

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071341

This is to certify that TIDY UP CAR WASH INC Design Service, Inc
 has permission to New Signage for Irving Station Canopy Signs, New Pole Sign
 AT 270 RIVERSIDE ST 316 B008001

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is leased or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

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

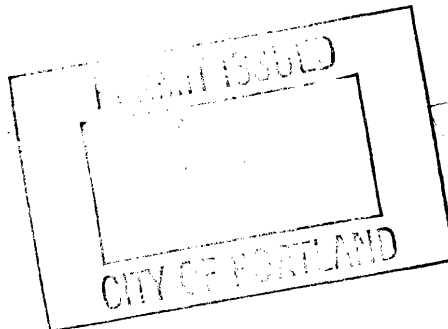
OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

11/07/03 *Cheryl L. M.*
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ **Footing/Building Location Inspection:** Prior to pouring concrete
- _____ **Re-Bar Schedule Inspection:** Prior to pouring concrete
- _____ **Foundation Inspection:** Prior to placing ANY backfill
- _____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- _____ **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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Reed McLeod _____ *11/5/07*
Signature of Applicant/Designee Date

Ann Danforth _____ *11/9/07*
Signature of Inspections Official Date

CBL: *316 3008* Building Permit #: *071341*

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1341	Issue Date: 11/07/07	CBL: 316 B008001
-----------------------	-------------------------	---------------------

Location of Construction: 270 RIVERSIDE ST	Owner Name: TIDY UP CAR WASH INC	Owner Address: 270 RIVERSIDE ST	Phone:
Business Name:	Contractor Name: Sign Service, Inc.	Contractor Address: 512 Wolfboro Road Stetson	Phone: 2072962400
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-4

Past Use: Commercial - Stop & Shoppe	Proposed Use: Commercial - Irving - New Signage for Irving Station Canopy Signs, ^{replac} New Pole Signs ^{replac} replac sign on pole sign on Riverside St.	Permit Fee: \$322.00	Cost of Work: \$322.00	CEO District: 5
Proposed Project Description: New Signage for Irving Station ^{replac} Canopy Signs, ^{replac} New Pole Signs ^{replac} on Riverside St.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: Sign IFC-2003 Signature: CHA 11/07/07	
		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: Idobson	Date Applied For: 10/22/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/conditions Date: 11/3/07 ABU</p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>ABU Date:</p>
---	--	--	---

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1341	Date Applied For: 10/22/2007	CBL: 316 B008001
------------------------------	--	----------------------------

Location of Construction: 270 RIVERSIDE ST	Owner Name: TIDY UP CAR WASH INC	Owner Address: 270 RIVERSIDE ST	Phone:
Business Name: Irving Oil Co.	Contractor Name: Sign Service, Inc.	Contractor Address: 512 Wolfboro Road Stetson	Phone: (207) 296-2400
Lessee/Buyer's Name Iving Oil	Phone: 603 559-8757	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Irving - New Signage for Irving Station - replace Three Canopy Signs & replace sign on Pole Sign on Riverside Street.	Proposed Project Description: New Signage for Irving Station - replace three Canopy Signs & replace sign on Pole Sign on Riverside Street
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/08/2007

Note: Spoke to Tom McLean at Irving. Irving is closing on the property on Nov. 15 and wants the signs changed that day. The pylon sign on Warren Ave was never permitted (#97-0234) because the condition was that the owner needed an easement from CMP, the owner of the property. The records show that CMP did not grant the easement and the sign was removed. Permit #97-0234 did permit the third canopy sign (dimensions 33" x 81"). The first two canopy signs were permitted under permit #97-0092. Tim McLean did say that Irving will be removing the signs on the building and will be applying to put up new building signs and new canopy signs when they redo the outside of the building and canopies. The new canopy signs will have to meet the twenty square foot maximum. **Ok to Issue:**

- 1) This permit is being issued with the condition that the pylon sign (14' high- labeled A on plot plan) must be removed within thirty days of the date that the permit is issued. This sign was never permitted and therefore is not legal.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/08/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) This permit is for one sign 2nd sign must be removed by 12/8/2007
- 3) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Comments:

10/24/2007-ldobson: Sent check with application wrong amount called sending back check will send new check. Lannie



Signage/Awning 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>Stop and Shop - 270 RIVERSIDE ST. PORTLAND ME</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>IRVING OIL Co.</u> <u>P.O. Box 1241</u> <u>ST. JOHN, NB E2L 9K1</u>	Telephone: <u>866-465-7228</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>SIGN SERVICES INC.</u> <u>512 WOLFBORO RD.</u> <u>STETSON, ME 04488</u> <u>207-296-2400 ATTN MICHAEL</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ <u>326.40</u> Awning Fee = cost of work <u>NA</u> Total Fee: \$ _____
Who should we contact when the permit is ready: <u>* call Tom McLean at Irving.</u> <u>MICHAEL HANDS</u> phone: <u>207-296-2400</u> <u>SIGN SERVICES INC.</u>		CANOPY SIGN = <u>84.00</u> BASE FEE = <u>30.00</u> (1) DECAL (TRUCK) = <u>2.30</u> Pylon A = <u>97.00</u> Pylon B = <u>113.16</u>
Tenant/allocated building space frontage (feet): Length: <u>60'</u> Height: <u>16'</u> Lot Frontage (feet) <u>App. FT +</u> Single Tenant or Multi Tenant Lot <u>Single</u>		
Current Specific use: <u>GASOLINE RETAIL CONVENIENCE</u> If vacant, what was prior use: _____ Proposed Use: <u>SAME</u>		
Information on proposed sign(s): <u>REPLACEMENT FACE ONLY</u> <input checked="" type="checkbox"/> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ Height from grade: _____ <input checked="" type="checkbox"/> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>3' x 8' x 1'</u> 2 SIGNS -- 3 according to conversation w/ Tim <u>→ CANOPY</u> <input checked="" type="checkbox"/> <u>SEE ATTACHED</u> (24 hours)		
Proposed awning? Yes _____ No _____ Is awning backlit? Yes _____ No _____ Height of awning: <u>NA</u> Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		<u>needs label 20ft max</u>
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>SEE ATTACHED</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: Michael Hands /o Sign Services Inc.

