

1 Solution not taking input - is gray
 comments 10/3/12
 comments 11/5/12 by e-mail again
 comments in UI 4/23/13

**City of Portland
 Development Review Application
 Planning Division Transmittal form**

Application Number: 2012-578 **Application Date:** 8/28/2012 12:00:00
CBL: 318-A-2 **AM**
Project Name: Loading Docks Addition
Address: 765 Warren Avenue

Project Description:
Zoning:
Other Reviews Required: IM/Shoreland
Review Type: Level II Site Plan

Distribution List:

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

Comments needed by (7 days later):

MEMORANDUM

To: FILE

From:

Subject: Application ID: 2012-578

Date: 4/23/2013

Comments Submitted by: Marge Schmuckal/Zoning on 4/23/2013

I have reviewed the revised plans inputted on today's date. Those plans show 160 parking spaces which is the minimum amount required. There is a little difference in layout for those parking spaces. The minimum 10' pavement setback is also being maintained. This project change is meeting the I-M zone requirement.

Marge Schmuckal
Zoning Administrator

Approval Conditions of Planning

- 1 The Planning Authority waives the Technical Standard, Section 14-498 and 14-499 pertaining to the provision along the frontage with Warren Avenue.
- 2 That the applicant/future owner conducts, and submits to the Planning Authority, an annual monitoring traffic study when the project is fully occupied. The monitoring study would include documentation of traffic generation and employment information for the project and shall include traffic estimates according to actual employee/land use information at time of full occupancy the City reserves the right to request traffic counts at the project driveway; and
- 3 2.The applicant and all assigns shall comply with the conditions of Chapter 32 Storm Water including Article III Construction Storm Water Management, and the approved Revised Stormwater Management Plan dated October 2012 prepared by Sebago Technics, which specifies the annual inspections and reporting requirements. The contractor/ subcontractor must comply with conditions of the construction storm water management plan and site & erosion control plan based on our standards and state guidelines; and
- 4 That the noise levels of the external HVAC and other mechanical equipment shall comply with the noise standards for the I-M zone, and the owner/applicants for each unit shall submit documentation to confirm compliance of both the building in respect of rated noise levels and cumulative noise levels, to the satisfaction of the Zoning Administrator prior to the issuance of a building permit for that unit; this requirement shall be written into the lease for each unit. If the City receives any complaints concerning the noise generated by any of the HVAC condenser units or other mechanical equipment, the owner shall take appropriate measures to mitigate any noise, including cumulative noise, above that allowed by the current ordinance; and
- 5 That a 3 foot clear space shall be maintained around the circumference of the fire hydrants and Fire Department connections, especially by units 1,3 and 5, except as otherwise required or approved; and
- 6 That any new signage or the alteration of existing signage requires separate permits through the City's Inspection Division; and
- 7 That any additional site lighting, including the proposed exterior wall mounted lighting, shall meet the City's photo standards as currently set out in Section 12 Site Lighting Standards in the City's Technical Manual.

my current comments

Marge Schmuckal - 765 Warren Ave

From: Marge Schmuckal
To: Jean Fraser
Date: 11/5/2012 10:23 AM
Subject: 765 Warren Ave
CC: Barbara Barhydt

One Solution is still not accepting zoning comments - So e-mail it is....

765 Warren Avenue - 316-A-3, 318-A-2, 319-A-9
2012-578 I-M Zone
November 5, 2012

The plans down loaded on 10/23/2012 show that all the parking spaces on the plan will be fully developed now. Now the number of required parking spaces are being met for this project as required under the parking section of the Ordinance. Therefore the project is meeting the I-M Zone requirements.

All my other requirements concerning noise and signage are still in force.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - 756 Warren Ave

From: Marge Schmuckal
To: Jean Fraser
Date: 10/3/2012 2:49 PM
Subject: ~~766~~ Warren Ave

Hi Jean,

I again cannot put comments into one solution. So here is an e-mail:

~~766~~ Warren Avenue - 316-A-3, 318-A-2, 319-A-9
#2012-578 - I-M Zone
October 3, 2012

It is understood that this is an existing 158,000 square foot warehouse. It is proposed to divide the large warehouse into 5 smaller areas with individual entries and overhead doors. Exterior parking is proposed to be revised to better serve the individual warehouse areas.

The application states that there are currently 158 parking spaces. However, I counted 160 parking spaces including the reserve spaces. The applicant asked to "waiver" the required number of parking spaces. There is no waiving in zoning. There is an appeal process for the Zoning Board of Appeals to grant a variance for the number of parking spaces. I do not recommend that the applicant go before the ZBA to ask for a variance. The submitted plans show the required number of parking spaces can easily be obtained.

All other I-M zone requirements are being met. Inspection Services requires separate building permits for each tenant fit-up unit as it becomes available to document the use and allow signage. Separate permits are required for the HVAC units. The units shall be under the maximum noise allowance for the I-M zone. This office will require the dBA output as part of the applicant submissions. Separate permits are required for any new signs.

