

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND** PERMIT ISSUED

BU...TION

**PERMIT**

Permit Number: 100749 **JUL 20 2010**

Please Read Application And Notes, if Any, Attached

This is to certify that Giroux Oil Company Inc/Biskun construct City of Portland  
has permission to Construct a pre-engineered 45' x 5' canopy for storage crew emp tanks and equipment.  
AT 8 Newcomb St / 343 Warren Ave CE 303 D001001 - 7 to 010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath... or other... used-in. 2...  
**HO... NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. CAPT. R. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 7/19/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0749	Issue Date:	CBL: 7010 303 D001001
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Location of Construction: 343 Warren Ave	Owner Name: Giroux Oil Company Inc	Owner Address: 343 Warren Ave	Phone: 207-797-7111
Business Name: Giroux Oil Company	Contractor Name: Biskup Construction, Inc.	Contractor Address: 16 Danielle Drive Windham	Phone: 2078929800
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-4

Past Use: Commercial / Giroux Oil Company	Proposed Use: Giroux Oil Company / Construct a pre-engineered 45' x 75' canopy adjacent to the existing storage building, used for storing new empty tanks and equipment.	Permit Fee: \$1,065.00	Cost of Work: \$96,925.00	CEO District: 5	
Proposed Project Description: Construct a pre-engineered 45' x 75' canopy for storing new empty tanks and equipment.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied #See Conditions	INSPECTION: Use Group 5-2 Type: 5 IBC-2003 Signature: JMB 7/19/10		
		Signature: (KB)	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 06/25/2010	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 6 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #09-7990025 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 6/29/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**PERMIT ISSUED**

JUL 20 2010

City of Portland

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Re-Bar Schedule Inspection: Prior to pouring concrete**

  **X**   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.**

  **X**   **The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0749	Date Applied For: 06/25/2010	CBL: 303 D001001
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Location of Construction: 343 Warren Ave	Owner Name: Giroux Oil Company Inc	Owner Address: 343 Warren Ave	Phone: 207-797-7111
Business Name: Giroux Oil Company	Contractor Name: Biskup Construction, Inc.	Contractor Address: 16 Danielle Drive Windham	Phone: (207) 892-9800
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Giroux Oil Company / Construct a pre- engineered 45' x 75' canopy adjacent to the existing storage building, used for storing new empty tanks and equipment.	Proposed Project Description: Construct a pre- engineered 45' x 75' canopy for storing new empty tanks and equipment.
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 06/29/2010  
 Note: Ok to Issue:

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 07/19/2010  
 Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 07/07/2010  
 Note: Ok to Issue:

- 1) All construction shall comply with NFPA 1 and 101.
- 2) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.

**Comments:**  
 6/29/2010-mes: WAIT FOR PLANNING OK PRIOR TO ISSUING  
 7/1/2010-mes: Phil DiPierro gave the ok to issue the permit. OK TO ISSUE  
 7/19/2010-jmb: Spoke to Jim Biskup, he confirmed the roof will be metal standing seam, ok to issue.

100749



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>343 Warren Avenue</u>		<u>8 Newcomb St</u>	
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>57,785 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  303            D            1-10	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Giroux Oil Co.</u> Address <u>343 Warren Avenue</u> City, State & Zip <u>Portland, ME 04103</u>		Telephone:  <u>797-7111</u>
<p style="text-align: center; font-size: 2em; font-weight: bold;">RECEIVED</p> <p style="text-align: center;">JUN 25 2010</p> <p style="text-align: center;">Dept. of Building Inspections</p>	Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>96,925.00</u>  C of O Fee: \$ <u>75.00</u>  Total Fee: \$ <u>1,065.00</u>
	Current legal use: <u>City of Portland Maine Retail/Service</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Construct a 45' x 75' canopy at the rear of the existing storage building for storing empty tanks and equipment and keeping them out of the weather. new</u>		
Contractor's name: <u>Biskup Construction, Inc.</u> Address: <u>16 Danielle Drive</u> City, State & Zip: <u>Windham ME 04062</u> Telephone: <u>892-9800</u> Who should we contact when the permit is ready: <u>Jim Biskup</u> Telephone: <u>892-9800</u> Mailing address: <u>16 Danielle Drive Windham Maine 04062</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 6/25/2010

This is not a permit; you may not commence ANY work until the permit is issue



# BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

June 25, 2010

Ms. Jeanie Bourke  
Code Enforcement Officer  
Portland City Hall-Third Floor  
389 Congress Street  
Portland, Maine 04101

Dear Ms. Bourke:

Please find attached an application for a commercial building permit for construction of a 45'-0" x 75'-0" canopy to be located adjacent to an existing storage building located at 343 Warren Avenue.

Giroux Oil Company is the Owner of the property and is constructing this canopy to keep their new propane tanks and oil tanks along with other equipment under cover.

The canopy is a pre-engineered building manufactured by Package Industries in Sutton Massachusetts. The engineer of record is Aaron Wilson from Associated Design Professionals.

There are no plans to have any type of electrical or plumbing under this canopy. Light will come from the existing wall pack located on the existing building.

We have received approval from the planning department and have sent to Phil DiPierro the performance guarantee along with the site inspection fee. We are currently waiting to hear from Phil on the pre-construction meeting.

I believe all forms and plans that you require for issuing a building permit is attached. If you have any questions please feel free to contact me.

Sincerely,

James I. Biskup  
President

JIB:clc



# BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

June 25, 2010

Mr. Benjamin A. Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101

RECEIVED

JUN 25 2010

Dept. of Building Inspections  
City of Portland Maine

Dear Mr. Wallace:

Please find attached an application for a commercial building permit for construction of a 45'-0" x 75'-0" canopy to be located adjacent to an existing storage building located at 343 Warren Avenue.

Giroux Oil Company is the Owner of the property and is constructing this canopy to keep their new propane tanks and oil tanks along with other equipment under cover.

The canopy is a pre-engineered building manufactured by Package Industries in Sutton Massachusetts. The engineer of record is Aaron Wilson from Associated Design Professionals.

There are no plans to have any type of electrical or plumbing under this canopy. Light will come from the existing wall pack located on the existing building.

We have received approval from the planning department and have sent to Phil DiPierro the performance guarantee along with the site inspection fee. We are currently waiting to hear from Phil on the pre-construction meeting.

I believe all forms and plans that you require for issuing a building permit is attached. If you have any questions please feel free to contact me.

Sincerely,

James I. Biskup  
President

JIB:clc

**STATEMENT OF SPECIAL  
CONSTRUCTION MONITORING**

**PROJECT: STORAGE BUILDING**  
**Giroux Oil, 343 Warren Ave, Portland, Maine**

**PERMIT APPLICANT: Jim Biskup – Biskup Construction**  
**APPLICANT'S ADDRESS: 16 Danielle Dr, Windham, ME 04062**

**STRUCTURAL ENGINEER OF RECORD**

**Foundations: Associated Design Partners, Inc**  
**Pre-Fabricated Steel Building: Package Industries, Inc.**

**CONTRACTOR: Biskup Construction**

This Statement of Special Construction Monitoring is submitted as a condition for building permit issuance in accordance with Section 1704.0 of the 2003 International Building Code. It includes the Schedule of Special Construction Monitoring and Testing as applicable to this project. Also included is a listing of agents and other approved agencies to be retained for conducting the monitoring and testing applicable to this project.

The Special Construction Monitoring Coordinator shall keep records of all observations listed herein, and shall furnish field reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction, and to the Registered Design Professional of Record. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

The Special Construction Monitoring program does not relieve the Contractor of his or her responsibilities. Job site safety is solely the responsibility of the Contractor. Materials and activities covered under the monitoring schedule are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

Aaron S. Wilson

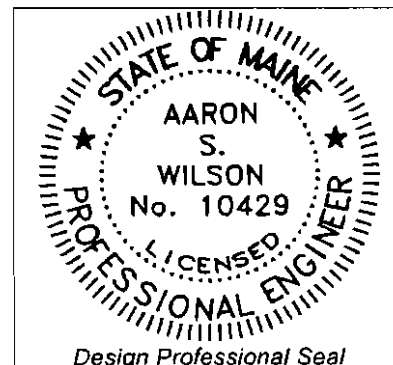
(type or print name)



Signature

6/24/10

Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date



## SPECIAL CONSTRUCTION MONITORING AGENTS

This Statement of Special Construction Monitoring / Quality Assurance Plan includes the following building systems:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Soils and Foundations<br><input type="checkbox"/> Cast-in-Place Concrete Retaining walls<br><input type="checkbox"/> Precast Concrete<br><input type="checkbox"/> Masonry<br><input checked="" type="checkbox"/> Structural Steel<br><input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Spray Fire Resistant Material<br><input type="checkbox"/> Wood Construction<br><input type="checkbox"/> Exterior Insulation and Finish System<br><input type="checkbox"/> Mechanical & Electrical Systems<br><input type="checkbox"/> Architectural Systems<br><input type="checkbox"/> Special Cases |
|---|--|

AGENT	FIRM	CONTACT INFORMATION
1. Engineer of Record (Foundations & Wood Framing)	<b>Associated Design Partners</b>	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
2. Special Construction Monitoring Coordinator	<b>Associated Design Partners</b>	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
3. Field Monitor	<b>S.W. Cole</b>	286 Portland Road Gray, ME 04039-9586 P: (207) 657.2866
4. Testing Agency	<b>S.W. Cole</b>	286 Portland Road Gray, ME 04039-9586 P: (207) 657.2866
5. Engineer of Record (Pre-Fab Metal Building)	<b>Package Industries, Inc</b>	15 Harback Rd Sutton, MA 01590 PH. (508) 865-5871

Note: The testing agency shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

## QUALITY ASSURANCE FOR LATERAL SYSTEMS

### Quality Assurance for Seismic Requirements

Seismic Design Category B  
Quality Assurance Plan Required (Y/N) N

If seismic design category C, and plan is not required, explain (see exceptions to 1705.1)

Description of seismic force resisting system and designated seismic systems:

*Ordinary Steel Moment Resisting Frames*

### Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 94MPH  
Quality Assurance Plan Required (Y/N) N

Description of wind force resisting system and designated wind resisting components:  
*Ordinary Steel Moment Resisting Frames.*

### Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility in accordance with section 1705.3, and 1706.3 of the 2003 IBC code.

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

**Key for Minimum Qualifications of Inspection Agents:**

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

- PE/SE**        Structural Engineer – a licensed SE or PE specializing in the design of building structures
- PE/GE**        Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
- EIT**           Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

**American Concrete Institute (ACI) Certification**

- ACI-CFTT**     Concrete Field Testing Technician – Grade 1
- ACI-CCI**       Concrete Construction Inspector
- ACI-LTT**       Laboratory Testing Technician – Grade 1&2
- ACI-STT**       Strength Testing Technician

**American Welding Society (AWS) Certification**

- AWS-CWI**        Certified Welding Inspector
- AWS/AISC-SSI**    Certified Structural Steel Inspector

**American Society of Non-Destructive Testing (ASNT) Certification**

- ASNT**           Non-Destructive Testing Technician – Level II or III.

**International Code Council (ICC) Certification**

- ICC-SMSI**       Structural Masonry Special Inspector
- ICC-SWSI**       Structural Steel and Welding Special Inspector
- ICC-SFSI**       Spray-Applied Fireproofing Special Inspector
- ICC-PCSI**       Prestressed Concrete Special Inspector
- ICC-RCSI**       Reinforced Concrete Special Inspector

**National Institute for Certification in Engineering Technologies (NICET)**

- NICET-CT**       Concrete Technician – Levels I, II, III & IV
- NICET-ST**       Soils Technician - Levels I, II, III & IV
- NICET-GET**     Geotechnical Engineering Technician - Levels I, II, III & IV

**Exterior Design Institute (EDI) Certification**

- EDI-EIFS**       EIFS Third Party Inspector

**TABLE 1 – SCHEDULE OF SPECIAL CONSTRUCTION MONITORING**

MATERIAL / ACTIVITY		EXTENT of MONITORING (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.3 STEEL CONSTRUCTION</b>						
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Provide inspection reports for field installed bolts to Agent 5 also.	3		
	b. Manufacturers Certificate of Compliance required.	Other	Fabricator to provide Certificate to Agent 1.	5		
2. Inspection of High – Strength Bolting	a. Bearing type connections	Periodic	Provide inspection reports to Agent 5 also.	3		
	b. Slip – critical connections	None	No S-C connections in building			
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers certified mill test Reports.	Other	Fabricator to provide Certificate to Agent 1.	5		
4. Material Verification of weld filler materials:	a. Identification marking to conform to AWS standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers Certificate of Compliance required.	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
5. Inspection of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
	b. Roof deck attachment	Periodic	Provide inspection reports to Agent 5 also.	3		
6. Inspection of Steel Frame Joint details for compliance with approved documents.	a. Bracing / moment frame connections	Periodic	Provide inspection reports to Agent 5 also.	3		
	b. Member locations	Periodic	Provide inspection reports to Agent 5 also.	3		
	c. Application of joint details at each connection.	Periodic	Provide inspection reports to Agent 5 also.	3		

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.4 CONCRETE CONSTRUCTION</b>					
1. Inspection of reinforcing steel, including placement.	Periodic		3		
2. Inspection of reinforcing steel welding	None	No welding of rebar specified in contract drawings			
3. Inspect bolts embedded into concrete prior to and during placement of concrete where allowable loads have been increased.	None	Allowable loads have not been increased for lateral loads.			
4. Verify concrete mix design(s)	Periodic	SER to review and approve mix design(s) prior to delivery. Field agent to verify delivery ticket matches approved mix design.	1,3		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.	Continuous		3,4		
6. Inspection of concrete placement for proper techniques.	Continuous		3		
7. Inspection for maintenance of specified curing temperature and techniques.	Periodic		3		
<b>1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2</b>					
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	None			
	b. Construction of mortar joints	None			
	c. Location of reinforcement	None			
	d. Pre-stressing technique	None	No pre-stressing in building		
	e. Grade and size of pre-stressing tendons.	None	No pre-stressing in building		
2. The Inspection program shall verify the following:	a. Size and location of structural elements.	None			
	b. Type, size, and location of embedded anchors.	None			
	c. Size, grade, and type of reinforcing	None			