Date: 10/16/07

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

B-4 single tenant.
height - 35' max
215 given (ok)

principal use = 60¢
auxiliary " = 20¢
gas price = 30¢
110¢ total

max height 35' = 21

(B) $46.28 \times 77 \times 71.81 = 6965.57 \text{ ft} = 48.37 \text{ ft}$
gas price $48 \times 61.2 = 2937.6 \text{ ft} = 20.4 \text{ ft}$
 $44 \times 31.5 = 1368 \text{ ft} = 9.63 \text{ ft}$
78.375

Portland.

Sign is illegal. 30 days to remove it.

size 97"x71 13/16"

Stop &
Shoppe ID
Can Size
97 3/8"x72 3/16"

Price sign
48"x21 1/2"

Diesel price
44"x21 1/2"

Overall
height
14'

A



size 96 3/8"x84 1/4"

Stop &
Shoppe ID
Can Size
96 3/4"x84 5/8"

Price sign
48"x21 1/2"

Diesel price
44"x21 1/2"

Overall
height
21'

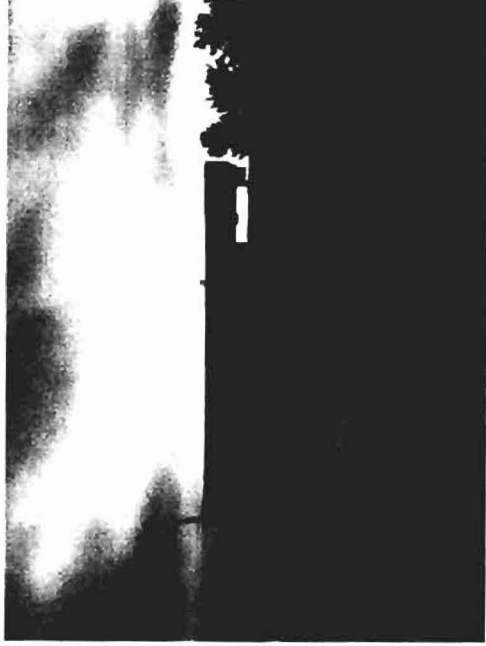
B



can't find permit
for stop shoppe

Fuelmart
@ 36"x84 3/4

36x84.75 = 3051 ft
= 21.19 ft



Canopy sign - 20 ft ~~height~~
2 permitted

IRVING

@ TBD

Tom Mclean
Project Manager
Irving Oil
190 Commerce Way
Portsmouth, NH 03801
603-559-8757 W
603-559-8792 FAX



FAX COVER SHEET

TO: Ann Machado

PHONE / FAX #: 207-874-8716

DATE: 11/8/07

PGS (incl cover): 5

SUBJECT:

NOV 8 2007

Ann,

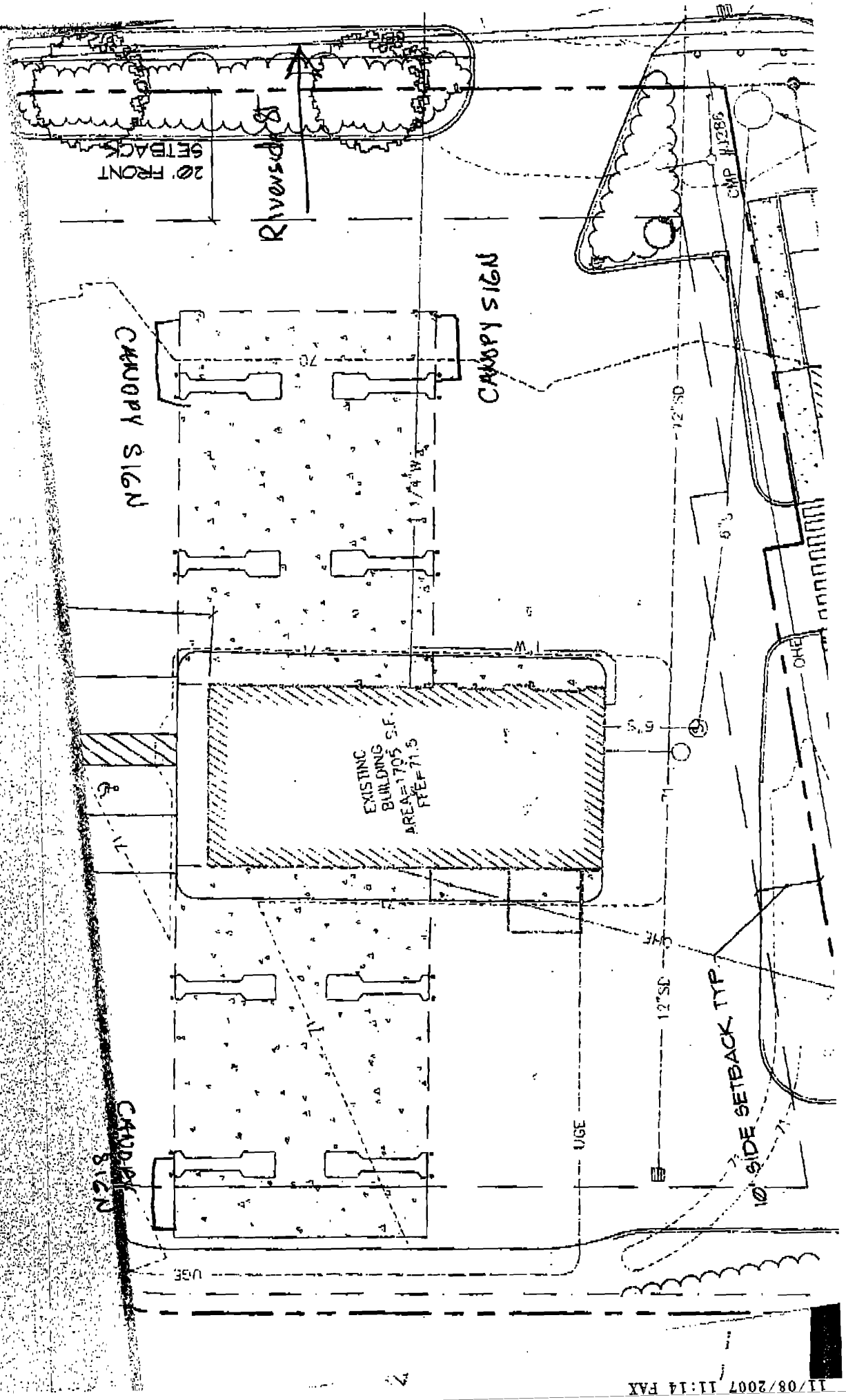
I am sending the sketch of canopy signs
as well as the first and last pages of
Thanks the purchase and sale. Hope this is
everything you need.

Thanks
Tom Mclean
603-312-7515

WARREN AVENUE

NOV 8 2007

002



PERKINS THOMPSON
ATTORNEYS & COUNSELORS AT LAW

ESTABLISHED 1871

ONE CANAL PLAZA
PO BOX 426
PORTLAND ME 04112
TEL 207.774.2635
FAX 207.671.8026

www.perkinsthompson.com

VIA HAND DELIVERY

September 5, 2007

David Hirshon, Esq.
Tompkins Clough Hirshon & Langer, P.A.
3 Canal Plaza, # 6
Portland, ME 04101

NOV 8 2007

DOUGLAS S. CARR
PHILIP C. HUNT
JOHN S. LITTON
NEELY L. MOGHEE
MELISSA HANLEY MURPHY
JOHN H. ROCH III
JOHN A. CRALDO
JOHN A. HOBSON
JAMES N. KATSARICAS
TIMOTHY P. RENOIT
GORDON SCANNELL, JR.
FRED W. BOPPE
MARK H. SINGAR
WILLIAM J. SHELS
DAVID B. MCCONNELL
PAUL D. PIETROPAOLI
HOPE CREAL JACOBSEN
RANDY J. CRESWELL
JENNIFER H. PINCUS
DAWN M. MARSHON
CHRISTOPHER M. DARGIE
ANTHONY J. MANHART
STEPHANIE A. WILLIAMS
PETER J. HIGDONELL
LALFEIN H. EPSTEIN

OF COUNSEL
THOMAS SCHULTEN
OWEN W. WELLS
ANDREW A. CAGOT
ILLIANNE C. RAY
CATHERINE O'CONNOR

RE: ASSET PURCHASE AND SALE AGREEMENT

Dear David:

Attached for your file is a fully executed original copy of the Asset Purchase and Sale Agreement among Irving Oil Corporation, as buyer, and Stop and Shoppe Food Mart, Inc. and others, as seller, dated August 31, 2007.

In accordance with the agreement, Irving has deposited a purchase price deposit in the amount of \$100,000.00 with LandAmerica Cumberland Title as escrow agent. Further to my September 4, 2007, telephone message to you, please be aware of the slight change in wording to the joinder of the escrow agent on page 30 of the agreement. You will note that the last two sentences are new. The language regarding the right of the escrow agent to require written releases of the parties was added at the specific request of the escrow agent. I am assuming that these minor edits are acceptable to you and your client, so please advise us immediately if you feel otherwise.

Please be in touch with any questions or concerns. We appreciate your assistance in bringing this agreement to the execution stage.

Very truly yours,



Christopher M. Dargie

CC: Ms. Katherine Caprio
Paul Pietropaoli, Esq.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as the Effective Date.

SELLER

STOP AND SHOPPE FOOD MART, INC.

By: [Signature]

Name: _____

Title: President**BUYER**

IRVING OIL CORPORATION

By: _____

Name: _____

Title: _____

CASH CORNER CAR WASH, LLC

By: [Signature]Name: Thomas FlanneryTitle: MemberSO. PORTLAND STOP AND
SHOPPE FUEL MART, INC.By: [Signature]Name: Thomas FlanneryTitle: President

NOV 8 2007

PRINCIPALS[Signature]
Thomas Flannery, individually[Signature]
Justin Flannery, individually

IN WITNESS WHEREOF, the parties have executed this Agreement effective as the Effective Date.