Marge

Applicant: Chunky Monkey LLC
Warner Dev. II LLC

Date: 10/3/12

316-A-3

318-A-2

Address: 705 Warner Ave

C-B-L: 318-A-2

319-A9

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone/Location - I-M

Interior or corner lot -

Proposed Use/Work - to Divide existing ^{158,000 sq ft} warehouse (was U-Beam) to 5 warehouses with changes to party

Sewage Disposal -

Lot Street Frontage - 60' min - well over

Front Yard - 1' for each 1' of height - set way back

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height - no change / 75' max

Lot Area - not min / 653,400 sq ft given

Lot Coverage (Impervious Surface) - 75% MAX $328,900 \div 653,400 = 50\%$

Area per Family - N/A

Off-street Parking - 158 existing i req - 160 proposed counted

Loading Bays - adding extra

Site Plan - 2012-578

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - Zmax

Pavement setbacks: 10' min 10.5' setback

Act for
"Waiver"

Section 2 - Written Submittal Requirements
765 Warren Avenue, Portland

765 Warren Ave
2012-578 - I-M

I. WRITTEN DESCRIPTION OF PROJECT

This project was developed as a warehouse comprised of approximately 158,000 square feet of floor area, constructed by Boulos Property Management for tenant L.L. Bean in 1988-1999. The approved Site Plan depicted 158 parking spaces and several loading docks, most of them being located in the paved area between the building and Warren Avenue.

L.L. Bean has vacated the building and the applicant needs to subdivide the leasable area into smaller in order to lease the building in today's market/economy. The use will remain as a warehouse use, however, it will be necessary to construct new loading docks and one parking area along the east side of the building for access to the smaller leased areas at the middle and far end of the building.

The fire lane in this area will remain and will be somewhat reconfigured, however, the applicant has met with the Fire Department, and they are satisfied with the new site plan in this location.

II. EVIDENCE OF RIGHT, TITLE AND INTEREST

The applicant is the record owner of the property; see deed included in Section 3.

III. COPIES OF REQUIRED STATE AND/ OR FEDERAL PERMITS

Permits from the Maine DEP and U.S. Army Corps will be required for a small wetland fill in the area of construction; these permits are being filed concurrent with the City application.

IV. DESCRIPTION OF EASEMENTS OR OTHER BURDENS

At the front of the property there is a 50 foot wide access and utility easement benefitting the abutting property; this easement is shown on the plan set. At the rear of the property, there is a 50 foot wide easement to the Portland Water District, and a fifty foot wide easement to Socony Vacuum Oil, however, these are in undeveloped areas near the Presumpscot River and do not affect the proposed development.

V. REQUESTS FOR WAIVERS

*can't waiver
it is an appeal*

The only waiver request pertains to the number of parking spaces required and provided. Division 20 of the City Land Use Code (Section 14-331 to 14-350) requires 1 space per 1,000 s.f. of warehouse/industrial building floor area. For this project, that would require 158 parking spaces. The applicant, who owns and operates several similar properties in the Portland area, finds this requirement to be excessive.

It is the experience that a ratio of 1 space per 500 s.f. is more appropriate. As shown on the plan set, the applicant intends to include 100 parking spaces, and has demonstrated its ability to add 58 spaces in the future, if necessary.

VI. TRAFFIC ANALYSIS

MaineDOT's Traffic Movement Permit went into effect in 2000, after the development was approved. At that time Maine DEP oversaw not only the environmental aspects of projects, but the traffic implications as well. Therefore, there is no existing Traffic Movement Permit for this site.

The Rules and Regulations pertaining to MaineDOT's Traffic Movement Permits covered in 23 M.R.S.A. § 704A Chapter 305, 4, E, Baseline for Modifications of Existing Permits, states that the baseline for assessing traffic generated by a development constructed prior to 1997 is the traffic generated by the development as of July 1, 1997 or as of a maximum of 10 years prior to the date of a permit application, whichever is shorter. In this case, it would be the traffic generated as of August 2002.

As Tom Errico requested, we contacted L.L. Bean, who was operating from this building between 1989 and 2011. L.L. Bean confirmed that their use of the building was typical of a warehouse/ industrial use, with the exception of during their peak sales season between Thanksgiving and Christmas, when the use would increase. They also confirmed that they did not require the parking capacity of 158 spaces shown on the approved site plan and constructed.

In summary, as there is no change of use, a Traffic Movement Permit is not required, and the proposed facility will not increase the traffic generated at this location for the past 23 years.

VII. SUMMARY OF SIGNIFICANT NATURAL FEATURES

The only significant natural feature on this site is an area designated as within the 100 year floodplain, and the floodplain wetlands associated with the flood zone, however, these areas will not be disturbed by the proposed site alterations.

OK

VIII. CONSISTENCY WITH CITY MASTER PLANS

To the applicant's knowledge this site is not located in an area subject to a City Master Plan, however, the proposed use is consistent with the provisions and requirements within the I-M zoning district.

IX. EVIDENCE OF FINANCIAL AND TECHNICAL CAPACITY

See Section 4 for evidence of financial and technical ability.

X. EVIDENCE OF UTILITIES' CAPACITY

The building is currently serviced by public water and the use will not require any additional capacity. The building is not connected to City sewer; therefore, evidence of capacity for sewage treatment is not applicable.

XI. WRITTEN SUMMARY OF FIRE SAFETY

The building is currently fully sprinklered, is serviced with a fire protection loop line with post indicator valves and fire hydrants, and the fire lane/ access configuration has been reviewed approved (on an informal basis) with the Fire Department.

XII. CONSTRUCTION MANAGEMENT PLAN

The applicant will retain a reputable site contractor to perform the work shown on the plan set in a safe and professional manner. Building trades will also include concrete contractors, mechanical and electrical contractors. No work is proposed in the City right of way. Specific erosion control measures will be in place at all times, to mitigate erosion, dust and any impacts upon City streets.

The construction schedule and sequence of construction is depicted on the plan set.

XIII. TRAFFIC PLAN

See Item VI above (Traffic Analysis).

