: _____

Height: _____

Chamfer: _____

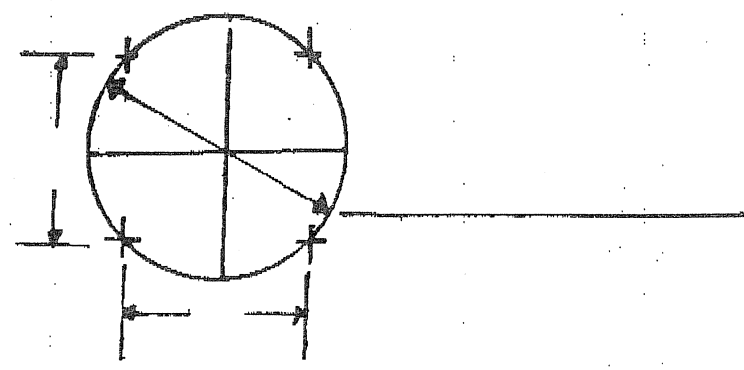
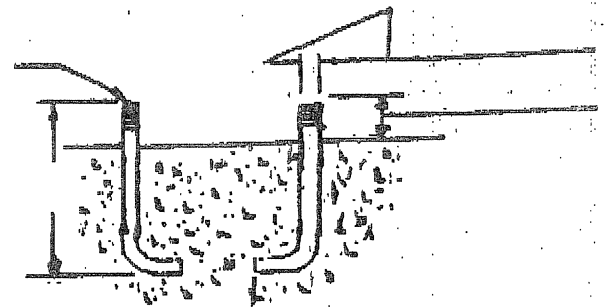
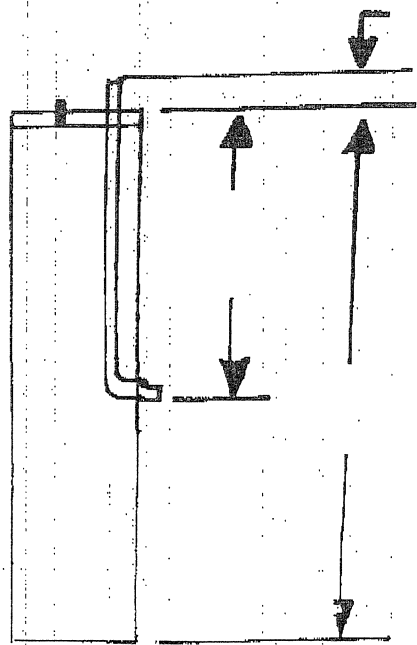
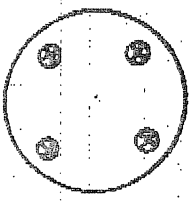
Conduit
Diameter: 1 Inch

Customer:	_____
Project Name:	_____
Order Date:	_____
Delivery Date:	_____

Anchor Bolts: _____

Reinforcing: Horizontal Bars: _____

Vertical Bars: _____



Marc Poulin

From: Dan Yamartino <dan@cascoBayelectric.com>
Sent: Monday, November 23, 2015 1:26 PM
To: Marc Poulin; CBE (cbe@cascoBayelectric.com)
Subject: Re: lighting specs
Attachments: PS4-11-20D2.pdf; ALED2T78.pdf; ALED4T78.pdf

Marc,
Here are the cut sheets for the city approval. These fixtures are full cutoff and meet the cities dark sky requirements. Please let me know if you have any questions. Thanks

Respectfully,

Dan Yamartino
Casco Bay Electric
207 221 3331 o
207 221 3341 f
www.cascoBayelectric.com
Dan@cascoBayelectric.com

From: Marc Poulin <Marc@poulinfinancial.com>
Date: Monday, November 23, 2015 at 2:11 PM
To: Matthew Flaherty <cbe@cascoBayelectric.com>
Cc: Dan Yamartino <dan@cascoBayelectric.com>
Subject: lighting specs

Hey Matt,

I am going to approach the City for Administrative Authorization to install the lighting for my parking lot sooner than later.

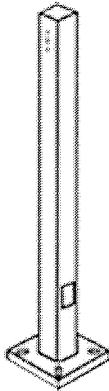
Unless you want me to consider other lights, for the lights quoted on Estimate #1901, can you give me the specs and "all the info I need to provide to City Hall" for those lights. Please confirm these lights are FULL CUT OFF, a requirement of the City.

Thanks

Marc

Marc M. Poulin, CPA
Certified QuickBooks ProAdvisor™
Marc@PoulinFinancial.com
Phone: 207-773-1040 Fax: 207-773-1583

Poulin Financial Services, LLC, PA
171 Warren Ave



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project: Poulin Financial	Type:
Prepared By: Casco Bay Electric	Date: 11/23/15

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

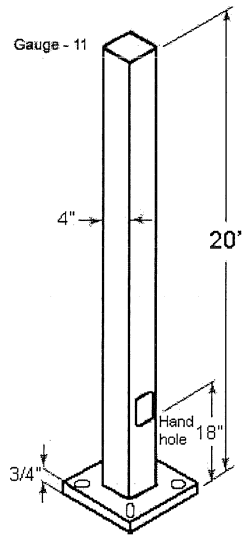
- 70MPH 8.3 ft_/240 lb
- 80MPH 5.6 ft_/165 lb
- 90MPH 3.6 ft_/110 lb
- 100MPH 2.2 ft_/75 lb
- 110MPH 1.0 ft_/45 lb
- 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