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2</b>						
2. The Inspection program shall verify the following, cont:	d. welding of reinforcing bars	None				
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	None				
	f. Application and measurement of pre-stressing reinforcement	None	No pre-stressing in building			
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	None				
	b. Placement of reinforcement	None				
	c. Proportions of site-prepared grout	None				
	d. Construction of mortar joints	None				
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		None				
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed		None				
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		None				
<b>1704.6 WOOD CONSTRUCTION</b>						
1. Horizontal Diaphragms and Vertical Shearwalls	a. Inspect sheathing size, grade, and thickness for conformance with construction documents.	None				
	b. Inspect sheathing fastener size and pattern for conformance with construction documents.	None				
	c. Verify attachment to supporting elements is per contract documents.	None				
2. Wood truss fabricator certification / quality control procedures	Verify shop fabrication and quality control procedures for wood truss plant.	None				
3. Material Grading	Verify material grading for sawn lumber for compliance with construction documents. Verify manufactured lumber (LVL'S, PSL's) for conformance with construction documents.	None				

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.6 WOOD CONSTRUCTION</b>						
4. Wood Connections	Verify that connections are made as shown in the contract documents. For connections not specifically detailed, verify conformance with IBC 2003 Ch. 23	None				
5. Framing	Verify that framing is installed in accordance with construction documents.	None				
6. Pre-Fabricated Wood Trusses	Inspect truss and all bracing installation. Bracing to be installed per fabricator's recommendations and BCSI 1-03	None				
<b>1704.7 SOILS</b>						
1. Site Preparation	Inspect preparation of site for conformance with Geotechnical recommendations prior to placement of prepared fill.	Periodic		3		
2. Fill Placement	During Fill Placement verify that material and lift thickness comply with approved Geotechnical report.	Periodic		3		
3. In-Place Soil Density	Verify compliance of in-place compacted dry density with approved Geotechnical report.	Periodic		3		
<b>1704.7 PILE FOUNDATIONS</b>						
	Record installation and testing of procedures of each pile. Submit reports to building official and EOR. Reports to include pile tip cutoff elevation relative to a common benchmark.	None	No Piles on Job			
<b>1704.10 ARCHITECTURAL WALL PANELS AND VENEERS</b>						
	Verify compliance of attachment of interior and exterior Architectural veneers to supporting structure for building in Seismic Design Category E or F.	None	Building is Seismic Design Category B			

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.11 SPRAYED FIRE-RESISTANT MATERIAL</b>	a. Verify conformance of the prepared surface with manufacturer's specifications prior to application of material.	None	No Sprayed Fire-Resistant material in building.			
	b. Verify that substrate's ambient temperature meet manufacturer's specifications.	None				
	c. Verify that material thickness meets design specifications.	None				
	d. Verify that the material density meets the design specifications. Test in accordance with ASTM E 605.	None				
	e. Verify that bond strength between material and substrate is greater than or equal to 150 psf. Test in accordance with ASTM E 736 and IBC 2003 1704.11.5.1 – 1704.11.5.2	None				
<b>1704.12 EXTERIOR AND INSULATION AND FINISH SYSTEMS (EIFS)</b>	Verify conformance of EIFS installation with manufacturers and design specifications.	None	No EIFS on building.			
<b>1704.13 SPECIAL CASES COLD FORMED METAL FRAMING</b>						
1. Framing	Verify member size, thickness, material, and spacing is in accordance with design specifications and drawings.	None				
2. Framing Connections	Verify that member connections are in accordance with design specifications and drawings.	None				
3. Welding	Verify welding of cold formed members is in accordance with design specifications and AWS standards.	None				



**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
4. Light Gage Trusses	a. Verify that light gage trusses are design in accordance with the loads specified on the contract documents.	None				
	b. Verify that light gage trusses and truss bracing is installed per manufacturers specifications, contract documents, and BCSI 1-03 guidelines.	None				
1704.10 SMOKE CONTROL	a. Test ductwork for leakage and recode device locations prior to concealment of mechanical systems.	None				
	b. Prior to building occupation, perform pressure difference testing, flow measurements and detection, and control monitoring.	None				



# Certificate of Design Application

ASSOCIATED DESIGN PARTNERS, INC

From Designer:

Date:

Job Name:

Address of Construction:

6-22-10

GIROUX OIL

343 WARREN AVE, PORTLAND MAINE

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) S

Type of Construction 5

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N

Is the Structure mixed use? N If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? N Geotechnical/Soils report required? (See Section 1802.2) Y

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
STORAGE	125 PSF
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

ANALYTICAL	Design option utilized (1609.1.1, 1609.6)
94	Basic wind speed (1809.3)
1.0	Building category and wind importance Factor, $w$ table 1604.5, 1609.5)
B	Wind exposure category (1609.4)
.55	Internal pressure coefficient (ASCE 7)
_____	Component and cladding pressures (1609.1.1, 1609.6.2.2)
_____	Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

1617.4	Design option utilized (1614.1)
I	Seismic use group ("Category")
.314 / .125	Spectral response coefficients, $S_D$ & $S_{D1}$ (1615.1)
D	Site class (1615.1.5)

NO	Live load reduction
20	Roof <i>live</i> loads (1603.1.2, 1607.11)
50.4	Roof snow loads (1603.7.3, 1608)
60	Ground snow load, $P_g$ (1608.2)
50.4	If $P_g > 10$ psf, flat-roof snow load $P_f$
1	If $P_g > 10$ psf, snow exposure factor, $C_e$
1	If $P_g > 10$ psf, snow load importance factor, $I_s$
1.2 COLD RF	Roof thermal factor, $C_t$ (1608.4)
NA	Sloped roof snowload, $P_s$ (1608.4)
B	Seismic design category (1616.3)
OMF	Basic seismic force resisting system (1617.6.2)
3.5 / 3	Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (1617.6.2)
1617.4	Analysis procedure (1616.6, 1617.5)
6.8K	Design base shear (1617.4, 1617.5.1)
<b>Flood loads (1803.1.6, 1612)</b>	
NA	Flood Hazard area (1612.3)
NA	Elevation of structure
<b>Other loads</b>	
NA	Concentrated loads (1607.4)
NA	Partition loads (1607.5)
NA	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



## Certificate of Design

Date: 6-22-10

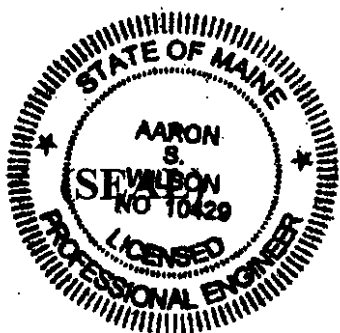
From: ASSOCIATED DESIGN PARTNERS, INC

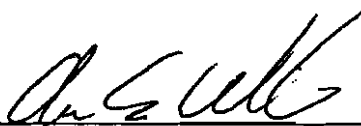
These plans and / or specifications covering construction work on:

GIROUX OIL 343 WARREN AVE, PORTLAND MAINE

METAL STORAGE BUILDING

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: 

Title: ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS, INC

Address: 80 LEIGHTON RD

FALMOUTH, ME 04105

Phone: 878-1751

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

**Designer:** ASSOCIATED DESIGN PARTNERS, INC

**Address of Project:** GIROUX OIL 343 WARREN AVE, PORTLAND MAINE

**Nature of Project:** METAL STORAGE BUILDING

\_\_\_\_\_

\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



**Signature:** *Aaron S. Sealon*

**Title:** 6-22-10

**Firm:** 6-22-10

**Address:** 80 LEIGHTON RD  
FALMOUTH, ME 04105

**Phone:** 878-1751

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**Package Industries, Inc.**

Manufacturer of the Package Steel Building System™  
It's Just a Better Package™

15 Harback Road  
Sutton, Massachusetts  
01590

(800) 225-7242  
(508) 865-6871  
(FAX) 865-6130

www.packagesteel.com  
sales@packagesteel.com

Customer:  
Biskup Construction Inc.  
16 Danielle Drive  
Windham, ME 04062

Project:  
Giroux Oil  
Warren Avenue  
Portland, ME 04103

Date: 6/11/10  
Project ID: 10709

Width:	Length:	Lt. Eave:	Rt. Eave:	Pitch:
45 ft.	75 ft.	17.67 ft.	16.33 ft.	1.0:12

To Whom It May Concern,

This letter is to certify that the subject building is designed and fabricated in accordance with the order documentation; The 13th Edition of The American Institute of Steel Construction (AISC) "Manual of Steel Construction"; the 2001 Edition of the North American United States Manual (NAUS01); the 2006 Edition of the MBMA Low Rise Building Systems Manual and the applicable sections of The American Welding Society (AWS D1.1) specifications for the loads indicated.

The criteria for application of design loads are as follows:

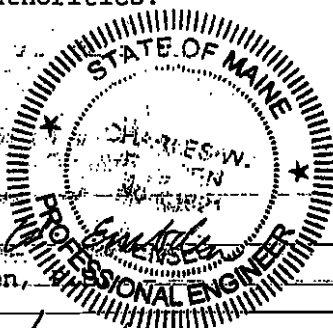
GOVERNING CODE:	IBC 03	BUILDING CLASS:	II - Normal
Dead Load:	3.000 psf	Ground Snow, Pg:	60.0000 psf
Collateral Load:	3 psf	Flat Roof Snow, Pf:	50.4 psf
Live Load:	20.00 psf	Snow Exp. Factor, Ce:	1.00
Live Load Reduction:	No	Snow Therm. Factor, Ct:	1.20
Basic Wind Speed:	94 mph	Snow Imp. Factor, Is:	1.0000
Wind Exposure:	B	Seis. Imp. Factor, Ie:	1.00
Enclosure Type:	Partial	Seis. Design Cat., SDC:	B
Wind Imp. Factor, Iw:	1.00	Site Class:	D
Int. Pres. Coef., GCpi:	0.55	Spec. Resp. Coef., Sds:	0.3311
Auxillary Load:	None	Spec. Resp. Coef., Sd1:	0.1248

Note:

Additional components, such as panel and trims, may be fabricated and provided for use in a Package Industries, Inc. (PII) building by other manufacturers.

This Letter of Certification applies solely to the building frames and components as supplied by PII and specifically excludes any foundation, masonry, general contract work, and materials not furnished by PII. It also excludes any unauthorized modification to the PII framing systems. The Buyer is responsible for verifying that the loads, specified above, are in compliance with those required by the local regulatory authorities.

Sincerely,



*Charles Embden*  
Charles Embden

6/23/10



• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

10-0411

May 28, 2010

Biskup Construction, Inc.  
Attention: Mr. Jim Biskup  
16 Danielle Drive  
Windham, ME 04062

Subject: Limited Geotechnical Engineering Services  
Proposed Giroux Oil Canopy  
343 Warren Avenue  
Portland, Maine

Dear Jim:

In accordance with our Agreement dated May 12, 2010, we have observed test pit explorations in order to make a geotechnical bearing capacity evaluation for the Proposed Giroux Oil Canopy structure located at 343 Warren Avenue in Portland, Maine. This report summarizes our findings and recommendations and its contents are subject to the limitations set forth in Attachment A.

Based on information and plans provided by you, we understand new construction will consist of a new pre-engineered, steel-framed canopy structure measuring about 45 by 75 feet in plan dimension. The canopy will be attached to the northerly side of an existing storage building. We understand there will be a slab-on grade below the new canopy area with a finish floor elevation of 64.67 feet (project datum), matching that of the existing storage building and requiring cuts and fills of less than one foot from existing grade. We understand the canopy is planned to be supported on 8 reinforced concrete pier footings around the footprint periphery, and will have a perimeter frost wall. We understand a perimeter foundation underdrain is planned. The proposed general canopy area is gravel surfaced and a small storage building with a slab-on-grade exists within the proposed footprint which will be razed in favor of the new construction.

S. W. COLE ENGINEERING, INC. observed the making of two test pits at the proposed site on May 25, 2010. The test pits were made by Eastern Excavation, Inc. working under subcontract to Biskup Construction, Inc., using a small rubber-tracked excavator. The test pit locations were selected by Biskup Construction, Inc. based on proposed canopy footprint corners. It should be noted that the number and location of the test pits was limited due to current site use as an active parking area and driveway. Approximate test pit locations are shown on the attached Exploration Location Sketch.

Test pit TP-1 generally encountered fill material consisting of brown silty gravelly sand with various organics and debris to a depth of about 6.4 feet. Underlying the fill, the test pit encountered gray clayey silt with organics to a depth of about 6.8 feet, overlying gray and olive silty clay. The test pit was terminated in the gray and olive silty clay at a depth of about 7.7 feet. Free water was observed in the test pit after completion at a depth of about 7.5 feet.

Test pit TP-2 generally encountered fill material consisting of brown gravelly sand with some silt to a depth of about 1.5 feet, transitioning to dark gray and black clayey silty sand with organics, wood debris, and fabric debris to a depth of about 3.5 feet. Underlying the fill, the test pit encountered relatively loose gray and black silty sand with frequent organics and pockets of brown fibrous peat to a depth of 7.1 feet, overlying gray silty clay. The test pit was terminated in the gray silty clay at a depth of about 8.8 feet. The soils in test pit TP-2 appeared damp below a depth of about 3.5 feet. Some water seepage was observed at a depth of about 7.1 feet at the silty clay interface.

In-situ hand vane shear and pocket penetrometer testing was performed on the silty clay encountered at the test pits. Results of the tests are shown on the attached exploration logs.

**The existing fill materials and loose gray and black clayey silt/silty sand with organics and pockets of fibrous peat are not suitable for foundation bearing support. Additionally, it is our opinion that the fill and organic soils are susceptible to settlement and are not suitable for support of the proposed concrete slab. We recommend the existing fill and organic soils be overexcavated until undisturbed, native, silty clay, is encountered. Final cuts made in the silty clay should be performed using a smooth-edged bucket to**

reduce the potential for disturbance to the bearing soils. Backfilling of the overexcavation below the slab should consider proper frost protection or use of **non-frost susceptible materials** considering the slab will be exposed to freezing conditions. Overexcavations below the foundations should be backfilled with **Crushed Stone** meeting the requirements for MDOT Type C "Underdrain Aggregate", wrapped in a woven geotextile such as Mirafi 500X or equivalent. In all cases, we recommend **footings bear on a minimum 24-inch thickness of fabric wrapped Crushed Stone overlying undisturbed**, native silty clay. Foundations bearing on properly prepared subgrade below the frost depth should be designed using a net allowable soil bearing capacity of 1.5 ksf or less. For frost protection the bottom of the foundations should be placed at least 4.5 feet below exterior finish grade.