XIV. STORMWATER MANAGEMENT PLAN

See Section 5 for a complete stormwater management plan; see plan set for site specific improvements.

XV. SOLID WASTE MANAGEMENT

Solid waste generated by the proposed use will be primarily cardboard products which will be recycled; small quantities of other wastes will be collected in dumpsters and disposed of at licensed facilities. No hazardous wastes will be generated at this facility.

XVI. CONFORMITY WITH APPLICABLE DESIGN STANDARDS

The project complies with all applicable design standards.

XVII. HVAC/EMISSION REQUIREMENTS.

HVAC and manufacturing equipment are existing and meet all applicable state and federal emissions requirements.

- Sep permits dBAs

**Level II Development Review Application
165 Warren Avenue, Portland, Maine**

Dear Barbara:

On behalf of the applicant, we are pleased to submit the enclosed plan sets and application materials for your review, pertaining to pending renovations at 765 Warren Avenue. As discussed at the pre-application meeting held on July 13th, the applicant wishes to subdivide the existing 158,000 s.f. warehouse into approximately five smaller lease areas. This will require the addition of loading docks and one new parking area on the east side of the building. There is no change of use proposed, and the total number of parking spaces will not increase from those shown on the currently approved site plan (158 spaces). We have strived to provide all of the information requested at the pre-application meeting, and we have met informally with the Portland Fire Department.

Our submittal includes the following materials:

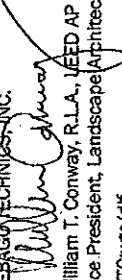
- Section 1 - Application Form
- Section 2 - Written Submittal Requirements
- Section 3 - Right, Title or Interest
- Section 4 - Financial and Technical Ability
- Section 5 - Stormwater Management Plan
- Full Plan Set/ Site Drawings

Closure

We would appreciate your review of the enclosed application materials. If you have any questions or comments on the enclosed materials or require any additional information, please do not hesitate to contact me. Thank you for your assistance in this matter; we look forward to hearing from you soon.

Sincerely,

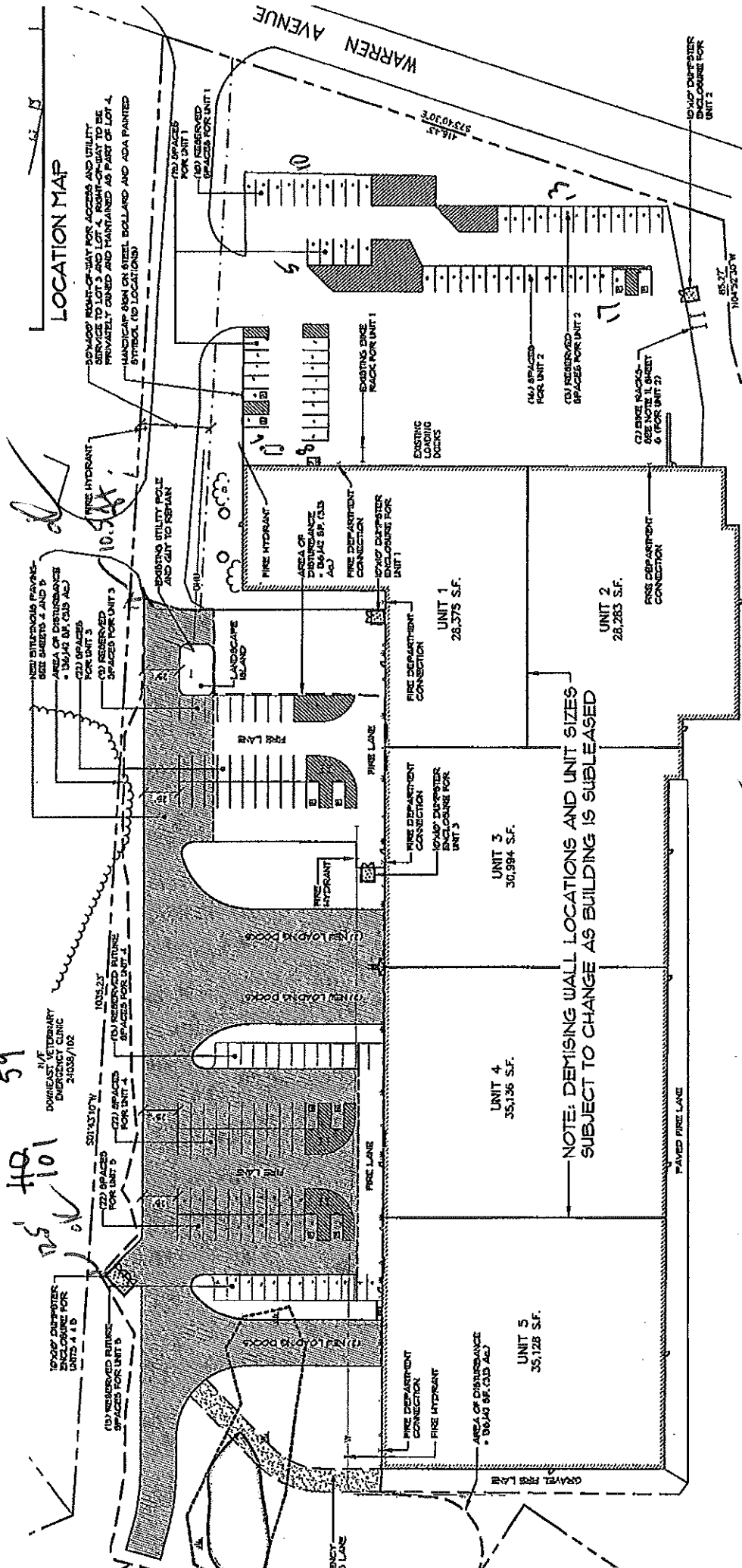
SEBAGO TECHNIOS, INC.