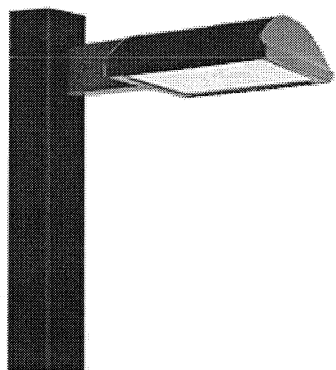
Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes hand hole cover and base cover (sold separately)
- Custom manufactured for each application

ALED2T78



Specification Grade Area lights available in IES Type II distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project: Poulin Financial	Type:
Prepared By: Casco Bay Electric	Date: 11/23/15

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	5100K (Cool)
208V:	0.41A	Color Accuracy:	67 CRI
240V:	0.35A	L70 Lifespan:	100,000
277V:	0.30A	Lumens:	7,716
Input Watts:	79W	Efficacy:	97 LPW
Efficiency:	98%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.0% at 120V, 12.3% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED2T78/D10, ALED2T78/BL, ALED2T78/PCS, ALED2T78/PCS2, or ALED2T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

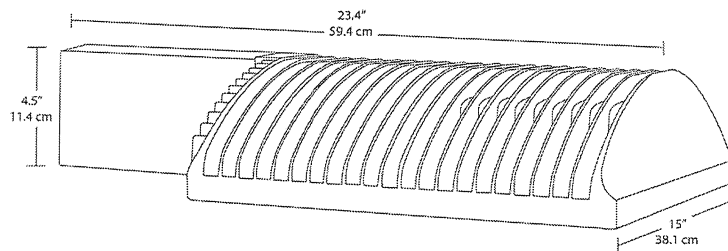
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions



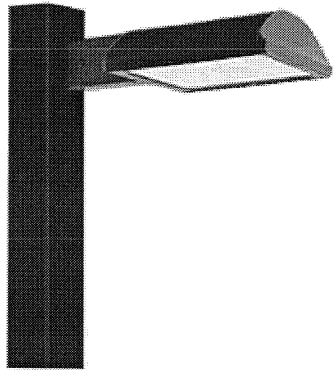
Features

- High output LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 250W MH area lights
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED										
	2T = Type II	78 =	= Arm	= Cool	=	= 120-	= No Photocell	= No	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 78W)	= No Bi-
	3T = Type III	78W	SF =	Y =	Bronze	277V	/PC = 120V	Dimming		Level
	4T = Type IV		Slipfitter	Warm	W =	/480 =	Button	/D10 =		Bi-
				N =	White	480V	/PC2 = 277V	Dimmable		Level
				Neutral	RG =		Button			
					Gray		/PCS = 120V			
							Swivel			
							/PCS2 = 277V			
							Swivel			
							/PCT = 120-277V			
							Twistlock			
							/PCS4 = 480V			
							Swivel			

ALED4T78



Specification Grade Area lights available in IES Type IV distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 31.0 lbs

Project:

Poulin Financial

Type:**Prepared By:**

Casco Bay Electric

Date:

11/23/15

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 79W
Efficiency: 99%

LED Info

Watts: 78W
Color Temp: 5100K (Cool)
Color Accuracy: 67 CRI
L70 Lifespan: 100,000
Lumens: 7,564
Efficacy: 96 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED4T78/D10, ALED4T78/BL, ALED4T78/PCS, ALED4T78/PCS2, or ALED4T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

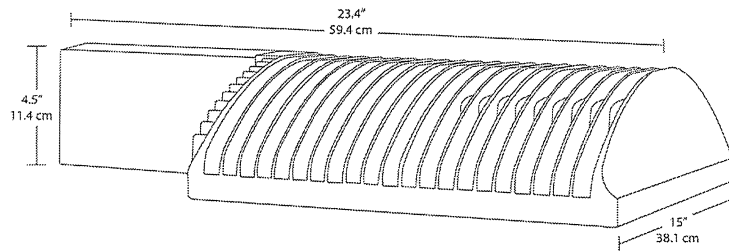
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions



Features

- High output LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 250W MH area lights
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED										
	2T = Type II	78 =	= Arm	= Cool	=	= 120-	= No Photocell	= No	/WS2 = Multi-Level Motion Sensor (Only available for	= No Bi-
	3T = Type III	78W	SF =	Y =	Bronze	277V	/PC = 120V	Dimming	120-277V with /D10 for 78W)	Level
	4T = Type IV		Slipfitter	Warm	W =	/480 =	Button	/D10 =		/BL = Bi-
				N =	White	480V	/PC2 = 277V	Dimmable		Level
				Neutral	RG =		Button			
					Gray		/PCS = 120V			
							Swivel			
							/PCS2 = 277V			
							Swivel			
							/PCT = 120-277V			
							Twistlock			
							/PCS4 = 480V			
							Swivel			