Our scope of work has not included backfill and compaction recommendations, excavation and weather considerations, slab-on-grade evaluation, foundation drainage recommendations, or evaluation of post-construction settlement including that related to cohesive soil consolidation. Based on our experience on other projects in the area, the upper layer of stiff silty clay often transitions to relatively softer clay with depth that can, depending on proposed loading, be compressible and susceptible to post-construction settlement. Evaluation of the deeper clay deposit for settlement would require performing test borings to obtain undisturbed samples of the clay and subsequent laboratory consolidation testing. We would be pleased to provide a proposal for additional services and evaluation, as requested.





10-0411  
May 28, 2010

It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions or if we may be of further assistance, please do not hesitate to contact us.

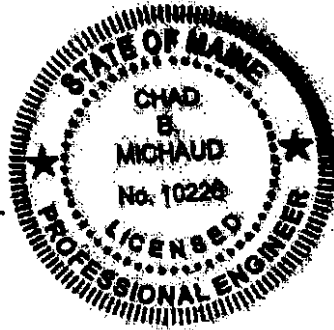
Very truly yours,

**S. W. COLE ENGINEERING, INC.**

Evan M. Walker, E.I.  
Geotechnical Engineer

A handwritten signature in black ink, appearing to read "Chad B. Michaud".

Chad B. Michaud, P.E.  
Senior Geotechnical Engineer

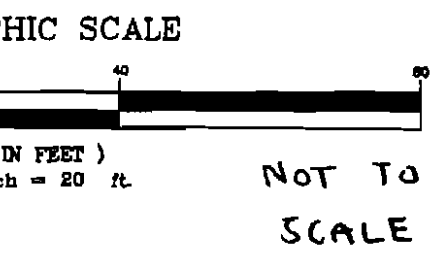
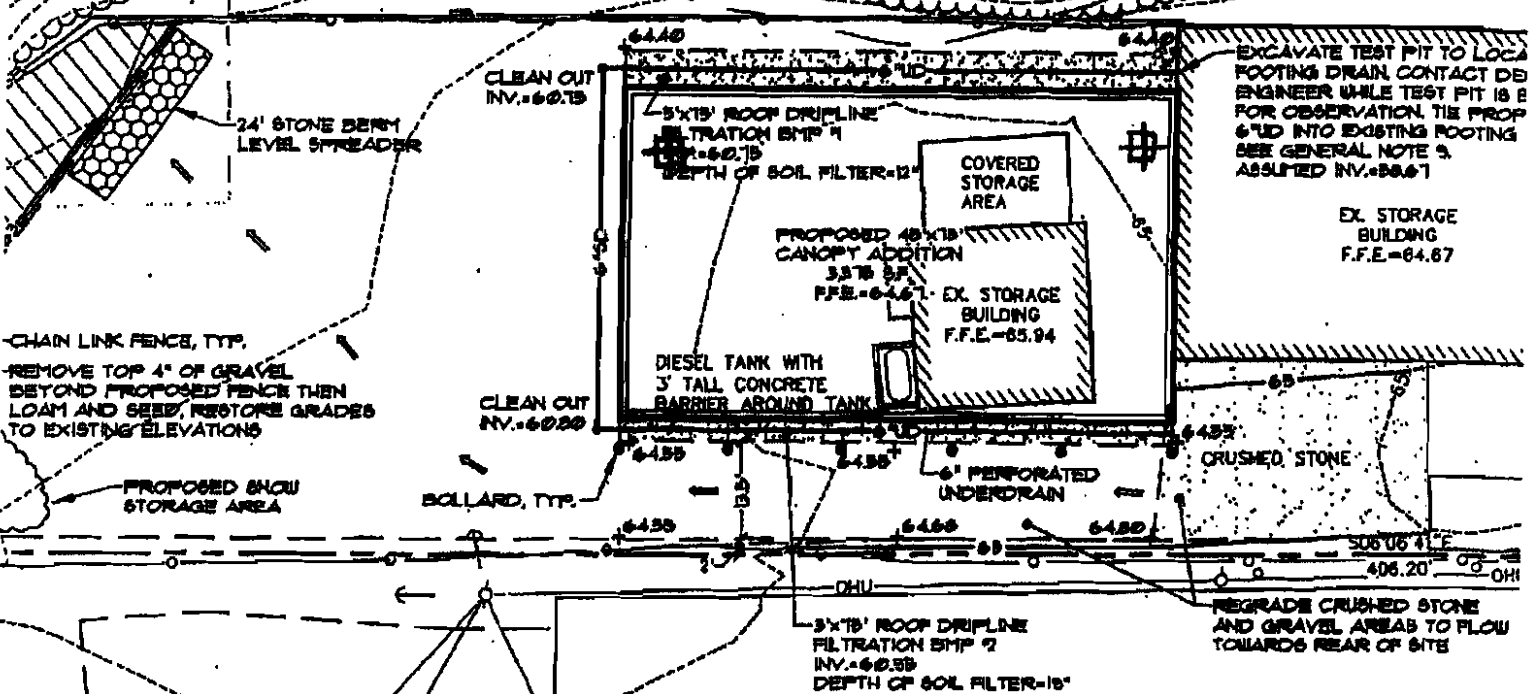
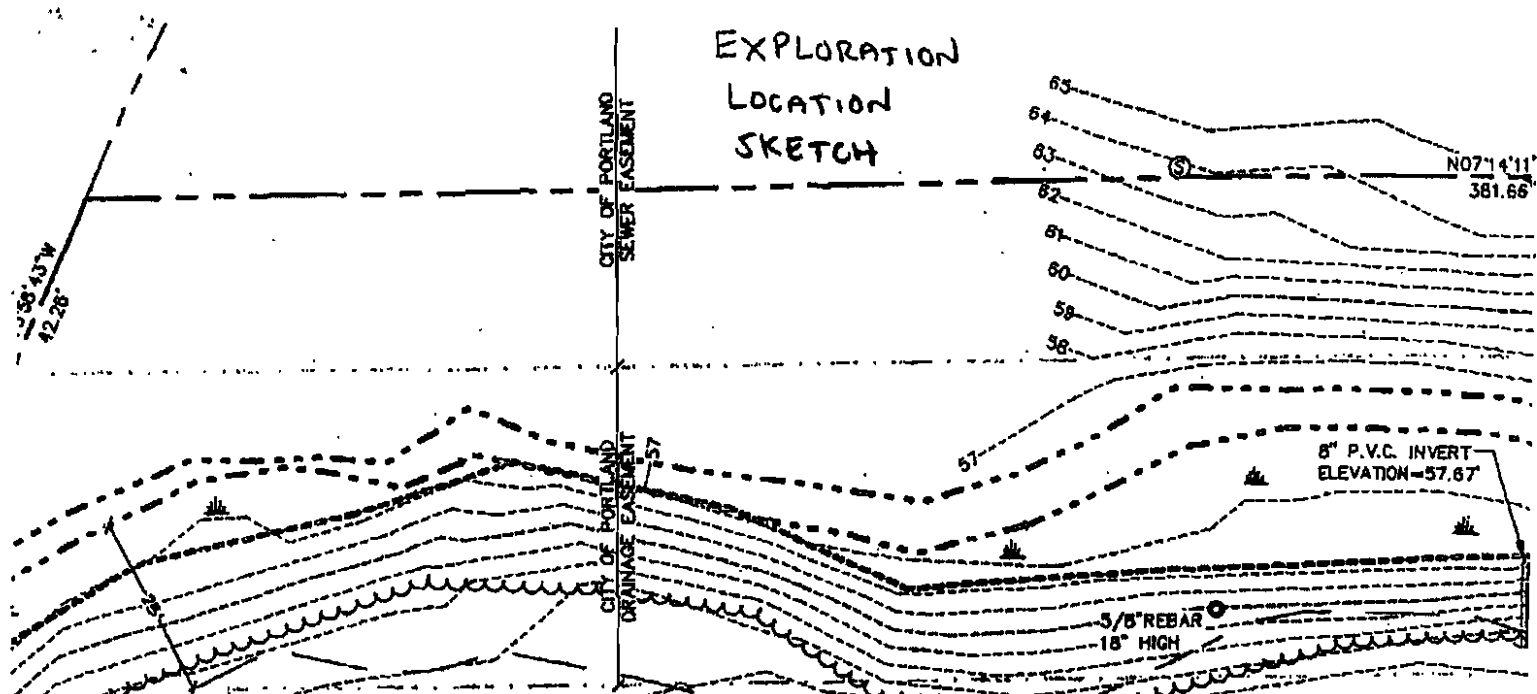


EMW-CBM:emw

**Attachments:**

- Exploration Location Sketch
- Test Pit Logs
- Test Pit Photos

# EXPLORATION LOCATION SKETCH



## CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES OR REGULATIONS.

# APPROXIMATE  
TEST PIT  
LOCATION



**TEST PIT LOGS**

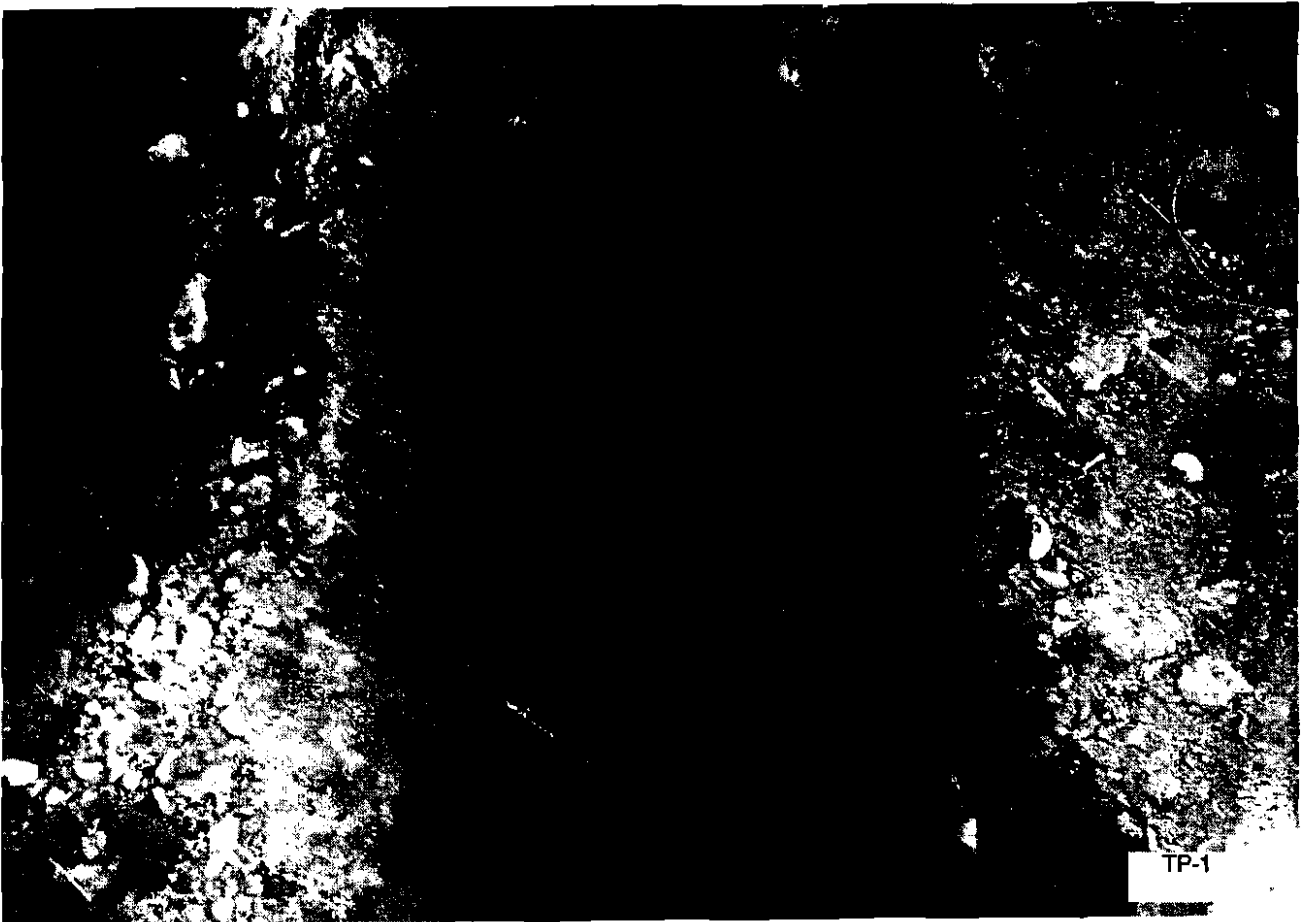
PROJECT/CLIENT: PROPOSED GIROUX OIL CANOPY / BISKUP CONSTRUCTION, INC.  
 LOCATION: 343 WARREN AVENUE, PORTLAND, MAINE

PROJECT NO. 10-0411  
 SWC REP. EMW

<b>TEST PIT TP-1</b>			
DATE: <u>5/25/2010</u>		SURFACE ELEVATION: <u>85' +/-</u>	LOCATION: <u>SEE PLAN</u>
SAMPLE NO.	DEPTH	DEPTH (FT)	
		BROWN SILTY GRAVELLY SAND WITH TRACE COBBLES (FILL) WITH: ROOTS, ORGANICS, GLASS, POCKETS OF BLACK LOAM, BRICK FRAGMENTS	
		SMALL STUMP WITH ROOTS @ 4' +/-	
	6.4'		
	6.8'	GRAY CLAYEY SILT WITH ROOTS/ORGANICS	S <sub>v</sub> = 1.2 KSF
		OLIVE/GRAY SILTY CLAY	
	7.7'	~ STIFF ~	
COMPLETION DEPTH: <u>7.7</u>		DEPTH TO WATER: <u>FREE WATER @ 7.5' +/-</u>	