William T. Conway, R.L.A., LEED AP
Vice President, Landscape Architecture
WTC:wtc/dlf

cc: Paul Ureneck, Boutos Property Management

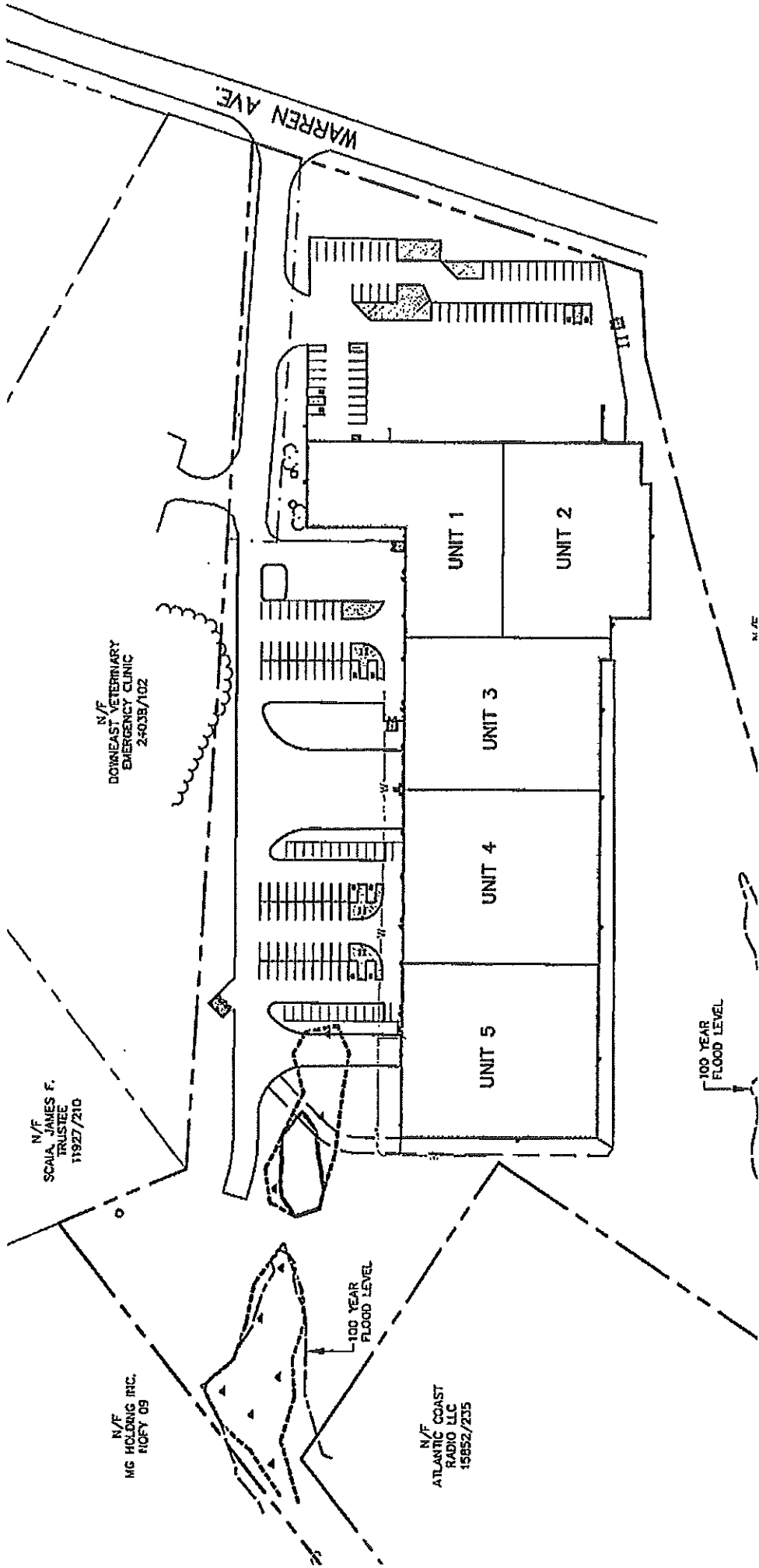
136
 28
 28
 13
 28
 59
 101

= 160 total Rk, Sp.



I-M
 Pave and setback = 10 min

Sheet # 5 of 16
 Panel 6 - Eave



N/F
SCHAIA, JAMES F.
TRUSTEE
11927/210

N/F
DOWNEAST VETERINARY
EMERGENCY CLINIC
2-8039/102

N/F
MC HOLDING RIC.
10FY 09

N/F
ATLANTIC COAST
RADIO LLC
15552/235

WARREN AVE.