SELLER

STOP AND SHOPPE FOOD MART, INC.

By: _____

Name: _____

Title: _____

CASH CORNER CAR WASH, LLC

By: _____

Name: _____

Title: _____

SO. PORTLAND STOP AND SHOPPE FUEL MART, INC.

By: _____

Name: _____

Title: _____


PRINCIPALS

Thomas Flannery, individually

Justin Flannery, individually

BUYER

IRVING OIL CORPORATION

By: 

Name: DANIEL T. BREEN

Title: ASSISTANT TREASURER

NOV 8 2007

SIGN SERVICES

**512 Wolfboro Road
Stetson, Maine 04488
Telephone (207) 296-2400
FAX (207) 296-2401
Email ssi@tds.net
ssigraphics@tds.net**

Thursday, October 18, 2007

City of Portland
ATTN: Rebecca/Permitting
PO Box 17796
Portland, ME 04112-7796

RE: PERMITTING

Rebecca,

Enclosed is the sign permit and check for the change of "Stop & Shoppe, Riverside St., Portland, ME" to "Irving". The photos show existing signage and proposed signage. The anticipated changeover date is November 12, 2007. Feel free to call me with any questions. Also, please send permit to me here at Sign Services, Inc.

Thank you,


Michael Hands

MH/jlhf
Enclosures

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 7-1341	Applicant: TIDY UP CAR WASH INC
Project Name: New Signage for Irving Station Can	Location: 270 RIVERSIDE ST
CBL: 316 B008001	Development Type:
Invoice Date: 10/24/2007	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$322.00		\$0.00		\$322.00	On Receipt

First Billing

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Signs	1	\$30.00
Signs sq. feet	146	\$292.00
		\$322.00
Total Current Fees:		+ \$322.00
Total Current Payments:		- \$0.00
Amount Due Now:		\$322.00

Detach and remit with payment

Bill to: TIDY UP CAR WASH INC
270 RIVERSIDE ST
PORTLAND, ME 04103

CBL 316 B008001
Application No: 7-1341
Invoice Date: 10/24/2007
Invoice No: 29346
Total Amt Due: \$322.00
Payment Amount:

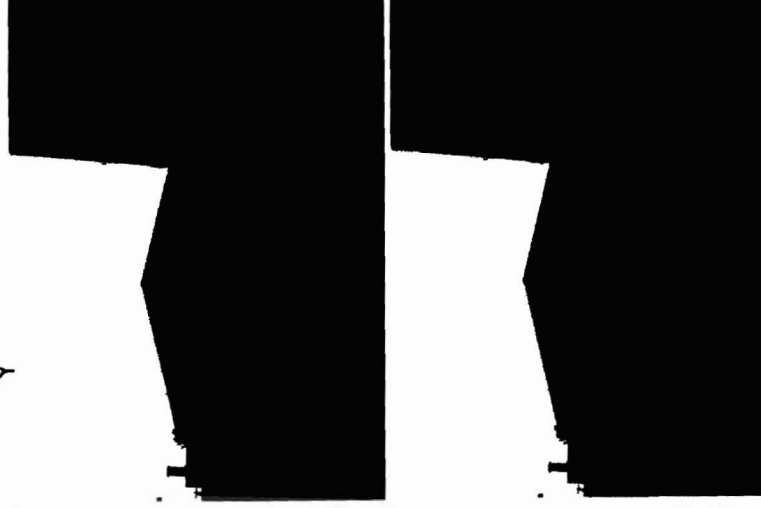
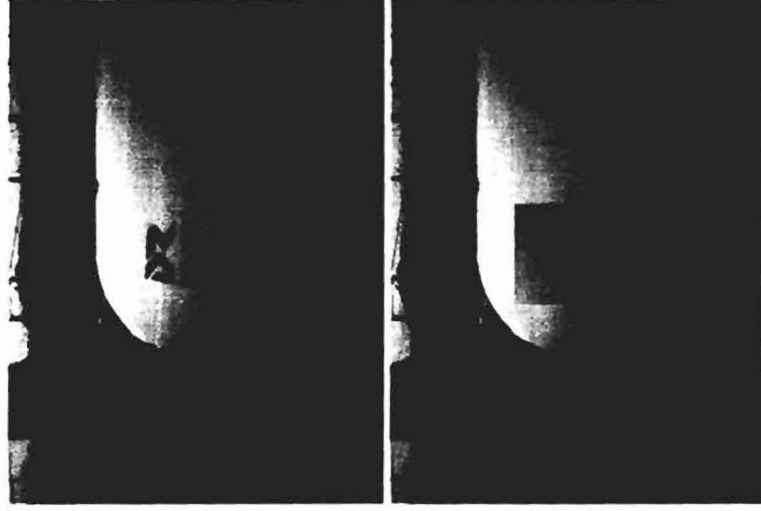
Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



Doesn't Need Permit Per Ann

**Irving decal
11"x15"**

To BE REPLACED @ LATER DATE



Doesn't Need Permit Per AMN

316-B-008

From: Ann Machado
To: Karen Rennie
Date: 7/30/2008 3:45:29 PM
Subject: Re: Irving, 270 Riverside St.