<b>TEST PIT TP-2</b>			
DATE: <u>5/25/2010</u>		SURFACE ELEVATION: <u>65' +/-</u>	LOCATION: <u>SEE PLAN</u>
SAMPLE NO.	DEPTH	DEPTH (FT)	
	1.5'	BROWN GRAVELLY SAND WITH SOME SILT (FILL)	
	3.5'	DARK GRAY/BLACK CLAYEY SILTY SAND WITH ORGANICS, WOOD DEBRIS, FABRIC DEBRIS (FILL)	
	7.1'	GRAY AND BLACK SILTY SAND WITH FREQUENT ORGANICS AND POCKETS OF BROWN FIBROUS PEAT (PROBABLE RELIC MARSH DEPOSIT) ~ LOOSE ~	q <sub>p</sub> = 0.5-1.0 KSF S <sub>v</sub> = 1.3 KSF
	8.8'	GRAY SILTY CLAY ~ STIFF ~	
COMPLETION DEPTH: <u>8.5'</u>		DEPTH TO WATER: <u>DAMP @ 3.5', SEEPAGE @ 7.1'</u>	





Applicant: Giroux Oil

Date: 2/2/10

Address: 343 Warren Ave

C-B-I: 303-D-001-7010

CHECK-LIST AGAINST ZONING ORDINANCE

Where results are the smaller  
Play

Date -

Zone Location - B-4 Zone

Interior or corner lot -

Proposed Use/Work -  
elevations  
Sewage Disposal -

45' x 75' canopy open on 3 sides  
for storage bldg of propane tanks

Lot Street Frontage - 60' req - 148.93' shown

Front Yard - 20' except driveway exist in

Rear Yard - 20' min - 61' scaled

Side Yard - 10' min - 13.5' shown  
new Comb st

Projections -

Width of Lot - 145' scaled

Height - 1 story 65' max

Lot Area - 10,000 sq ft min - 58,381 sq ft per Assessor's

Lot Coverage (Impervious Surface) -

80% max allowed / 20% pervious = 11,676.2 sq ft min  
76 x 250' = 17,500 sq ft

Area per Family - N/A

OK has more pervious ALSO

Off-street Parking - NO change in required # of spaces with this application  
pkg spaces NOT shown on plans 4/23/10 plans

Loading Bays -

Site Plan - # 09-79900025

60 x 95 = 5700 ÷ 400 = 14.25 pkg spaces req

Shoreland Zoning/Stream Protection -

N/A

Flood Plains - check panel 6 zone X

**MARGE SCHMUCKAL – ZONING ADMINISTRATOR  
MAY 6, 2010**

The April 23, 2010 plans show the parking now on the submitted plans. 14 parking spaces are required for the business. 22 parking spaces are shown on the submitted plans.

The revised plans are showing that all the B-4 zoning requirements are being met.

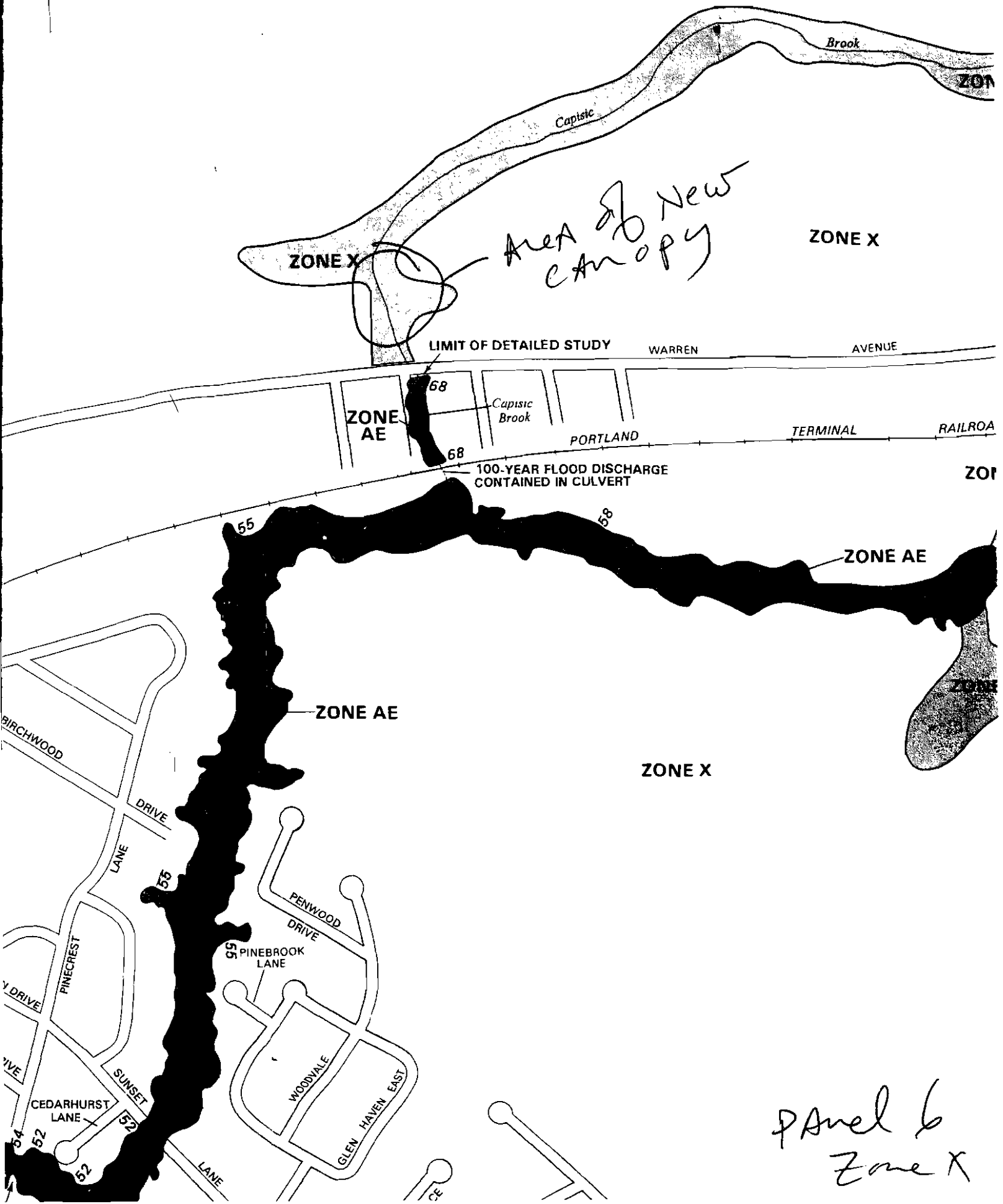
**Zoning Administrator Marge Schmuckal**  
**February 8, 2010**

This project is located within a B-4 Zone on an existing developed lot. The principal use is conforming to the underlying zone. All dimensional zoning requirements appear to be met including setbacks, height, and impervious surface.

The new construction is not in a regulated flood plain zone (panel 6 zone X). The site plan application does not show any elevations of the new canopy. The site plan also does not show existing parking. The new canopy would not increase the number of parking spaces, but I would like to review the entire site for parking compliance.

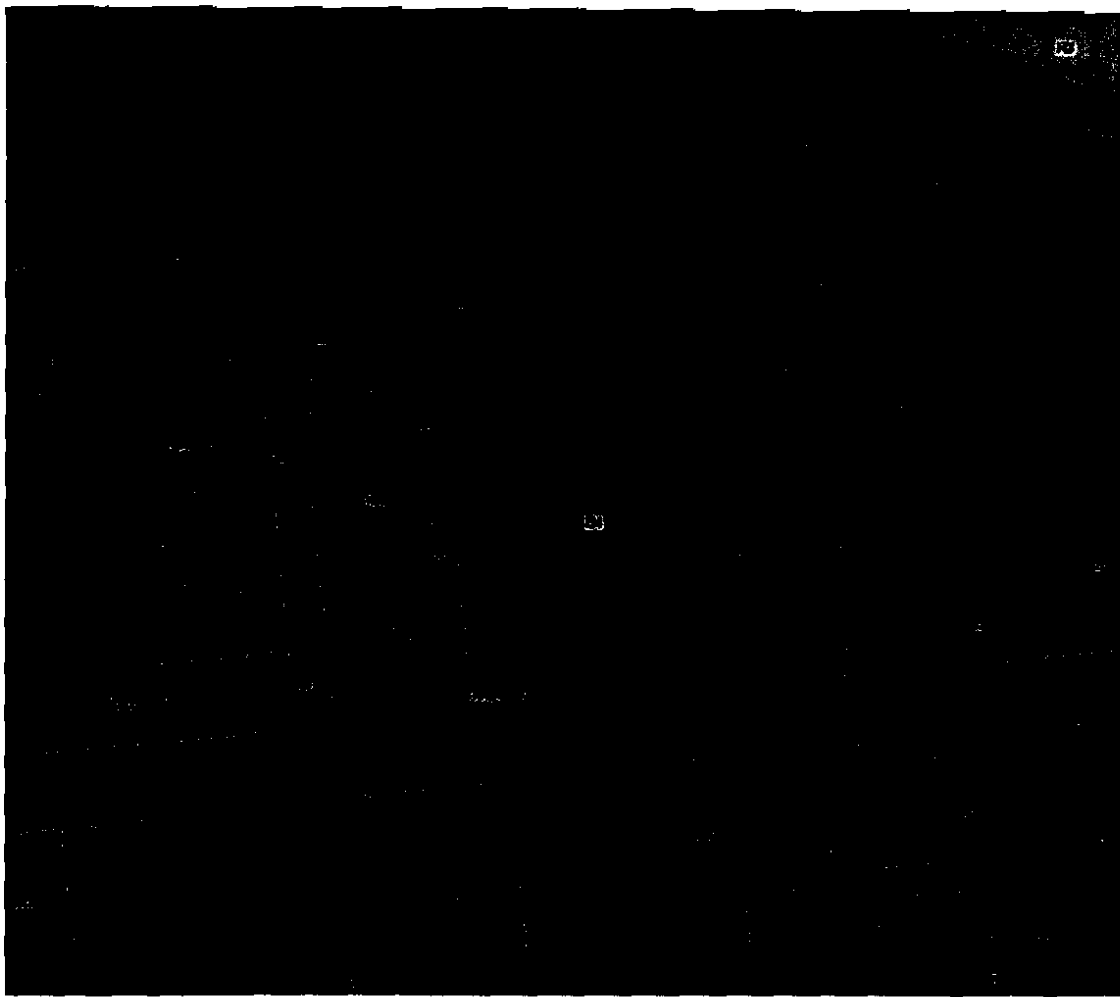
Page one states that the small storage building will be removed to allow for the proposed construction. Then what happens to the shed? Is it returned to the site, or not? If it is returned to the site, where will it be permanently located?

We will need to see the approved NRPA permit prior to finalization.



Panel 6  
Zone X



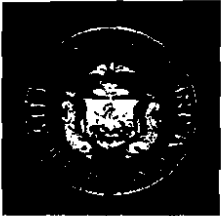


City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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Portland, Maine  
04101



# PORTLAND MAINE

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Penny St. Louis Littell, Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

## Meeting Information

DATE: 3/19/10 ZONE: B-4

LOCATION: 343 WARREN AVE (Giroux O.L.)

PEOPLE PRESENT: Alex Bill Clark - DAVID M. PINEO - Barbara B - Tom E,

MR. Giroux - Nancy St. Clair - Jim B - Jean F - Marge

DISCUSSION: <sup>Mr. Giroux</sup> Thinks we don't like his "opening" to street -  
not removing any parking -

- 60% of the trucks go home
- zoning just wants parking to be shown - It is NOT AN Apparent Problem -
- Tom Erico discussed the front parking & what owner preferred
- updated Boundary Survey issue
- concerned that the project just keeps blossoming & blossoming
- worried about the breaking point -
- 1987 Plan - Sebago HAS -
- since then another 2nd Bldg put up that Sebago doesn't have
- right-title & interest -
- \* <sup>Should</sup> supply copy of Deeds for the Nichols property -
- opportunity of landscaping up front - unusable pockets → use for landscaping in the ground -
- Discussed Fire Dept concerns -
- NO SNOW in the STREAM

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).

Need 2 permit by full permits - Dawn Hallowell -

**Marge Schmuckal - Fwd: Giroux Oil Company 343 Warren Avenue-Response to preliminary staff comments**

---

**From:** Jean Fraser  
**To:** Errico, Thomas; Gautreau, Keith; Margolis-Pineo, David; Schmuckal, Ma...  
**Date:** 2/12/2010 10:40 AM  
**Subject:** Fwd: Giroux Oil Company 343 Warren Avenue-Response to preliminary staff comments  
**CC:** Barhydt, Barbara; Goyette, Dan  
**Attachments:** Giroux Oil.pdf

---

Please see this **ADDITIONAL INFORMATION** from Sebago Technics to assist in your review (final comments due on Wed Feb 17th unless the other info arrives too late).

I think she has omitted the fact that here are 2 overhead doors on the existing (large) storage building that face Newcomb but I don't know if that is a significant piece of info.

I will forward the plans/elevations as soon as they are received.

>>> "Nancy St.Clair" <nstclair@sebagotechnics.com> 2/11/2010 4:43 PM >>>

Hi Jean,

It was nice to speak to you yesterday. Based on our conversation, it is my understanding that various staff members have asked for additional information to support our application materials submitted on behalf of Giroux Oil Company's proposed canopy addition. You indicated that there will be a follow-up staff meeting next Wednesday February 17, 2010 at which time the project will receive its official review. You asked that we provide materials and information to respond to the initial questions raised if possible before the next staff meeting next week.

Before we address the specific questions, we wanted to get additional clarification out to all parties with regard to the proposed items to be stored under the new canopy. We have spoken again to the owner's representative regarding their proposal for uses under this new canopy. The canopy addition will be used for storage of items such as empty new propane tanks and other typical equipment used in the applicant's operation such as boilers and empty heating oil tanks. The canopy is intended to get these items generally under cover from the weather and to allow ease of access to this equipment. These items are currently stored in the small existing storage building that is located within the footprint of the proposed canopy expansion. No trucks will be parked under the canopy (our previous cover letter erroneously stated that the canopy would be used for propane trucks and equipment storage).