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

100 YEAR
FLOOD LEVEL

100 YEAR
FLOOD LEVEL

N/AE

PROJECT DATA

$$328,900 + 653,400 = 982,300 = 50\%$$

The following information is required where applicable, in order complete the application

impairments

Total Site Area	15.0 AC / 653,400 sq. ft.
Proposed Total Disturbed Area of the Site (NEW DISTURBANCE)	1.85 AC / 80,600 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	171,000 sq. ft.
• Existing Total Impervious Area	272,300 sq. ft.
• Proposed Total Impervious Area	328,900 sq. ft. →
• Proposed Impervious Net Change	+ 56,600 sq. ft.
BUILDING AREA	
• Proposed Building Footprint	157,916 sq. ft.
• Proposed Building Footprint Net change	0 sq. ft.
• Existing Total Building Floor Area	157,916 sq. ft.
• Proposed Total Building Floor Area	157,916 sq. ft.
• Proposed Building Floor Area Net Change	0 sq. ft.
• New Building	NO (yes or no)
ZONING	
• Existing	-M / SHORELAND
• Proposed, if applicable	N/A
LAND USE	
• Existing	WAREHOUSE
• Proposed	WAREHOUSE
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	N/A
• Proposed Number of Residential Units to be Demolished	
• Existing Number of Residential Units	
• Proposed Number of Residential Units	
• Subdivision, Proposed Number of Lots	↓
PARKING SPACES	
• Existing Number of Parking Spaces	158
• Proposed Number of Parking Spaces	100 + (58 FUTURE)
• Number of Handicapped Parking Spaces	10
• Proposed Total Parking Spaces	100 + (58 FUTURE)
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	6
• Existing Number of Bicycle Parking Spaces	6
• Proposed Number of Bicycle Parking Spaces	24
• Total Bicycle Parking Spaces	30
ESTIMATED COST OF PROJECT	\$ 850,000.00

October 23, 2012

11270

Jean Fraser, City Planner
City of Portland
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101

765 Warren Avenue
Additional Loading Docks and Reconfigured Parking for Existing Building
Level II Site Plan Review
Application ID Number: 2012-578

Dear Jean:

Thank you for your review comments received via e-mail on October 17, 2012. Our responses to your comments are organized as you presented them in your e-mail:

Comment #1 - Sidewalks and Curbing Along the Warren Avenue Frontage: I confirm that the Department of Public Services does not support a waiver of the sidewalk requirement and the applicant is required to install a bituminous sidewalk constructed at grade so as not to disrupt the natural drainage as currently exists (so this should be shown on the site plan). The DPS supports the waiver request regarding the installation of granite curbing due to the potential drainage issues that may result from its installation.

Response: The plans have been updated to include a five foot wide sidewalk along Warren Avenue. A topographic survey was conducted to support the engineering design for this sidewalk, to ensure that construction of this sidewalk will not disrupt the natural drainage as it currently exists.

Comment #2 - Delineation of Parking Spaces: We request that all of the parking that is required to meet the zoning requirements be striped and usable on the site. I suggest that those shown as loam and seed near Units 4 and 5 be left as pervious surfaces but indicated as reserved for additional parking if needed for those units, and that existing paved areas (there appear to be several "unused" areas shown on the site plan) be identified as parking to make up the parking requirement. 20% of the parking requirement may be made up of compact spaces, which we encourage to allow for minimizing impervious surfaces.

Response: The parking spaces previously shown as loam and seed for Units 4 and 5 are now revised to be paved; these are compact spaces in the interest of reduced impervious area, and are well below the 20% allowed by ordinance.

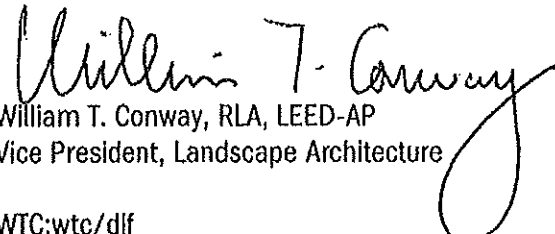
Comment #3 - Reduction of Impervious Surfaces: We request that some of the extra paved and hatched areas (in front of the building and at the rear near Unit 1) be converted to pervious surfaces, ideally with planting.

Response: Some of the extra paved and hatched areas have been revised to depict landscaped islands and areas with landscaping. In the front of the building several islands with River Birch trees have been added; in the rear, near Unit 1, this area will now be loamed, seeded and planted with Ash trees.

We believe these responses address all of your final comments and we are hopeful for approval in the near future. If you have any questions, please call me and let me know. At the appropriate time we will provide the City with both digital and hard copies of the plan set.

Sincerely,

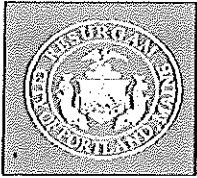
SEBAGO TECHNICS, INC.



William T. Conway, RLA, LEED-AP
Vice President, Landscape Architecture

WTC:wtc/df
Enc.

cc: Paul Ureneck, Boulos Property Management



Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

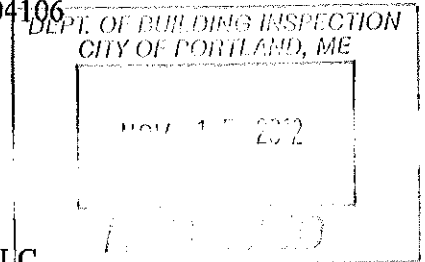
Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

November 13th, 2012

Warren Avenue Development LLC and Chunky
Monkey LLC
c/o Paul Ureneck, Boulos Property Management
One Canal Plaza
Portland, ME 04101

Will Conway
Sebago Technics
75 John Roberts Road, Suite 1A
South Portland, ME 04106



Project Name: Addition of loading docks and parking
Address: 765 Warren Avenue
CBL: 318-A-002
Applicant: Warren Avenue Development LLC and Chunky Monkey LLC
Project ID: #2012-578
Planner: Jean Fraser

Dear Sirs:

On November 13th, 2012, the Planning Authority approved with conditions a Level II site plan for additional loading docks and reconfigured parking for the existing building at 765 Warren Avenue. The decision is based upon the application, documents and plans as prepared and submitted by Will Conway of Sebago Technics, including Plan Set (18 sheets) Rev D dated 11-02-2012. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

The Planning Authority waives the Technical Standard, Section 14-498 and 14-499 pertaining to the provision of curbing along the frontage with Warren Avenue.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. That the applicant/future owner conducts, and submits to the Planning Authority, an annual monitoring traffic study until the project is fully occupied. The monitoring study would include documentation of traffic generation and employee information for the project and shall include traffic estimates according to actual employee/land use information. At the time of full occupancy the City reserves the right to request traffic counts at the project driveway; and

2. The applicant and all assigns shall comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, and the approved Revised Stormwater Management Plan dated October 4, 2012 prepared by Sebago Technics, which specifies the annual inspections and reporting requirements. The developer/ contractor/ subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines; and
3. That the noise levels of the external HVAC and other mechanical equipment shall comply with the noise standards of the I-M zone, and the owner/applicants for each unit shall submit documentation to confirm compliance of both the unit and the building in respect of rated noise levels and cumulative noise levels, to the satisfaction of the Zoning Administrator prior to the issuance of a building permit for that unit; this requirement shall be written into the lease for each unit. If the City receives any complaints concerning the noise generated by any of the HVAC condenser units or other mechanical equipment, the owner shall take appropriate measures to mitigate any noise, including cumulative noise, above that allowed by the current ordinance; and
4. That a 3 foot clear space shall be maintained around the circumference of the fire hydrants and Fire Department connections, especially by units 1,3 and 5, except as otherwise required or approved; and
5. That any new signage or the alteration of existing signage requires separate permits through the City's Inspections Division; and
6. That any additional site lighting, including the proposed exterior wall mounted lighting, shall meet the City's photometric standards as currently set out in Section 12 *Site Lighting Standards* in the City's Technical Manual.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. As based on consultation with the MDEP, this approval amends the MDEP Site Location Permit L-014644-26-A-N (re LL Bean) dated September 16, 1987.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

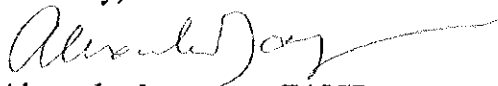
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Alexander Jaegerman, FAICP
Planning Division Director

- Attachments: 1. Chapter 32 – Storm Water
 2. Performance Guarantee Packet

cc:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPietro, Development Review Coordinator, Planning
Margo Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Barley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Approval Letter File

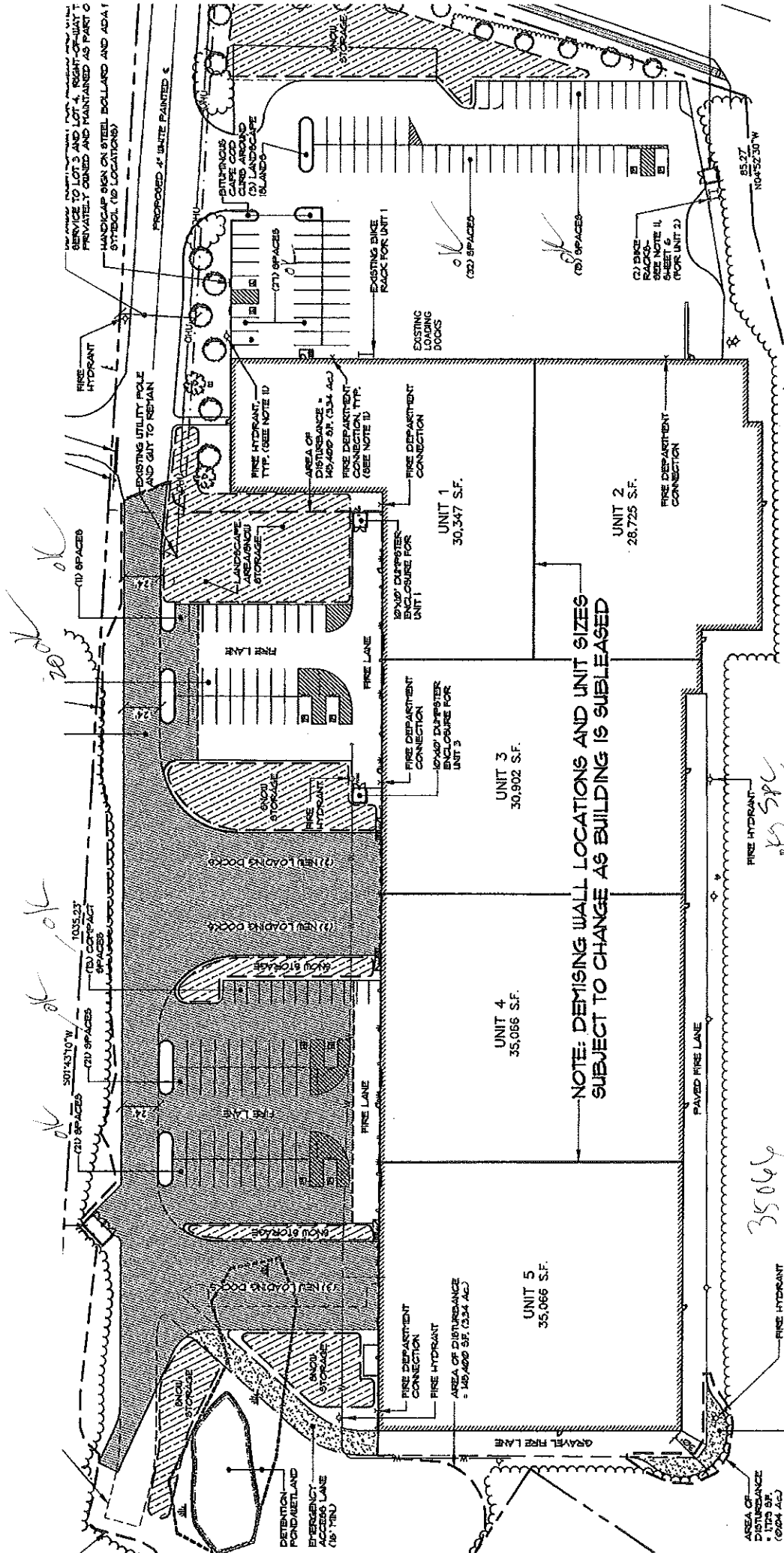
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michello Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department