Karen -

The sign ordinance does not require that signs placed on individual gas pumps be permitted. They are considered incidental. You do not need to apply for a permit to put the shrouds with the Irving Logo over the existing pumps.

Ann Machado
Zoning Specialist
(207) 874-8709

>>> "Karen Rennie" <krennie@core-eng.com> 7/30/2008 9:38:15 AM >>>
Good Morning Ann,

Our client, Irving Oil, was issued a sign permit (#08-0234) on 3/17/08 for signage at 270 Riverside St. They would like to make a change. Irving would like to add shrouds over the existing pump dispensers. The shroud has an Irving logo on it that is .89 square feet. I have attached a drawing and photo for your review.

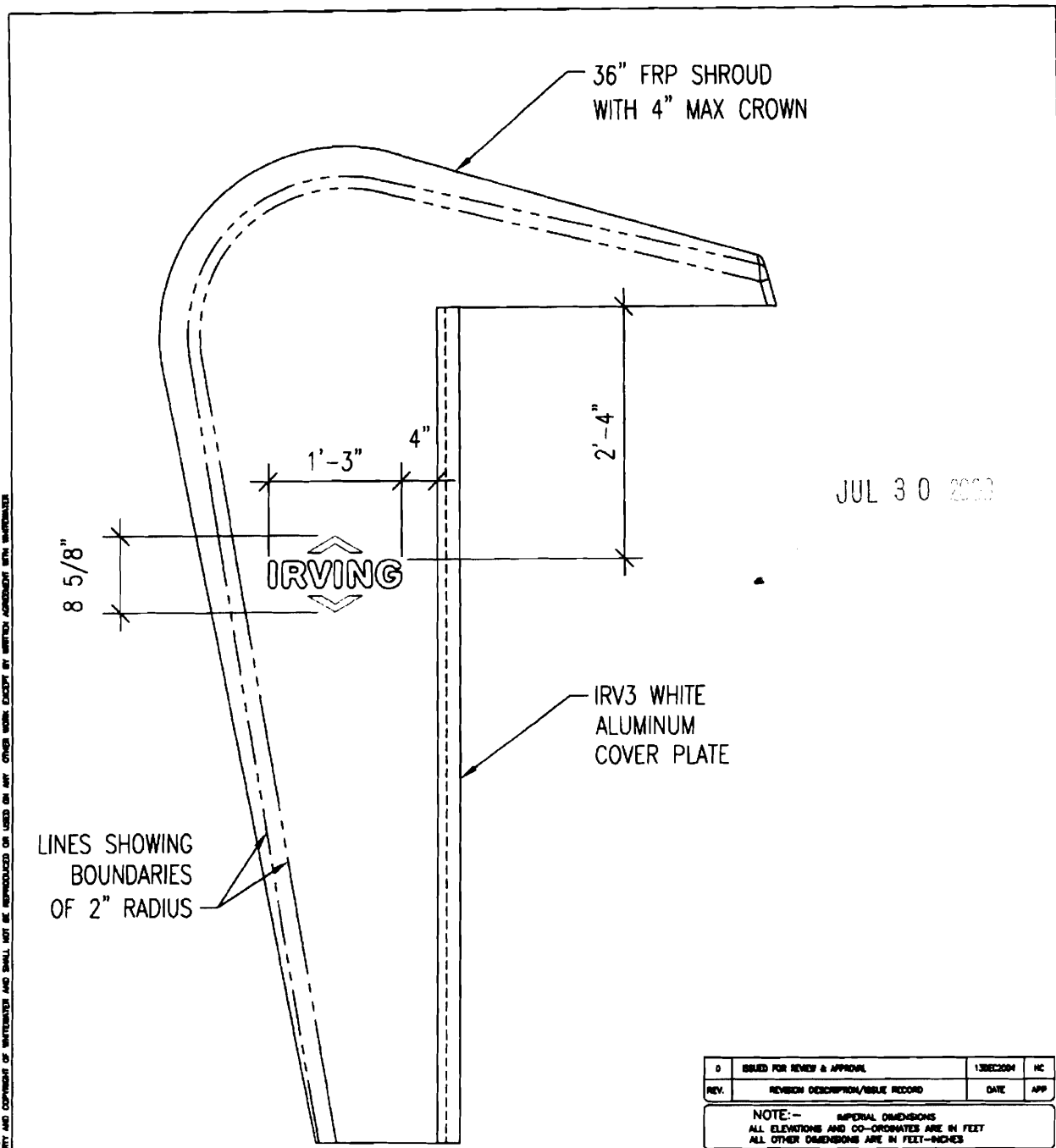
Can Irving add these shrouds with your approval via email, or should we submit a new permit application for this change?

Karen

JUL 30 2008

Karen Rennie
Core States Engineering
One Harris Street, Newburyport, MA 01950
v. 978.462.5788 f. 978.462.5723
krennie@core-eng.com

PLOT DATE: 13DEC2004
 PLOT TIME: 11:13 FILE NAME: SK-0010.dwg
 ALL RIGHTS RESERVED THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WHITEWATER AND SHALL NOT BE REPRODUCED OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH WHITEWATER



JUL 30 2003

1 36" SHROUD PROFILE
 — SCALE: 3/4" = 1'-0"

REV.	ISSUED FOR REVIEW & APPROVAL	DATE	APP
0	13DEC2004	HC	

NOTE:— IMPERIAL DIMENSIONS
 ALL ELEVATIONS AND CO-ORDINATES ARE IN FEET
 ALL OTHER DIMENSIONS ARE IN FEET-INCHES

WHITE WATER
 WhiteWater Composites Ltd.