Based on my notes, it is my understanding that you and other staff have requested the following information (in *italics* below). For ease of review, our responses follow each item below:

- *What is happening to the small storage building located in the area of the canopy addition?* This building will be removed from the site entirely. The equipment (boilers, new empty tanks, etc.) currently stored in this building will be relocated to under the canopy. This will allow ease of access to these items.
- *Submit a plan showing existing and proposed parking, including information on parking needs.* Our office is currently preparing this plan and information. According to the owners, they have 6 employees in the office throughout the day. They have 5 oil and propane truck drivers and 4 technicians, who are on the road throughout the day. They have a total of 14 trucks, 7 of which go home with their employees each night.

- **Address landscaping:** We are currently assessing the site landscaping provisions and have asked one of our landscape architects to review this. Any additional information you can provide regarding the City's expectations on this item, given the setting and site constraints, would be beneficial.
- **Provide a description of internal parking and circulation.** Our office is currently preparing this plan and information to address this request. As we discussed, the applicant's current circulation pattern includes access via Newcomb Street. This access will not change. A chain link fence exists along the westerly property line in the area adjacent to the new canopy addition. This fence will remain. The new canopy and the gravel area at the rear of the site will be accessed along the westerly side of the site, between the chain link fence and the new canopy (i.e. from within the existing site). There is a gate in the fence near the end of the pavement on Newcomb Street, which would be available as a secondary access to this area if needed.
- **Provide a building elevation showing the proposed canopy in the context of the existing storage building to which it is attached.** The Floor Plan and Elevation of the proposed Canopy Expansion, as prepared by Biskup Construction Inc., is attached to this e-mail.
- **Fire Department Questions:**
  - **What is stored in the building to which the canopy will be attached:** There are three delivery trucks that are parked in this building at night. The trucks access the building via three overhead doors on the southerly side of the building (facing Warren Avenue)
  - **Are there openings in the existing building on the site to which the canopy will be attached:** There are no openings on the side (the northerly side) of the building to which the canopy will be attached. Three overhead doors that access the building are located on the southerly side of the building, as described above. One egress door is located on the southwesterly corner of this building (facing Newcomb Street) this egress door is located on the opposite end of the building from the proposed canopy addition. There are no openings on the easterly side of the building.

We hope that this additional information will assist you and the other reviewers in evaluating the Giroux's application. Please contact me if you have any additional questions or comments. We look forward to hearing from you.

*Thanks,*

*Nancy St.Clair*

Nancy St.Clair P.E.

Senior Project Manager

Sebago Technics, Inc.

One Chabot Street

P.O. Box 1339

Westbrook, Maine 04098-1339

Phone: 207-856-0277 ext. 245

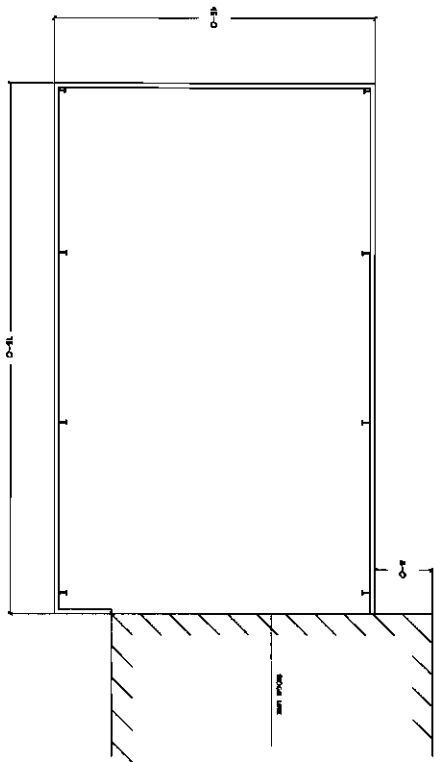
Fax: 207-856-2206

[www.sebagotechnics.com](http://www.sebagotechnics.com)

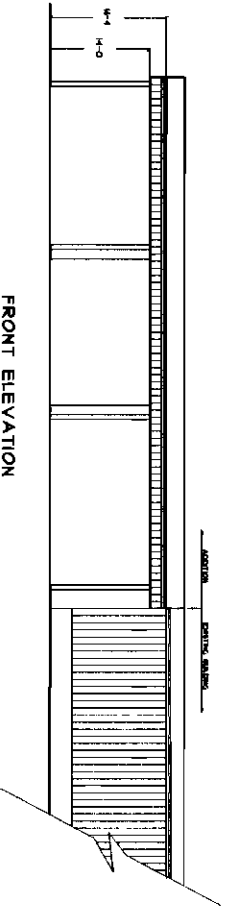
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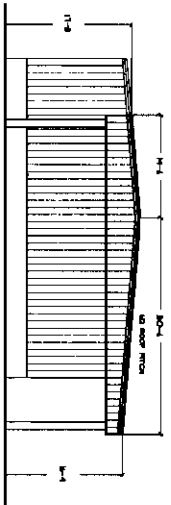
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FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION



**BQ CONSTRUCTION, INC.**  
 10 DANVILLE DRIVE  
 BIRMINGHAM, MAINE 04002  
 TEL: (207) 875-2800  
 FAX: (207) 875-4199  
 WWW.BQCONSTRUCTION.COM

DATE: 2/12/10

PROJECT:  
**PROPOSED ADDITION  
 GIROUX OIL  
 PORTLAND, MAINE**

DATE	DESCRIPTION

DATE: 2/12/10  
 DRAWN BY: J. G.  
 CHECKED BY: J. G.  
 © COPYRIGHT  
 BQ CONSTRUCTION, INC.

SHEET TITLE  
**FLOOR PLAN  
 & ELEVATIONS**

SHEET NUMBER  
**A-1**

SHEET 1 OF 1

2/12/10

**Marge Schmuckal - Giroux Oil 343 Warren**

---

**From:** Jean Fraser  
**To:** Errico, Thomas; Margolis-Pineo, David  
**Date:** 2/11/2010 10:41 AM  
**Subject:** Giroux Oil 343 Warren  
**CC:** Barhydt, Barbara; Schmuckal, Marge

---

Tom and David,

Heres some info re the discussion at Dev Rev.....

The fencing of this site starts about a third of the way down Newcomb and includes a huge gate (along Newcomb) that allows vehicles access to the rear area as well as access from Newcomb directly into two large garages in the rear storage building (that face towards Newcomb). The fencing does not enclose the rear area as its only on 3 sides of it.

Nearer to Warren there are two more garages facing Newcomb but with no fencing in front of them. Parking along the side of the Giroux building on the Newcomb side is perpendicular to Newcomb and only accessible from Newcomb.

5-6 trucks are parked in rear area (where canopy would go) and there is parking all over the site. Access to the rear only from Warren would be very circuitous (and would not allow them to use the four garages and side parking) so I think they are dependent on continued access from Newcomb.

Across the other side of Newcomb are about 6 garages (Vance's) and Bennetts car repair site & house (I think snowplows would turn around in John Bennetts paved area).

Sebago Technics will be sending a plan showing parking (before and after) and vehicle access/maneuvering, but it is likely that this will confirm that the canopy will not change their access and parking arrangements and that access is primarily from Newcomb.


The small storage building is going to be permanently removed.

[Sebago will also send elevations and updated boundary survey]

Jean

303-D-1 to 10

343 WARRSON AVENUE

City of Portland GIS

<p>DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.</p>
<p>Copyright 2007 City of Portland 389 Congress St. Portland, Maine 04101</p>

Marge - BARBARA - DAVIS ~~Phangolis - Pina~~ -  
 Nancy St. Claire Sebago Tech. - Jim  
 Ron & Art Giroux come in a little later

9/16/09  
 Dan Hallowell → DEP

NO closer to stream (closest is 23'  
 New to stream)

45' x 75' (structural) canopy

Still needs to go to DEP for permit by rule  
 NRPA

addition w/ foundation & slab

Technical Standards apply - Not in stream protection

empty propane tanks

25' undisturbed area - can redesign it Do -  
 water quality

size of retention? need guidelines

Capitol Brook watershed - an urban impaired stream -  
 catch the roof water

above ground diesel tanks  
 City to replace under ground pipe (making it larger)

John Mago is the state DOT





Strengthening a Remarkable City. Building a Community for Life

**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director

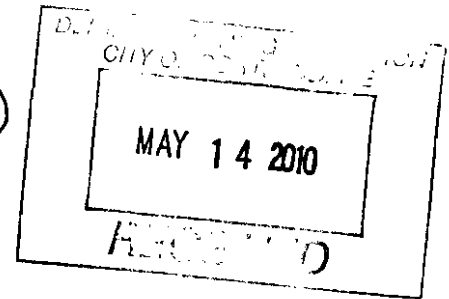
May 14, 2010

Giroux Oil  
343 Warren Avenue  
Portland ME 04103

Sebago Technics  
c/o Nancy St. Clair, PE  
PO Box 1339  
Westbrook, ME 04098

**RE: Giroux Oil Canopy Addition**  
**343 Warren Avenue**  
**Minor Site Plan**  
**Application ID # 09-79900025**  
**CBL: 303-D-010-001**

303-D-001 → 10



Dear Sir/Madam:

On May 14, 2010 the Portland Planning Authority approved a minor site plan for the construction of a new canopy addition and associated drainage and site improvements at 343 Warren Avenue, as submitted by Giroux Oil and shown on the approved plans prepared by Sebago Technics dated 04-20-20 (Site and Grading Plan) and 01-28-10 (Details).

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, including any additional lighting, you must submit a revised site plan for staff review and approval.

The approval is subject to the following **Standard Conditions** that apply to all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. The above approvals do not constitute approval of building plans; a building permit is required which must be reviewed and approved by the City of Portland's Inspection Division and separate permits are required for any new signage.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

**Marge Schmuckal - Fwd: Copy of Giroux Oil Company's Permit By Rule Application**

---

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 5/7/2010 2:08 PM  
**Subject:** Fwd: Copy of Giroux Oil Company's Permit By Rule Application  
**Attachments:** 87068D2.pdf; 87068D1.pdf; 87068S.PDF; 65387.pdf

---

Marge,

I am finalizing the approval letter for Giroux Oil and asked the engineer to confirm re NRPA. This is what she sent.

Could you sign off or let me know if you still need any conditions to be included.

Thanks  
Jean

>>> "Nancy St.Clair" <nstclair@sebagotechnics.com> 5/7/2010 10:54 AM >>>

Hi Jean,

Attached is a pdf of the materials that were filed with the MDEP on April 22<sup>nd</sup> for the NRPA permit by rule. This information is being forwarded for your files as requested in your e-mail from yesterday. Please let me know if you have any questions. We look forward to the receipt of the City's final sign off letter.

*Thanks,*

*Nancy St.Clair*

Nancy St.Clair P.E.

Senior Project Manager

Sebago Technics, Inc.

One Chabot Street

P.O. Box 1339

Westbrook, Maine 04098-1339

Phone: 207-856-0277 ext. 245

Fax: 207-856-2206

www.sebagotechnics.com

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<<87068D2.pdf>> <<87068D1.pdf>> <<87068S.PDF>> <<65387.pdf>>

April 21, 2010  
87068

sebagotech.com

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

Dawn Hallowell  
Maine Department of Environmental Protection  
312 Canco Road  
Portland, ME 04103

**Permit by Rule Application**  
**Giroux Oil Company**  
**343 Warren Avenue, Portland, Maine**

Dear Dawn:

On behalf of Giroux Oil Company, we have enclosed an application for a Permit-by-Rule in association with the construction of a new canopy addition to a building at the existing Giroux Oil facility on Warren Avenue in Portland. The subject parcel is approximately 1.33 acres and is identified as Lots 1 through 10 on Portland Tax Map 303. The site is located within the B-4 Commercial Corridor Zone. Currently, three buildings exist on the property, along with paved and gravel areas for parking and maneuvering. A chain-link fence encircles the limit of the gravel area at the rear of the site. Approximately 0.91 acres of the site is currently covered by impervious surfaces (rooftops, pavement, and compacted gravel).

It is our understanding that the applicant met with you several months ago regarding this site. We exchanged e-mails regarding the proposed canopy addition several weeks ago. The enclosed plans and supporting information reflect the results of our coordination with the City of Portland staff, along with additional input received from you as part of our e-mail exchanges.

**Proposed Improvements**

As discussed, the applicant is proposing to construct a 45-foot by 75-foot (approximately 3,375 square feet) canopy addition to their existing storage building. The canopy addition will be used for storage of items such as empty new propane tanks and other typical equipment used as part of the Giroux Oil Company's normal operations such as boilers and empty heating oil tanks. In order to accommodate the additional storage space needed, the applicant is proposing to add onto their existing metal storage building, avoiding undue disturbance to the drainage course on the site as well as their customer area, offices, and shop located in the building that is immediately adjacent to Warren Avenue.

The canopy addition will be open on three sides to allow for access and will be constructed in the location of an existing 576 square foot storage building in the rear of the site. The small storage building will be removed to allow for the proposed construction. The existing access to the site off of Warren Avenue, as well as the southerly portion of the site (adjacent to Warren Avenue)

will remain unchanged by this application. The building will be situated to allow for the continued access to the rear of the site by vehicular traffic. Typically, access to this portion of the site is limited to employees of Giroux Oil.

No new connections to public utilities (public water and sanitary sewer), associated with the canopy addition, are proposed. No changes to the existing connections to public utilities that serve the office building or any other buildings, located on the property, are proposed.

Based on our initial correspondence with you and the City of Portland staff, the proposed building addition and associated site improvements are located at least 25-feet from the stream in the northern portion of the site. Within the confines of the applicant's property, the existing gravel surfaces associated with the Giroux facility that are currently within 25-feet of the stream will be removed and a vegetative cover will be established. Based on the initial input received from you and the city staff, the grading in the restoration area has been lowered such that the area can more closely mimic a floodplain.

### **Stormwater Management**

The site is located within the Capisic Brook watershed and as such, we have proposed several features to manage stormwater runoff from the proposed building and rear portion of the site. The rear of the site drains overland towards the drainage course north of the applicant's property. This drainage way flows through an existing culvert under the Giroux parking lot in the eastern portion of the site and Warren Avenue. At some point in the future, the City of Portland intends to make a culvert modification on this property in support of the separation of upstream storm and sewer flows in the West Side Interceptor. The proposed improvements will involve the construction of a new, larger culvert in the same location as the existing culvert.