newest
 4/23/13

$$\begin{array}{r} 44 \\ 21 \\ 13 \\ \hline 55 \end{array}$$

$$\begin{array}{r} 21 \\ 11 \\ 15 \\ \hline 31 \end{array}$$

$$\begin{array}{r} 14 \\ 31 \\ 55 \\ \hline 100 \end{array}$$



35066
 35066
 30902
 30347
 28725
 160,106

Control 160 Now
 ok
 160,106 #

ok
 2012-578
 Pat Under The
 4/23/13
 ok

160,106 #
 4/23/13



PORTLAND MAINE

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Greg Mitchell, Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Lot #4

Meeting Information

DATE: 7/13/12 ZONE: I-M Zone

LOCATION: 765 Warren Ave - 316-A-3 / 318-A-2 /

PEOPLE PRESENT: DAVID M-P - JEAN FRAZIER - Will Conway -
Barbara - Rick Meek - Marge - Paul Menet -

DISCUSSION: currently 15,700^{sq} Bldg -
To Divey up into perhaps 5-30,000^{sq} units -
To ADD extra loading & parking along other side -
Discussed Flood zone → 68 parking spaces New
Thought they were meeting level II site plan - \$400 fee
Thinks they are meeting the 75% impervious max
has an existing site location permit that DEP originally
Requires NRPA permit because of wetlands. approved
Discussed Septic System - There is AgdP in the
City System for sewer - maybe pump to Westbrook
gravel wetlands now suggested
porous concrete was approved for reg. parking - DEP oked.

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.

Marge Schmuckal - Fwd: RE: Pending Site Plan Application : 765 Warren Avenue

From: Barbara Barhydt
To: Margolis-Pineo, David; Schmuckal, Marge
Date: 7/10/2012 9:12 AM
Subject: Fwd: RE: Pending Site Plan Application : 765 Warren Avenue

I just got this and Paul Ureneck would rather meet Friday afternoon. Does that work for both of you? I could something after 1:30.

Barbara

>>> "Ureneck, Paul" <PUreneck@Boulos.com> Tuesday, July 10, 2012 9:05 AM >>>
Friday afternoon would be best for me, my morning is booked. Thank you, Paul.

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Tuesday, July 10, 2012 9:01 AM
To: Conway, Will
Cc: Ureneck, Paul
Subject: Re: Pending Site Plan Application : 765 Warren Avenue

Hi Will:

I am checking on the availability of David Margolis-Pineo and Marge. I am looking at this Friday and will let you know if they are available. If a Friday is not a good day for you, please let me know and I will try for a different day the following week.

Thanks.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256

bab@portlandmaine.gov>>> "Will Conway" <wconway@sebagotechnics.com> Friday, July 06, 2012 2:13 PM
>>>

Hi Barbara, I hope your summer is going well !

I'm working for Paul Ureneck and The Boulos Companies on a new project at 765 Warren Avenue...just west of Riverside Street. As shown in the attachments, this site was approved as Lot 4 within the McAlister Farm Subdivision, circa 1988(See attachments). The building on Lot 4 contains approximately 156,250 square feet of warehouse floor area, and until recently, LL Bean was the sole tenant in the building. As you might imagine in this economy it's not easy to find a replacement single user tenant, so Boulos would like to subdivide the

building into about 5 leasable areas.

To make this work it will be necessary add loading docks and employee parking areas along the east side of the building as shown on the attached sketch. We are nearly complete with pre-design survey work and I'm writing to request a pre- application meeting with you and appropriate staff you may assign to this review. Certainly stormwater management is important to clarify – we are assuming that for quality treatment we will only need to account for new increased impervious areas.

Boulos is eager to submit the application as soon as possible; please suggest a meeting date at your earliest convenience, thank you,