 9025 Haldane Road, Kelowna, BC Canada, V1W 2K3
 Tel (250) 766-5152 Fax (250) 766-3337

36" SHROUD DECAL PLACEMENT
 GEOMETRIC SKETCH
 IRVING OIL LTD.
 CANADA

DRAWN BY HRC	DATE 13DEC2004	SCALE 3/4"=1'-0"
DRAWINGS CHECKED BY:	FABRICATION CHECKED BY:	
PROJECT No. IRV	DRAWING No. SK-G9	REVISION 0



JUL 30 2008

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

Location of Construction: 270 Riverside Dr		Owner: Tommy De Groot		Phone:		Permit No: 970234	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Sign Design		Address: 743 Broadway So. Portland, ME		Phone: 04106 799-2000		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 20 1997 CITY OF PORTLAND </div>	
Past Use: Gas Station		Proposed Use: Same		COST OF WORK: \$ _____ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		PERMIT FEE: \$ 44.60 INSPECTION: Use Group: _____ Type: _____ Signature: <i>[Signature]</i>	
Proposed Project Description: Erect additional signage 96 Sq Ft				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Mary Greek		Date Applied For: 18 March 1997					

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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *[Signature]* ADDRESS: _____ DATE: 18 March 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: _____ CBL: 016-P-008

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm l

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

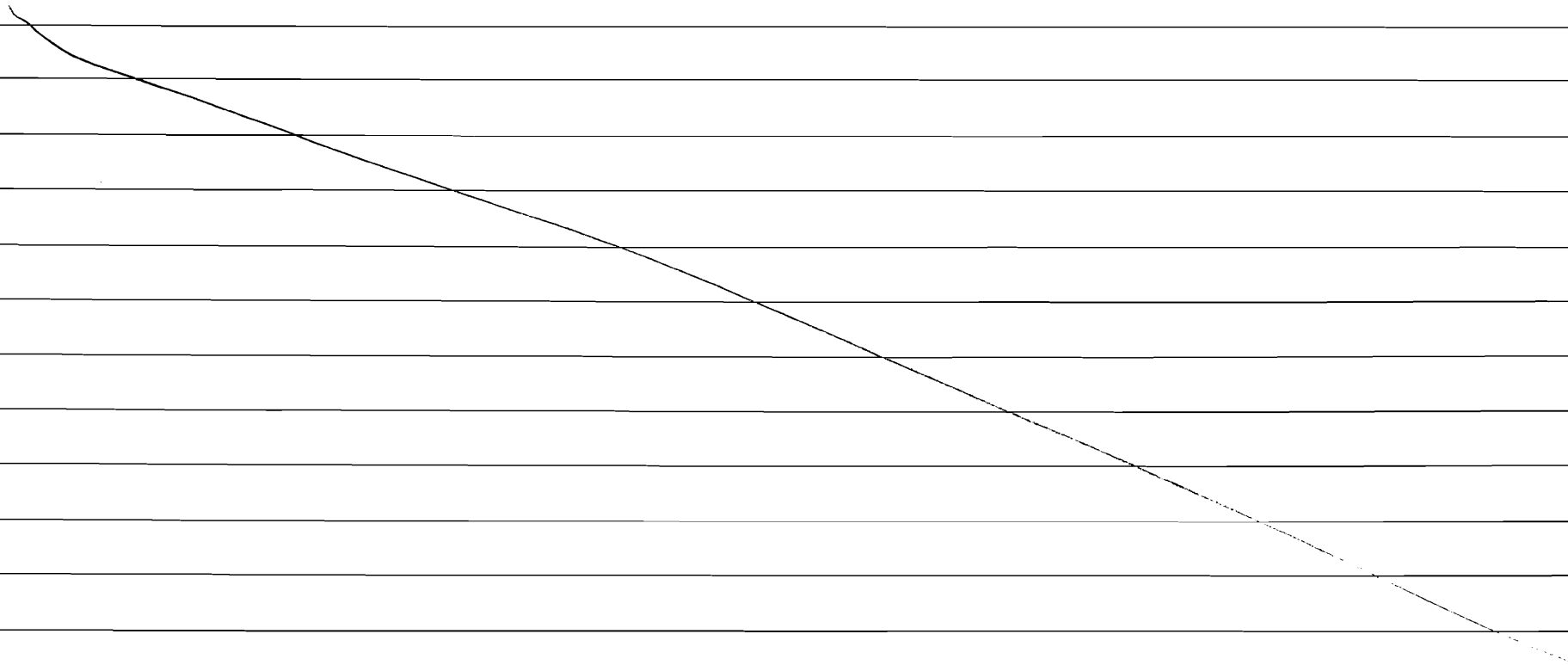


COMMENTS

#97-0234

Signage had been illegally erected in the CMP right-of-way.

4-21-98 Signage removed from ~~the~~ right-of-way. Not to be re-erected.



Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

97-0234

270 LAND USE - ZONING REPORT

ADDRESS: ~~207~~ Riverside St DATE: 3/20/97

REASON FOR PERMIT: New Signage

BUILDING OWNER: Tidy up Carwash C-B-L

PERMIT APPLICANT: Tim Flannery

APPROVED: with conditions DENIED:

CONDITION(S) OF APPROVAL

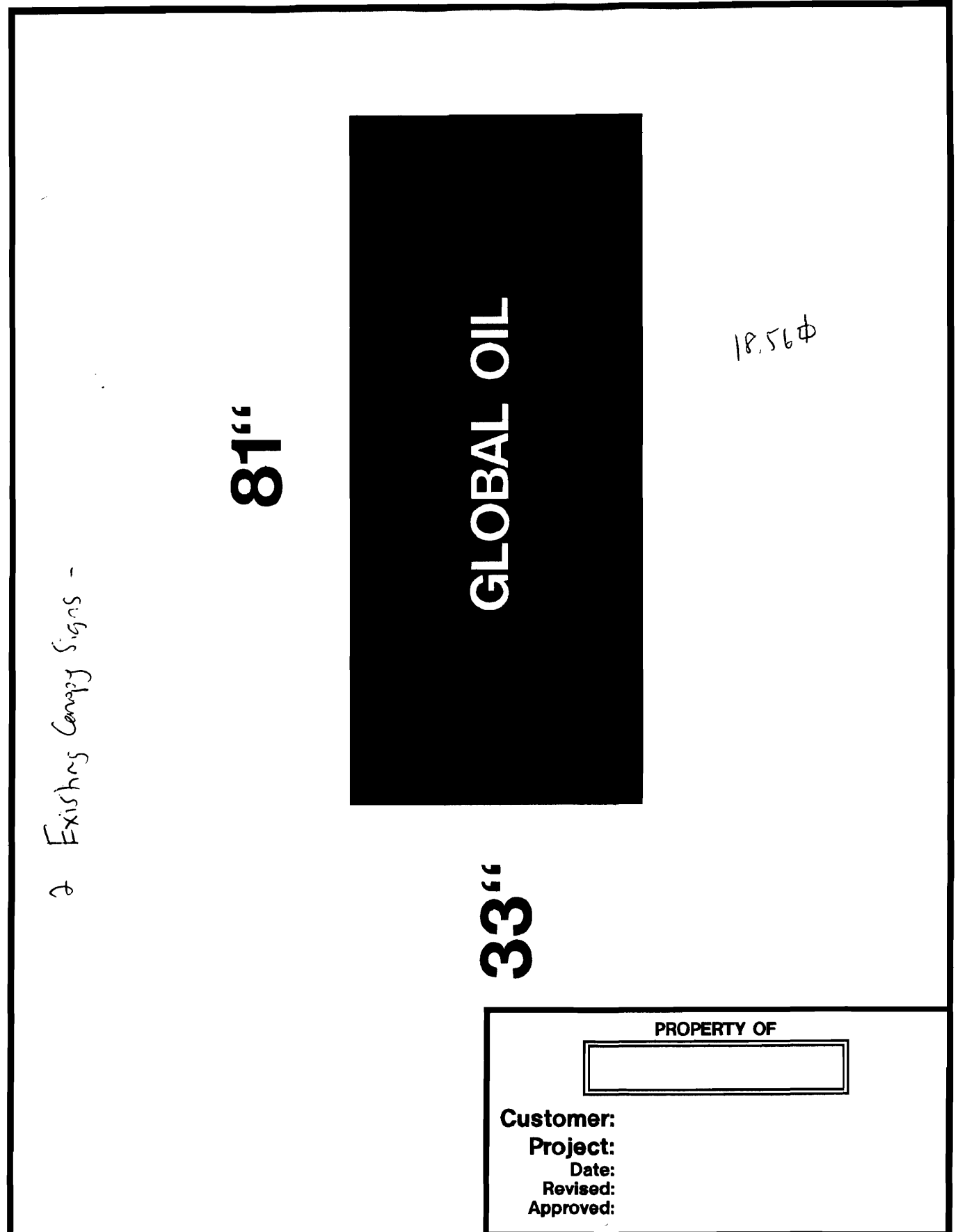
- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
- 7. Separate permits shall be required for any signage.
- 8. Separate permits shall be required for future decks and/or garage.
- 9. Other requirements of condition _____

It is required that you have an
agreement from CMP to allow the signage you proposed
along Warren Avenue. If this can not be obtained
that pole sign is not permitted to be erected

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
 Asst. Chief of Code Enforcement

DRAWING 3

#97-0234



DRAWING 4

#97-0234

Proposed canopy sign.

81"

GLOBAL OIL

33"

*33" x 81" = 2673[#] = 18,56[#] shown
10[#] allowed ✓*

PROPERTY OF

Customer:

Project:

Date:

Revised:

Approved:



Central Maine Power Company
83 Edison Drive, Augusta, Maine 04336

(207) 623-3521

Real Estate Services

January 2, 1998

Amy Powers
Code Enforcement Officer
City of Portland
City Hall
389 Congress Street
Portland, ME 04101-3503

RE: Stop & Shoppe Fuel Mart - Sign
270 Riverside Street, Portland

Dear Amy:

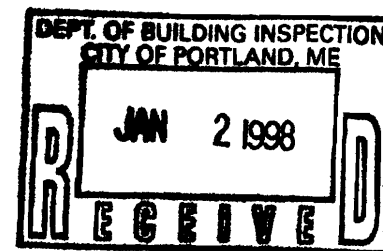
To follow up on our recent conversation of December 31, 1997, I spoke with Todd Flannery and advised him that CMP wants his sign removed from their property and that the easement he has is specifically for 2 access roads and he would not be able to relocate the sign into those areas (see letter to Flannery enclosed).