Runoff from the proposed building addition will be collected in a roof drip line Best Management Practice (BMP) along the eastern and western portions of the canopy addition. A six-inch underdrain will be utilized within the roof drip line BMPs and is intended to connect into the existing foundation drains of the rear storage building. The existing underdrains appear to discharge into the drainage course in the eastern portion of the site, just upstream of the existing culvert. By connecting the underdrains of the proposed BMPs into the existing footing drains, we can avoid land disturbing activities (associated with a new outfall) adjacent to the drainage course. The suitability and available inverts for the existing footing drains must be verified at the onset of construction.

Runoff from the existing gravel surface in the rear of the site will pass through a stone berm level spreader prior to draining into the drainage course. This BMP will be constructed within an area that is currently gravel, as depicted on the plans included with this application. The stone berm level spreader will be situated in excess of 25 feet from the drainage course.

Since the proposed canopy addition will be constructed in an area that is currently covered by a building and compacted gravel surfaces, and a portion of the existing gravel lot will be restored to vegetated conditions, we do not anticipate that the proposed project will create an increase in peak runoff rates from the site.

**Municipal Review**

The proposed site improvements are currently under review by the City of Portland Planning staff as an Amended Minor Site Plan review. It is expected that this review process will be completed soon such that the project can move forward to the construction phase.

**Permit-by-Rule Notification**

We have prepared this Natural Resource Protection Act (NRPA) Permit-by-Rule to notify the MDEP of the site improvements within 75-feet of the stream. Given the size of the site and the location of the drainage course in the context of the existing site elements, the proposed site improvements include work within 75' of a protected resource. The work also includes the restoration a portion of the area adjacent to the drainage course that crosses the site, by the removal of fill.

You have indicated that the proposed work should be considered under Chapter 305, Section 2-Activities Adjacent to Protected Natural Resources and Section 12-Restoration of Natural Areas. Since the proposed site improvements will occur at least 25 feet from the stream, it is our understanding that no additional permitting will be required through the Maine Department of Environmental Protection (MDEP).

**Permit-by-Rule Criteria-Section 2**

The following items address the specific review criteria outlined in Chapter 305, Section 2-Activities Adjacent to Protected Natural Resources:

- (1) *No activity or portion of an activity may be located within the 75 foot setback if there is a practicable alternative location on the parcel that would cause or result in less impact on the environment. The following activities are presumed to have no practicable alternative location on the parcel.*
  - (a) *The planting of vegetation for the purpose of controlling erosion or for establishing a vegetative buffer.*
  - (b) *The removal or replacement of underground storage tanks when performed in accordance with 38 M.R.S.A. Section 566-A.*
  - (c) *The replacement of a structure or the placement or replacement of a foundation or supports for a legally existing structure or addition that is not closer to a protected natural resource than the existing structure provided the municipality has approved the location of the replaced or modified structure. However, any fill, other than that required to maintain the integrity of the structure such as foundation backfill, must meet the 75 foot setback standard unless otherwise approved by the DEP pursuant to this section.*
  - (d) *The closure of a landfill in conformance with the DEP's solid waste management rules.*

(e) *Access way consisting of a footpath, stairway, or steps to the resource.*

There is no practicable alternative to avoid construction of the proposed site improvements within 75' of the resource. This approximately 1.33 acre property is in an urban, commercially developed setting. The applicant has owned and operated their business from this site for several decades. The drainage course traverses approximately 60% of the overall length of the property, along the easterly side of the site, and then enters into a large diameter culvert located under the parking area for the Giroux Oil Company site and across Warren Avenue. There are three existing buildings on the property, along with paved and gravel parking and maneuvering areas typical of this setting and appropriate for this type of use. All three existing buildings are located less than 75' from the drainage course.

As noted above, the applicant is proposing to build a canopy addition to one of their existing buildings. In order to do accommodate the additional space needed, the applicant is proposing to add onto their existing storage building at the rear of the site, avoiding undue disturbance to their customer area, offices, and shop located in the building that is immediately adjacent to Warren Avenue.

In order to accommodate this building addition, the applicant intends to remove the third building (located in the northerly portion of the site) from the area of the proposed canopy expansion. Given the space needs for this addition, along with the fact that it needs to be connected to an existing structure, and the existing non-compatible uses that occur in the southernmost building, there is no other more appropriate location for this canopy addition than the location shown.

Given the location of the existing drainage course on the site, observing a 75' setback from the resource (and the 10' municipal side yard setback criteria) would only allow an approximately 9' wide canopy addition to be constructed. This restriction would preclude the feasible and functional construction of an addition to meet the applicant's needs and purpose for the expansion.

Accordingly, the applicant is seeking approval to expand their existing building with a canopy addition that must be located within 75' of the protected resource.

- (2) *Except for those activities listed in Section 2(C)(1)(a)-(e) above, a 25 foot setback must be maintained between the normal high water line or upland edge of the protected natural resource and the activity. Areas that have slopes of 3 horizontal feet: 1 vertical foot (approximately 33% slope), or steeper, may not be counted when determining the 25 foot setback. Existing vegetation within the setback may not be disturbed except for cutting activity meeting the exemption requirements in 38 M.R.S.A. Section 480-Q(23).*

The design for this addition has been modified to the extent practicable to allow an offset from the existing building that will maintain a minimum 25' setback from the resource. The proposed roof drip line BMP has also been designed to respect this 25' setback.

- (3) *Disturbance within the setback must be minimized.*

With the exception of the proposed regrading shown on the plans (in order to remove fill and restore a portion of the area adjacent to the drainage course-as recommended by the MDEP, and as discussed in Section 12 below) no disturbance is proposed within 25' of the existing drainage course.

- (4) *The following measures must be taken to prevent erosion of soil or fill material from disturbed areas:*

- (a) *Staked hay bales or silt fence must be properly installed at the edge of disturbed areas between the activity and the resource before the activity begins;*

A filter barrier is proposed around the perimeter of the work area to protect the resource. This barrier is to be installed prior to the start of construction. See enclosed Minor Site and Grading Plan (Sheet 1 of 3) and the Details Sheet (Sheet 2 of 3).

- (b) *Hay bales or silt fence barriers must be maintained until the disturbed area is permanently stabilized;*

The Erosion Control Measures narrative, outlined on the Details Sheet (Sheet 2 of 3), requires that the filter barrier must be installed prior to the start of construction and must be maintained until all exposed slopes have at least 85% to 90% of vigorous perennial vegetative cover.

- (c) *Within 7 calendar days following the completion of any soil disturbance, and prior to any storm event, mulch must be spread on any exposed soils;*

The Erosion Control Measures narrative, outlined on the Details Sheet (Sheet 2 of 3) requires that all exposed areas within 100 feet of a stream must be anchored with temporary erosion control within 7 days.

- (d) *All disturbed soils must be permanently stabilized; and*

These provisions are also included in the Erosion Control Measures narrative, outlined on the Details Sheet (Sheet 2 of 3).

- (e) *Within 30 days of final stabilization of the site, any silt fence must be removed.*

Item Number 10 of the Construction Schedule included in the Erosion Control Measures narrative, on the Details Sheet (Sheet 2 of 3), addresses this requirement.

- (5) *A footpath to the resource is limited to 6 feet in width and stairs or steps are limited to 4 feet in width.*

No footpath is proposed.



- (6) *All work is limited to the location and extent depicted on the plan or plans submitted pursuant to Subsection B(4) of this section.*

All proposed work is shown on the enclosed Drawing Set as follows:

- Minor Site and Grading Plan Sheet 1 of 3
- Details Sheet 2 of 3
- Details Sheet 3 of 3

#### **Permit-by-Rule Criteria-Section 12**

The following items address the specific review criteria outlined in Chapter 305, Section 12-Restoration of Natural Areas:

- (1) *The following measures must be taken to prevent erosion of soil or fill material from disturbed areas into the proposed resource:*

- (a) *Staked hay bales or silt fence must be properly installed between the area of soil disturbance and the resource before the activity begins;*

As noted above, a filter barrier is proposed between the work area and the protected resource. See enclosed Minor Site and Grading Plan (Sheet 1 of 3).

- (b) *Hay bales or silt fence barriers must be maintained until the disturbed area is permanently stabilized;*

In accordance with the Erosion Control Measures narrative, outlined on the Details Sheet (Sheet 2 of 3), the filter barrier must be installed prior to the start of construction and must be maintained until all exposed slopes have at least 85% to 90% of vigorous perennial vegetative cover.

- (c) *Within 7 calendar days following the completion of any soil disturbance, and prior to any storm event, mulch must be spread on any exposed soils;*

As the Erosion Control Measures narrative (on the Details Sheet (Sheet 2 of 3)) requires, all exposed areas within 100 feet of a stream must be anchored with temporary erosion control within 7 days.

- (d) *All disturbed soils must be permanently stabilized; and*

These provisions are also included in the Erosion Control Measures narrative, outlined on the Details Sheet (Sheet 2 of 3).

- (e) *Within 30 days of final stabilization of the site, any silt fence must be removed.*

The Construction Schedule included in the Erosion Control Measures narrative, on the Details Sheet (Sheet 2 of 3), addresses this requirement (see Item Number 10 of the schedule).

- (2) *Disturbance of wetland vegetation must be avoided if possible. If wetland vegetation must be disturbed during the activity, it must be reestablished immediately upon completion of the activity and must be maintained.*

No wetland alterations are proposed.

- (3) *Non-native wetland plants may not be planted in disturbed areas.*

No wetland plantings are proposed.

- (4) *Only material that has been placed in a natural resource by persons may be removed from these waterbodies except for debris deposited within the previous 12 calendar months, and sand that will be regraded onto existing adjacent sand beaches.*

The proposed regrading is located adjacent to the resource. The proposed regrading of the existing slope is intended to remove former gravel areas and to lower the adjacent grade to create the potential for a restored floodplain in this location. This work is being conducted based on initial feedback and recommendations provided by MDEP staff.

- (5) *Sand may be regraded from below the normal high water line, but machinery may not operate in the water. Equipment operating on shore may reach into the water with a bucket or similar extension. Areas covered by vegetation, either aquatic or terrestrial, may not be disturbed during any beach regrading.*

Not Applicable.

- (6) *Any activity involving the regrading of an existing sand beach must include the installation of permanent erosion control devices, such as water bars and diversion ditches, that prevent future erosion of the sand from upland runoff. The erosion control devices must be installed prior to the regrading of the beach.*

Not Applicable.

- (7) *Vegetation and soil material used in restoring wetland areas must be similar to the vegetation and soil materials occurring under pre-existing natural conditions.*

The restoration area is not within a mapped wetland.

- (8) *No fill other than soil material used to restore natural elevations within a dredged area of a coastal or freshwater wetland may be placed in or adjacent to a natural resource. Sand may not be brought in from off-site to replenish an existing beach.*

No fill is proposed as part of the restoration plan adjacent to the existing drainage course. The disturbed area will be loamed and seeded once the grading activities have been completed.

- (9) *Wheeled or tracked equipment may not operate in the water. Equipment operating on the shore may reach into the water with a bucket or similar extension. Equipment may cross streams on rock, gravel or ledge bottom.*

No wheeled or tracked equipment is proposed to operate in the drainage course. All equipment will access the work area from the existing developed portion of the property.

- (10) *All wheeled or tracked equipment that must travel or work in a vegetated wetland area must travel and work on mats or platforms in order to protect wetland vegetation.*

No wheeled or tracked equipment is proposed to operate in the wetlands. All equipment will access the work area from the existing developed portion of the property.

- (11) *All excavated material must be stockpiled either outside the wetland or on mats or platforms. Hay bales, silt fence or mulch must be used, where necessary, to prevent sedimentation.*

Materials excavated in association with the proposed grading restoration adjacent to the drainage course will not be stockpiled in any wetland area, and will be within the confines of the filter barrier that encircles the work area.

- (12) *If the activity occurs within tidal waters, the activity must occur during the time period approved by the Department of Marine Resources.*

Not Applicable.

### **Permit-by-Rule Materials**

In addition to the attached PBR notification form, the following items are included as part of this submittal:

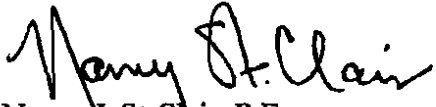
- Drawing Set as follows:
  - Minor Site and Grading Plan (Sheet 1 of 3)
  - Details Sheet (Sheet 2 of 3)
  - Details Sheet (Sheet 3 of 3)
- Location Map
- Secretary of State Registration information for Giroux Oil Company
- Photographs of the area in which this activity is proposed.
- Check for Application Fee of \$65.00.

Closure

If you have any questions regarding the project or if additional information is required, please contact me. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Nancy St. Clair".

Nancy J. St. Clair, P.E.  
Senior Project Manager

NJS:njs/jbl/df  
Enc.

cc: Jim Biskup, Biskup Construction

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PERMIT BY RULE NOTIFICATION FORM**  
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

<b>Name of Applicant:</b> (owner)	Giroux Oil Company	<b>Name of Agent:</b>	Biskup Construction, Inc. / Sebago Technics, Inc.		
<b>Applicant Mailing Address:</b>	343 Warren Avenue	<b>Agent Phone # (include area code):</b>	Biskup: 207-892-8800 Sebago Technics: 207-856-0277		
<b>Town/City:</b>	Portland	<b>PROJECT Information Name of Town/City:</b>	343 Warren Avenue Portland, Maine		
<b>State and Zip code:</b>	Maine 04103-1195	<b>Name of Wetland or Waterbody:</b>	Unnamed Tributary to Caplsic Brook		
<b>Daytime Phone # (include area code):</b>	207-797-7111 (Giroux Oil Company)	<b>Map #:</b>	303	<b>Lot #:</b>	Lots 1-10
<b>Detailed Directions to Site:</b>	From Canco Road take Reed Street to Bell Street to Forest Avenue, turn right onto Forest Avenue. Follow Forest Avenue to its intersection with Warren Avenue. Turn Left onto Warren Avenue, proceed to 343 Warren Avenue to Giroux Oil Company (on the right).				
<b>Description of Project:</b>	Please see cover letter and accompanying plans.				
<b>Part of a larger project? (check one)</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>After the Fact? (check one)</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Check one</b> → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).	