Will

William T. Conway, RLA, LEED-AP
Vice President, Landscape Architecture

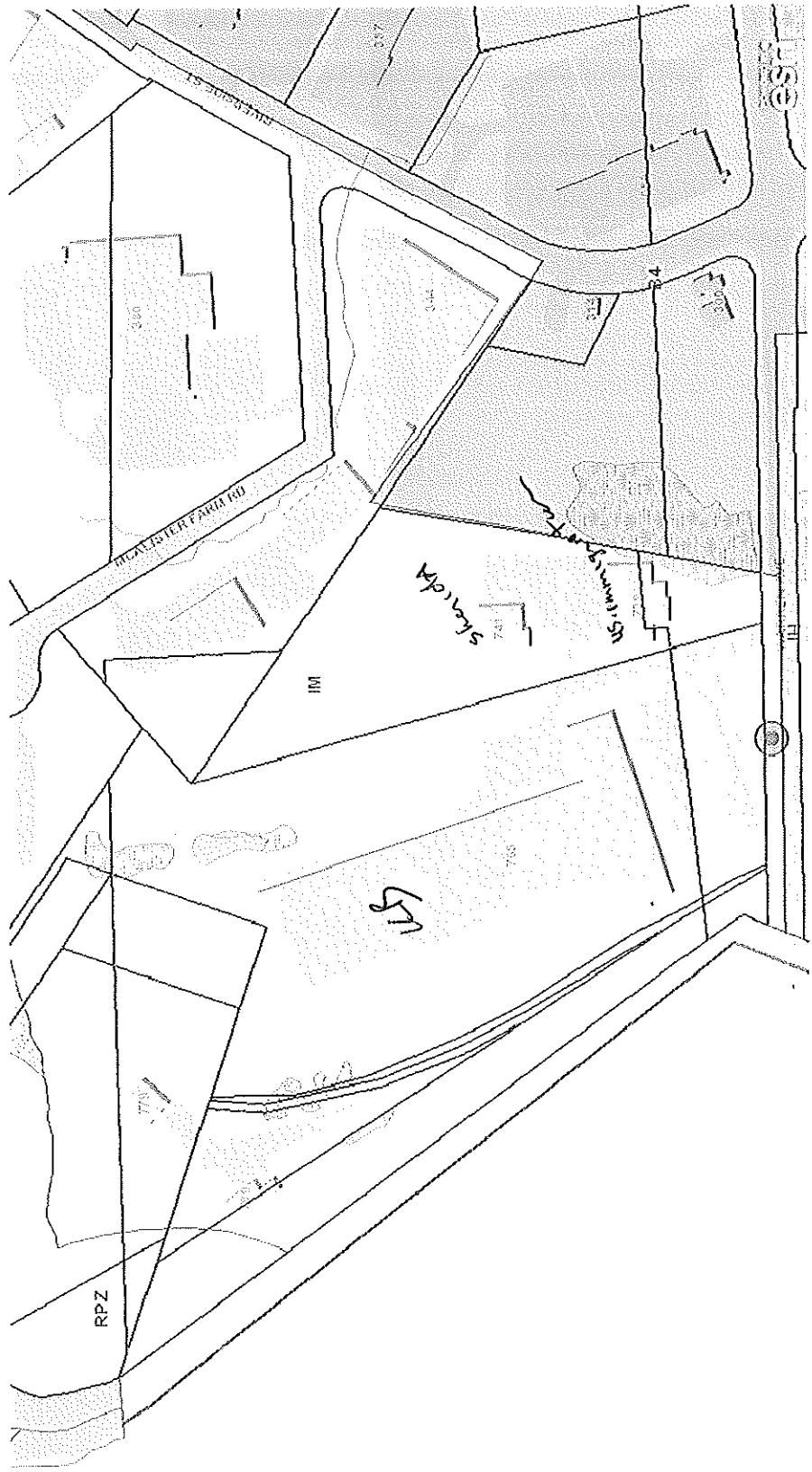


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765 Warren Ave



Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 871-8486

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Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 316 A003001
Land Use Type WAREHOUSE & STORAGE
Property Location 765 WARREN AVE
Owner Information WARREN PROPERTIES LIMITED PARTNERSHIP
 ONE CANAL PLAZA
 PORTLAND ME 04101
Book and Page 11421/187
Legal Description 316-A-3 318-A-2 319-A-9
 WARREN AVE 749-779
Acres 15

Current Assessed Valuation:

TAX ACCT NO. 34478 **OWNER OF RECORD AS OF APRIL 2011**
 WARREN PROPERTIES LIMITED
 PARTNERSHIP
 ONE CANAL PLAZA
 PORTLAND ME 04101
LAND VALUE \$868,100.00
BUILDING VALUE \$4,901,000.00
NET TAXABLE - REAL ESTATE \$5,769,100.00
TAX AMOUNT \$105,459.16

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Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1

Year Built 1988
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - L.L.BEAN
Square Feet 153720

[View Sketch](#)
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Exterior/Interior Information:

Building 1

Levels 01/01
Size 149420
Use WAREHOUSE
Height 33
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Building 1

Levels 01/01
Size 4300
Use MULTI-USE OFFICE
Height 33
Walls METAL-LIGHT
Heating HOT AIR
A/C CENTRAL

Other Features:

Building 1

Structure OVERHEAD DOOR - MOTOR OPR.
 WD/MT
Size 10X12

Building 1

Structure SPRINKLER - WET
Size 157320X1

Building 1

Structure SPRINKLER - WET
Size 157320X1

Building 1
Structure OVERHEAD DOOR - MOTOR OPR.
Size 10X10

Building 1
Structure DOCK LEVELERS
Size 0X0

Outbuildings/Yard Improvements:

Building 1
Year Built 1988
Structure LIGHT - MERCURY VAPOR, POLE
Size 1X1
Units 7
Grade C
Condition 3

Building 1
Year Built 1988
Structure SHED-FRAME
Size 8X10
Units 1
Grade C
Condition 3

Building 1
Year Built 1988
Structure ASPHALT PARKING
Size 78000
Units 1
Grade C
Condition 3

Sales Information:

Sale Date	Type	Price	Book/Page
11/13/1998	LAND + BUILDING	\$0.00	14302/224
2/4/1994	LAND + BUILDING	\$0.00	11421/187

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