If you have any further questions, please give me a call at 623-3521, extension 2219.

Sincerely,

Alice D. Richards
Real Estate Services

cc: A. L. Ralph, Esq.



CMP

Central Maine Power Company is a licensed Maine real estate brokerage agency although it does not broker property for others. All employees whose primary function is the sale or purchase of real estate are licensed Maine brokers, associate brokers or sales agents representing Central Maine Power Company and its affiliated companies.



Central Maine Power Company
83 Edison Drive, Augusta, Maine 04336

(207) 623-3521

Real Estate Services

January 2, 1998

Todd Flannery
T. F. Properties
P.O. Box 15399
Portland, ME 04112-5399

RE: Stop & Shoppe Fuel Mart - Sign
270 Riverside Street, Portland

Dear Mr. Flannery:

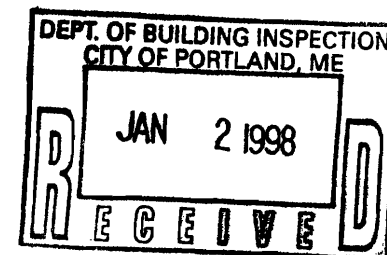
To follow up our recent telephone conversation of December 31, 1997, please be advised that Central Maine Power Company is requesting that your Stop & Shoppe sign be removed from it's property in Portland, designated Transmission Line Corridor Section 188. Placement of signs of this nature, are restricted from CMP's transmission line corridors.

Thank you for your cooperation in this matter and please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Alice D. Richards
Real Estate Services

cc: A. L. Ralph, Esq.
A. Powers, C.E.O.



CMP

Central Maine Power Company is a licensed Maine real estate brokerage agency although it does not broker property for others. All employees whose primary function is the sale or purchase of real estate are licensed Maine brokers, associate brokers or sales agents representing Central Maine Power Company.



Central Maine Power Company
83 Edison Drive, Augusta, Maine 04336

(207) 623-3521

Real Estate Services

x 2219

February 10, 1998

Greg Gagnon
Stop & Shoppe Fuel Mart
270 Riverside Street
Portland, ME 04103

RE: Sign

Dear Mr. Gagnon:

To follow up our conversation of today, February 10, 1998, you are now the primary contact regarding the encroachment of the Stop & Shoppe Fuel Mart sign on CMP's property in Portland. As discussed, the existing sign must be removed. A CMP inspector must be on site during removal and we require at least 3 days prior notice.

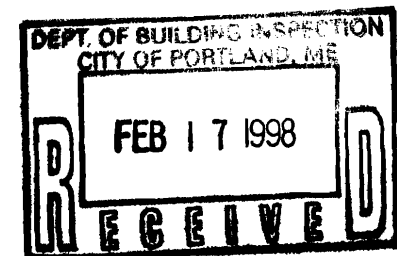
CMP may allow the placement of a "portable" electronic sign, not to exceed 4 feet by 4 feet on the property. Please contact me if you would like to pursue this option.

Thank you for contacting me regarding this matter.

Sincerely,

Alice Richards
Real Estate Services

cc: Amy Powers ✓



CMP

Central Maine Power Company is a licensed Maine real estate brokerage agency although it does not broker property for others. All employees whose primary function is the sale or purchase of real estate are licensed Maine brokers, associate brokers or sales agents representing Central Maine Power Company and its affiliated companies.

97-0234



LOAM & SEED
DISTURBED AREAS

Proposed
Sign Pole (Drawing 2)

LOAM & SEED
DISTURBED AREAS
(TYP.)

LIGHT FIXTURE, TYP.
SPAULDING CAMBRIDGE I
250 WT MH 20' MOUNTING
HGT. FORWARD THROW
WITH CUT-OFF

(1) AL

(3) SA

(9) JC

(5) SA

(3) FM

(1) FJM

(4) SB

(20) TO
6' O.C.

(7) AC

CHARLES P.
BLOUIN, INC.

LOCATE CENTER
OF ARBORVITAE
7' FROM EDGE
OF PVMT.

NOTE: CANOPY LIGHTING WILL
CONSIST OF 2 400W METAL
HALIDE FIXTURES AT 20 FT.
ON CENTER WITHIN EACH TRAVEL
AISLE FOR A TOTAL OF 16 FIXTURES

Proposed
Wall Sign
Drawing 4

Proposed (Drawing 2)
Individual
Letters

LOCATE CENTER
OF ARBORVITAE
1' FROM EDGE
OF PYMT.

10' WIDE
MULCH BED

Proposed Drawing 3
Wall Sign

Proposed Drawing 2
Exterior Letters

EXISTING
BUILDING
SF
AREA = 1705

Existing
Individual Letters
(Drawing 1)

(5)

(2) WALL MOUNTED LIGHT
FIXTURES TO BE 100" UT GHT
SUNDOWNER 10' MOUNTING

EXIST. ARBORVITAE
HEDGE TO REMAIN -
GRUB & MULCH AREA

EXIST. WHITE
PINES TO REMAIN
(MULCH AREA)

MULCH LINE

LOAM & SEED
DISTURBED AREA

LOAM & SEED
DISTURBED AREA

AUTO
CONNECTION