**PERMIT BY RULE (PBR) SECTIONS: (Check at least one)**

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension   |
| <input type="checkbox"/> Sec. (3) Intake Pipes                                   | <input type="checkbox"/> Sec. (11) State Transportation Facil.                    | <input type="checkbox"/> Sec. (18) Maintenance Dredging   |
| <input type="checkbox"/> Sec. (4) Replacement of Structures                      | <input checked="" type="checkbox"/> Sec. (12) Restoration of Natural Areas        | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat  |
| <input type="checkbox"/> Sec. (5) REPEALED                                       | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation                | <input type="checkbox"/> Sec. (14) REPEALED                                       |   |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                                  | <input type="checkbox"/> Sec. (15) Public Boat Ramps                              |   |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization                        | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects                     |   |
| <input type="checkbox"/> Sec. (9) Utility Crossing                               |   |   |

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach** a check for \$65 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name.** If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

<b>Signature of Agent or Applicant:</b>		<b>Date:</b>	4/22/2010
---	---	--------------	-----------

**Keep a copy as a record of permit.** Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

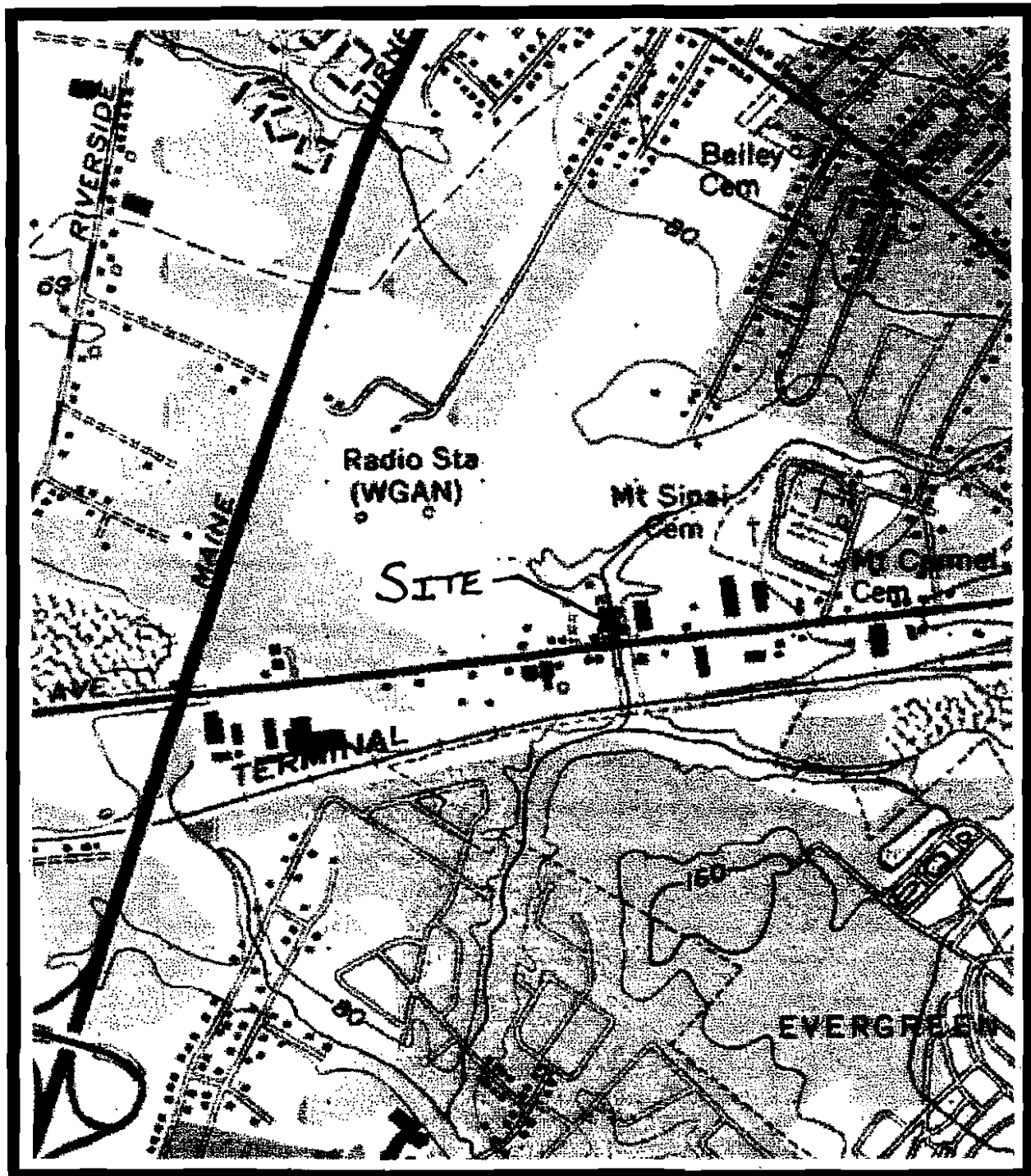
AUGUSTA DEP  
17 STATE HOUSE STATION  
AUGUSTA, ME 04333-0017  
(207)287-3901

PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

<b>OFFICE USE ONLY</b>	<b>Ck.#</b>	<b>Date</b>	<b>Staff</b>	<b>Staff</b>	<b>After Photos</b>
<b>PBR #</b>	<b>FP</b>		<b>Acc. Date</b>	<b>Def. Date</b>	



LOCATION MAP  
 GIROUX OIL COMPANY  
 PORTLAND, MAINE  
 PORTLAND WEST QUADRANGLE  
 SCALE: 1 INCH = 1,000 FEET

  
**Sebago Technics**  
*Engineering & Planning for the Future*



**MAINE**  
 Department of the Secretary of State  
 Bureau of Corporations, Elections and Commissions

Corporate Information

**Information Summary**

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Wed Apr 21 2010 14:21:47. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
GIROUX OIL COMPANY, INC.	19741360 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
06/06/1974	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

GIROUX ENERGY SOLUTIONS A

**Clerk/Registered Agent**

ELLSWORTH T. RUNDLETT III  
 257 DEERING AVENUE  
 PORTLAND, ME 04103

[Back to previous screen](#) [New Search](#)

Click on a link to obtain additional information.

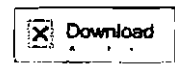
List of Filings

[View list of filings](#)

**Obtain additional information:**

Certificate of Existence <u><a href="#">(more info)</a></u>	<u><a href="#">Short Form without amendments</a></u> (\$30.00)	<u><a href="#">Long Form with amendments</a></u> (\$30.00)
---	---	---

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit our [Feedback](#) page.

© Department of the Secretary of State

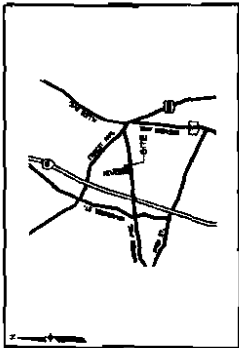
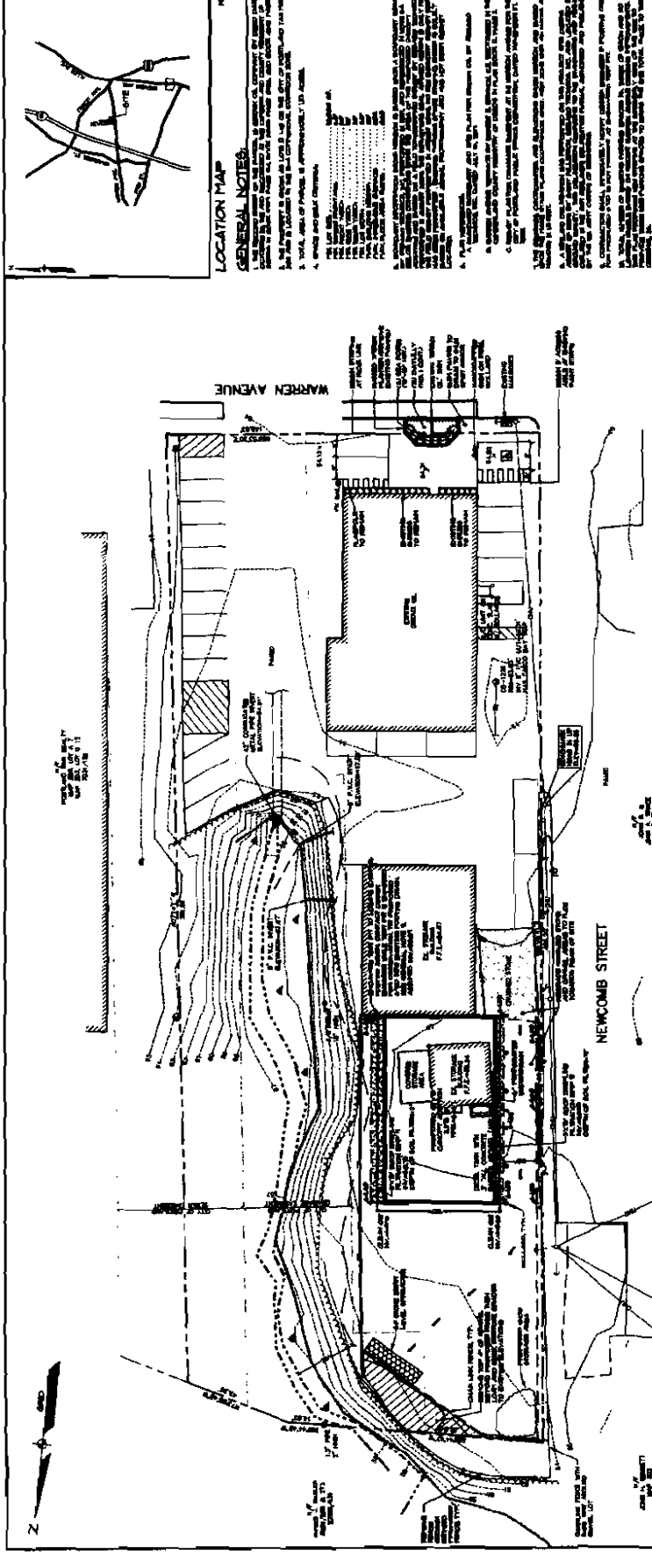


Photo 1: Portion of site along Unnamed Tributary of Capisic Brook



Photo 2: Portion of site along Unnamed Tributary of Capisic Brook





**LOCATION MAP**

**GENERAL NOTES:**

1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WARREN, MICHIGAN, ZONING ORDINANCE AND THE CITY OF WARREN, MICHIGAN, SUBDIVISION MAP ACT.
2. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WARREN, MICHIGAN, ZONING ORDINANCE AND THE CITY OF WARREN, MICHIGAN, SUBDIVISION MAP ACT.
3. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WARREN, MICHIGAN, ZONING ORDINANCE AND THE CITY OF WARREN, MICHIGAN, SUBDIVISION MAP ACT.
4. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WARREN, MICHIGAN, ZONING ORDINANCE AND THE CITY OF WARREN, MICHIGAN, SUBDIVISION MAP ACT.
5. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WARREN, MICHIGAN, ZONING ORDINANCE AND THE CITY OF WARREN, MICHIGAN, SUBDIVISION MAP ACT.

**CONSTRUCTION NOTES, CONT.**

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

**CONSTRUCTION NOTES**

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONCRETE DRIVEWAY
(Symbol)	EXISTING ASPHALT DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	EXISTING UTILITY
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING WALL
(Symbol)	EXISTING WINDOW
(Symbol)	EXISTING DOOR
(Symbol)	EXISTING ROOF
(Symbol)	EXISTING FLOOR
(Symbol)	EXISTING CEILING
(Symbol)	EXISTING STAIR
(Symbol)	EXISTING ELEVATOR
(Symbol)	EXISTING MECHANICAL
(Symbol)	EXISTING ELECTRICAL
(Symbol)	EXISTING TELEPHONE
(Symbol)	EXISTING CABLE
(Symbol)	EXISTING GAS
(Symbol)	EXISTING WATER
(Symbol)	EXISTING SEWER
(Symbol)	EXISTING RAIN
(Symbol)	EXISTING STORM
(Symbol)	EXISTING DRAINAGE
(Symbol)	EXISTING EROSION
(Symbol)	EXISTING SLOPE
(Symbol)	EXISTING TERRACE
(Symbol)	EXISTING RETAINING
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING WALL
(Symbol)	EXISTING WINDOW
(Symbol)	EXISTING DOOR
(Symbol)	EXISTING ROOF
(Symbol)	EXISTING FLOOR
(Symbol)	EXISTING CEILING
(Symbol)	EXISTING STAIR
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(Symbol)	EXISTING RAIN
(Symbol)	EXISTING STORM
(Symbol)	EXISTING DRAINAGE
(Symbol)	EXISTING EROSION
(Symbol)	EXISTING SLOPE
(Symbol)	EXISTING TERRACE
(Symbol)	EXISTING RETAINING

**SHEET INDEX:**

SHEET	DESCRIPTION
1	MINOR SITE AND GRADING PLAN
2	DETAILS
3	DETAILS

**Sebago Technical Services**  
 10000 Woodward Avenue  
 Detroit, Michigan 48202  
 Phone: (313) 963-1000  
 Fax: (313) 963-1001  
 Website: www.sebago.com

**BRONX OIL COMPANY**  
 10000 Woodward Avenue  
 Detroit, Michigan 48202  
 Phone: (313) 963-1000  
 Fax: (313) 963-1001  
 Website: www.bronxoil.com

**BRONX CONSTRUCTION, INC.**  
 10000 Woodward Avenue  
 Detroit, Michigan 48202  
 Phone: (313) 963-1000  
 Fax: (313) 963-1001  
 Website: www.bronxconstruction.com

**SEBAGO TECHNICAL SERVICES**  
 10000 Woodward Avenue  
 Detroit, Michigan 48202  
 Phone: (313) 963-1000  
 Fax: (313) 963-1001  
 Website: www.sebago.com



City of Portland  
Development Review Application  
Planning Division Transmittal form

**Application Number:** 09-79900025      **Application Date:** 1-30-10; PLACED ON HOLD IN Feb 2010; 4-22-2010 received revisions

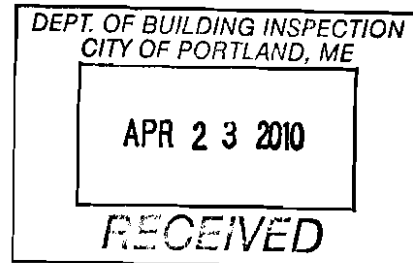
**Project Name:** CANOPY ADDITION  
**Address:** 343 Warren Ave      **CBL:** 303 - D-010-001

**Project Description:** Warren Avenue-343; Canopy Addition; Giroux Oil, Applicant.

**Zoning:** B4

**Other Reviews Required:**  
**Review Type:** MINOR SITE PLAN

Giroux Oil  
343 Warren Avenue  
  
Portland Me 04103



**RECEIVED ON Wednesday at 5pm and distributed as feasible by Friday, 4.23.2010.....THIS IS REVISION TO ADDRESS COMMENTS FROM FEB/MARCH 2010; IS AN EXPADITED REVIEW**

**Distribution List:**

<input type="checkbox"/> Planner	Jean Fraser	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Inspections	Tammy Munson	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Stormwater	Dan Goyette
<input type="checkbox"/> Parking	John Peverada	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input type="checkbox"/> DRC Coordinator	Phil DiPierro		

**Preliminary comments needed by: APRIL 30, 2010**  
**Final Comments needed by: MAY 5, 2010**

*[These deadlines subject to confirmation by Barbara at Dev Rev given new system being implemented]*

sebagotechnics.com

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

April 21, 2010  
87068

Jean Fraser, Planner  
Planning and Development  
City of Portland  
389 Congress Street, Room 315  
Portland, ME 04101

**Amended Minor Site Plan Application**  
**Giroux Oil Company**  
**343 Warren Avenue, Portland, Maine**  
**Response to Staff Comments**

Dear Jean:

On behalf of Giroux Oil Company, we have prepared the following response to staff comments in association with the construction of a new canopy addition to one of their existing buildings at their facility on Warren Avenue in Portland. As you know, after receipt of initial staff comments in February, the applicant had put the project on hold to allow time to decide whether it remained feasible to pursue this work. On March 31, 2010 we were notified that the applicant has decided to proceed. We notified you of this decision on the same day.

**Overview**

As we have indicated before, the Giroux's parcel is approximately 1.33 acres in size and is identified as Lots 1 through 10 on Portland Tax Map 303. The property is on Warren Avenue and abuts Newcomb Street. The site is located within the B-4 Commercial Corridor Zone. Currently, three buildings exist on the property, along with paved and gravel areas for parking and maneuvering. There is a drainage easement along the easterly side of the property that includes a drainage course and a large diameter culvert that crosses Warren Avenue. This culvert is intended to be upgraded soon as part of a municipal CSO project.

As discussed, the applicant is proposing to construct a 45-foot by 75-foot (approximately 3,375 square feet) canopy addition to their existing blue metal building located centrally on their property. The canopy addition will be used for storage of items such as empty new propane tanks and other typical equipment used as part of the Giroux Oil Company's normal operations such as boilers and empty heating oil tanks. In order to accommodate the additional storage space needed, the applicant is proposing to add onto their existing metal storage building, avoiding undue disturbance to their customer area, offices, and shop located in the building that is immediately adjacent to Warren Avenue.

The canopy addition will be open on three sides to allow for ease of access and maneuverability. The addition will be situated to maintain a minimum 25' setback from the drainage course on the site and to allow for the continued access to the rear of the property by vehicular traffic. Typically, access to this portion of the site is limited to employees of Giroux Oil.

The canopy addition will be constructed in the location of an existing 576 square foot wooden storage building in the rear of the site (this wooden storage building is similar in size to a two car garage). As we previously noted, the small storage building will be removed from the property to allow for the proposed construction of the canopy addition.

### **Prior Correspondence**

We exchanged e-mails regarding the proposed canopy addition several weeks ago (beginning on February 11, 2010 through February 19, 2010) in follow up to our submittal of an Amended Minor Site Plan application package dated January 28, 2010. In those e-mails we provided responses to preliminary staff comments received as of that time period. This included various information and supporting site photos, along with the proposed floor plan and elevations of the canopy addition, as prepared by Biskup Construction. We trust the prior e-mail correspondence and documentation provided electronically are considered part of the applicant's file and do not need to be resubmitted as part of this response to comments.

### **March 19, 2010 Meeting**

We appreciated the staff's cooperation with the applicant during our meeting with you, Mr. Giroux and Mr. Biskup, and several members of the City staff (and your peer reviewer) and me, on March 19, 2010. Clarification with regard to several staff comments and resolution of various outstanding items provided at this meeting was beneficial in assisting the applicant with their decision to proceed with the project.

### **Response to Items from March 19, 2010 Meeting**

Based on the discussions during our meeting on March 19, 2010, it is our understanding that the following items are needed to respond to your comments. The items are presented in *italics* below, along with our supporting response.

- *Request a design waiver on the width of access to the canopy area to allow this internal driveway to be reduced to approximately 13.5' (versus the 24' preferred).*

In accordance with this requirement, the applicant hereby requests a design waiver of the City of Portland Technical and Design Standards and Guidelines, Section III-Traffic Design Standards and Guidelines, Subsection 2A(b) pertaining to driveway widths. As Mr. Errico has noted in his peer review comments, traffic volumes will be low and vehicles in this area will be Giroux company vehicles that are fully familiar with site operations.

- *A description of the parking needs for the site including number of employees on the site and the number of trucks that will be parked on the property at night.*

This information was previously noted in our February 11, 2010 e-mail response to you regarding preliminary staff comments. According to the owners, they have 6 employees in the office throughout the day. They have 5 oil and propane truck drivers and 4 technicians who are on the road during the day. They have a total of 14 trucks, 7 of which go home with their employees each night. The existing metal building (to which the proposed canopy will be attached) provides parking for three trucks. The remaining four Giroux vehicles are either parked in the garage portion of the white and brick building (at the front of the site), or are parked in one of the paved parking spaces on the site at night. During normal business hours the majority of these vehicles are all out on the road.

During normal business hours, parking is provided on site for their six office employees and for their customers. Based on available aerial photography, there are a total of 23 striped parking spaces on the property, not including the three former angled parking spaces at the front of the site that are now inaccessible due to the recent Warren Avenue improvements completed by the Maine Department of Transportation (MDOT). A modified striping design has been prepared for the area at the front of the site, as shown on the enclosed updated plans. With the new parking design for this area, the total number of parking spaces on the site reflects the original count of 26.

- *An updated plan that reflects the current striping pattern on the site (based solely on available aerial photography)*

The enclosed Minor Site and Grading Plan has been revised based on the available aerial photography, to reflect the striping pattern for parking on the site. As was discussed and agreed upon at the March 19, 2010 meeting with the City staff, this data has been shown based solely on the aerial photography available for the site and has not been survey located.

- *Identify a snow storage area at the northwesterly corner of the site.*

An area for snow storage has been designated at the northwesterly corner of the site as shown on the enclosed Minor Site and Grading Plan.

- *The Existing Condition Survey data provided on the plans (as surveyed in September of 2009) will need to be reviewed and sealed by our survey staff. Any property monumentation found as part of the 2009 survey will be noted.*

Notes have been added to the enclosed Minor Site and Grading Plan to reflect the fact that field survey information was obtained in 2009 to identify existing conditions in the area of the proposed building addition. Additional parking area striping information was added based on available aerial photography. The surveyor's seal has been affixed to the plan for the existing condition information obtained in 2009.

- *Provide a copy of the Site Plan that was approved by the City in association with the construction of their second building on the site, as constructed by Brown Construction. Provide all deeds for the original parcel and the Nicholas parcel.*

Enclosed is a copy of the plan from the applicant's files that was used in 1993 in association with the construction of the 45' by 60' blue metal building on their property. This is the building to which the proposed canopy addition will attach. The basis of this plan is Sebago Technics' Standard Boundary and Site Plan as prepared by our office in 1987. However, this plan was revised by Brown Construction on August 10, 1993 (Sebago Technics does not have any file information with regard to the construction of the second building in 1993). This revision was noted as "Site Alterations added for New Construction are by Brown Construction...Revision #1 dated 8-10-93." It would appear that this plan (with the 1987 Boundary Survey by our office as its basis) was the drawing that was used to seek municipal approval to construct this building in 1993. This building rests directly on the Nicholas parcel, which was the property in question when we discussed the potential requirements for an updated boundary survey at our recent meeting with you and the other staff members on March 19, 2010.

In response to your recent e-mail regarding Bill Clark's review of the application materials, we have provided a copy of the prior deed to Giroux as recorded in the Cumberland County Registry of Deeds (CCRD) in Book 4342, Page 31. The deed for the Nicholas Parcel (CCRD Book 9767, Page 124) was previously included in our application materials filed on January 28, 2010, along with the deed from Wilfred and Vera Giroux to Giroux Oil Company in 1987.

Based on the discussions at the meeting on March 19, 2010, it is our understanding that the Sebago Technics boundary survey from 1987 will remain as the reference for the perimeter survey. As described in the item above, the existing condition information obtained by our survey crews in 2009 now bears a surveyor's seal.

- *Provide a new design for parking at the front of the building to accommodate the recent roadway changes along Warren Avenue that closed the site's curb cut.*

The enclosed plans have been updated to show proposed parking at the front of the building that addresses the recent addition of new curbing and sidewalk along Warren Avenue. The three former angled parking spaces are now replaced with three spaces that are generally parallel to Warren Avenue. One of these spaces is designed as a handicap accessible (van accessible) space.

- *Provide a design for plantings at the base of the sign at the front of the site. Coordinate with the City Arborist regarding the planting materials to be provided in the planted area.*

Our Landscape Architect has designed a planting area to provide additional landscaping in the immediate area behind the sidewalk along Warren Avenue and at the base of the existing sign for Giroux Oil Company. This landscaping has been designed to provide visual interest while respecting the need to have customers and pedestrians clearly see the entrance and access the site. The plants include shrubs and hardy perennials to provide seasonal color and substance.

- *Coordinate with the Maine Department of Environmental Protection (MDEP) to consider the removal of the filtration layer from the Roof Dripline Best Management Practice (BMP) shown on the design plans. If the MDEP concurs, David Margolis-Pineo would recommend the elimination of this layer.*

In discussing this matter with Ben Viola, one of the MDEP staff engineers, it is our understanding that although there are contemplated changes in various areas of the MDEP regulations with regard to stormwater treatment, the only criteria that the MDEP can currently use are the regulations that are in force at the time of the review. Mr. Viola was not specifically aware of any current changes that would affect (i.e. allow removal of the filtration layer from) the Roof Dripline BMP. The detail for this BMP is shown on the enclosed plans, and is based on the MDEP's interim Roof Dripline Filtration BMP Guidelines as issued on May 8, 2007.

### **Submittal Materials**

As discussed above, the following updated items are included as part of this submittal:

- Updated Minor Site and Grading Plan (Sheet 1 of 3)
- Deed to Giroux as recorded in CCRD Book 4342, Page 31
- Standard Boundary Survey & Site Plan revised by Brown Construction in 1993

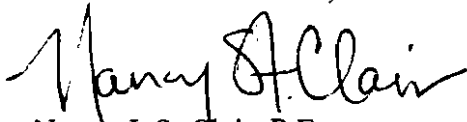
The enclosed updated plans and supporting information reflect the results of the input received from you and other City staff (and your consultant) as part of the meeting on March 19, 2010, as well as our subsequent coordination with the applicant and the City of Portland staff. The remaining drawings in the Plan Set as well as the 1987 survey plan filed as part of our initial application material submitted on January 28, 2010 were not affected as part of the revisions described herein. In an effort to conserve resources, we have not duplicated these documents as part of this response to comments, but respectfully request that this information remain in the applicant's file.

### **Closure**

If you have any questions regarding the project or if additional information is required, please contact me. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Nancy J. St. Clair, P.E.  
Senior Project Manager

NJS:njs/df  
Enc.

cc: Jim Biskup, Biskup Construction



Date signed NOV 9 1978

-37

*B. L. Halperin*

State Tax Assessor

State of Maine  
Kennebec, SS.

NOV 9 1078 Augusta,

E. L. HALPERIN

Personally appeared the above named ~~XXXXXXXXXX~~ and acknowledged the above instrument to be his free act and deed in his said capacity.

*Nathaniel C. Paas*

Notary Public

NOV 16 1978

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 12:40 P.M. and recorded in

BOOK 4342 PAGE 30 *Leah J. Sibotta* DEPUTY Registrar

(106)  
34506

### Know all Men by these Presents,

That I, DOMENICA DIPAOLO, of Portland, County of Cumberland, State of Maine,

in consideration of one dollar and other valuable consideration,

paid by GIROUX OIL COMPANY, INC., a corporation organized under the laws of Maine and located at said Portland, County of Cumberland, State of Maine, and whose mailing address is 343 Warren Avenue, Portland, Maine, 04103,

the receipt whereof I do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said Giroux Oil Company, Inc.

its successors ~~HEIRS~~ and assigns forever,

with the buildings thereon  
\* certain lots or parcels of land/ situated in said Portland and being lots numbered 8, 9, 10, 11, 12, 13, 14, 15, 16, 37, 38, and 39 as delineated on a plan of lots at Warren Avenue Terrace made by Ernest W. Branch, surveyor, dated April 1911, and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 2, to which reference is hereby made for a more particular description of the premises hereby conveyed.

Being a portion of the premises conveyed to the Grantor herein and Giacinto DiPaolo by Faith A. Reynolds by deed dated August 25, 1953 and recorded in said Registry of Deeds in Book 2135, Page 400 and being subject to the restrictions referred to therein but only so far as any of the same may still be in force and of legal effect.

The said Giacinto DiPaolo died at Portland, Maine on March 28, 1975 and the said Domenica DiPaolo hereby conveys as surviving joint tenant.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Ciroux Oil Company, Inc., its successors

heirs and assigns, to its and their use and behoof forever.

And I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances; except as aforesaid.

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, I, the said DOMENICA DI PAOLO, being unmarried,

XXXX

XXXXXXX

XXXXXXXXXXXX

... have hereunto set my hand and seal this 16th day of November in the year of our Lord one thousand nine hundred and seventy-eight.

Signed, Sealed and Delivered

by the hand of *Steph. S. School*

*Domenica Di Paolo*

State of Maine, County of } ss.

November 16, 1978

Personally appeared the above named

Domenica Di Paolo

and acknowledged the above

instrument to be her free act and deed.

Before me

*Donald S. [Signature]*  
Justice of the Peace.

NOV 16 1978  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 12:41 P.M. and recorded in  
BOOK 4382 PAGE 31

DEPUTY RECORDER