

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Anthony DePietro

August 18, 1988

Applicant
20 Continental Drive

506 Riverside St

Date

Mailing Address
warehouse

Address of Proposed Site
321-A-3

Proposed Use of Site
XX 1.733 / 7,500 sq ft

Site Identifier(s) from Assessors Maps
11

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 7,500 sq ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: The entire site shall be maintained and/or developed as depicted on the approved site plan. any alteration or deviation from the approved plan shall require approval of the planning authority or Planning Board, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings

(Attach Separate Sheet if Necessary)

Richard A. Henry 6/21/89
SIGNATURE OF REVIEWING STAFF/DATE

Casco Northern Bank



a BANK OF BOSTON company

May 17, 1989

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: 508 Riverside Street, Portland, Maine
Irrevocable Letter of Credit

Dear Mr. Gray:

Casco Northern Bank, N.A. hereby issues its Irrevocable Letter of Credit for the account of Anthony DiPietro as developer, in the name of the City of Portland in the aggregate amount of \$34,708.24.

The City of Portland may draw on the letter of credit by presentation of a sight draft at Casco Northern Bank located at 844 Stevens Avenue, Portland, Maine. Said draft shall be accompanied by an affidavit signed by the City of Portland's Director of Parks and Public Works or Director of Planning and Urban Development stating that Anthony DiPietro has failed to complete by May 17, 1990, at Anthony DiPietro's expense, the work on the roads and other public improvements as set forth in the attached schedule of Costs of Public Improvements. Anthony DiPietro's commencement of development shall not be a condition precedent to the City of Portland's ability to draw on this letter of credit.

In the event of Casco Northern's dishonor of the City of Portland's sight draft and accompanying affidavit, Casco Northern shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

Anthony DiPietro will notify the City of Portland for inspections.

After all work has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to, paving, landscaping and other required improvements, Casco Northern shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of Casco Northern hereunder be reduced to an amount which is less than the estimated cost of completing all remaining prescribed improvements as determined by the Department of Public Works, as shown on the attached Schedule of Costs of Public Improvements.

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

April 10, 1989

Anthony Dipietro
1901 Forest Avenue
Portland, ME

Dear Mr. Dipietro:

On Thursday, April 7 the Portland Planning Authority granted minor site plan approval for the building addition of 508 Riverside Street, with the following condition:

- The entire site shall be maintained and/or developed as depicted on the approved site plan. Any alteration or deviation from the approved plan shall require approval of the planning authority or Planning Board, including, without exception: topography; drainage; landscaping; retention or wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.

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. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. Any request for an extension must be received by the Planning Department prior to the 6 month expiration date. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
✓ Richard Henry, Planner
Jeff Tarling, City Arborist
P. Samuel Hoffses, Chief of Building Inspections
William Boothby, Principal Engineer
William Bray, City Traffic Engineer
Benjamin H. O'Reilly, Jr., Superintendent of Parks and Islands
Paul Niehoff, Materials Engineer
Steve Harris, Planning Engineer
Approval Letter File

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

October 24, 1988

Mr. Anthony DiPietro
20 Continental Drive
Portland, ME 04103

Dear Mr. DiPietro:

Thank you for your recent letter requesting permission to stockpile clean fill at the rear of an existing building at 508 Riverside Street.

I am authorizing this stockpiling while our office and Public Works continues its review of the site plan for this property. Please understand that if the site plan is not approved you will be required to remove this fill.

Sincerely,

Joseph E. Gray, Jr.

Joseph E. Gray, Jr.
Director of Planning & Urban Development

cc: Alex Jaegerman, Chief Planner
Bill Boothby, Parks & Public Works

20 Continental Drive
Portland, Maine 04103
October 20, 1988

Planning Board
Att: Joel Gray

I am requesting permission to stock pile clean solid fill at the rear of an existing building located at 508 Riverside St., Portland, Maine. I have the opportunity to acquire free fill which will not be available to me later.

We have applied and paid for the building permit and Planning Board Review on the revised site plan.

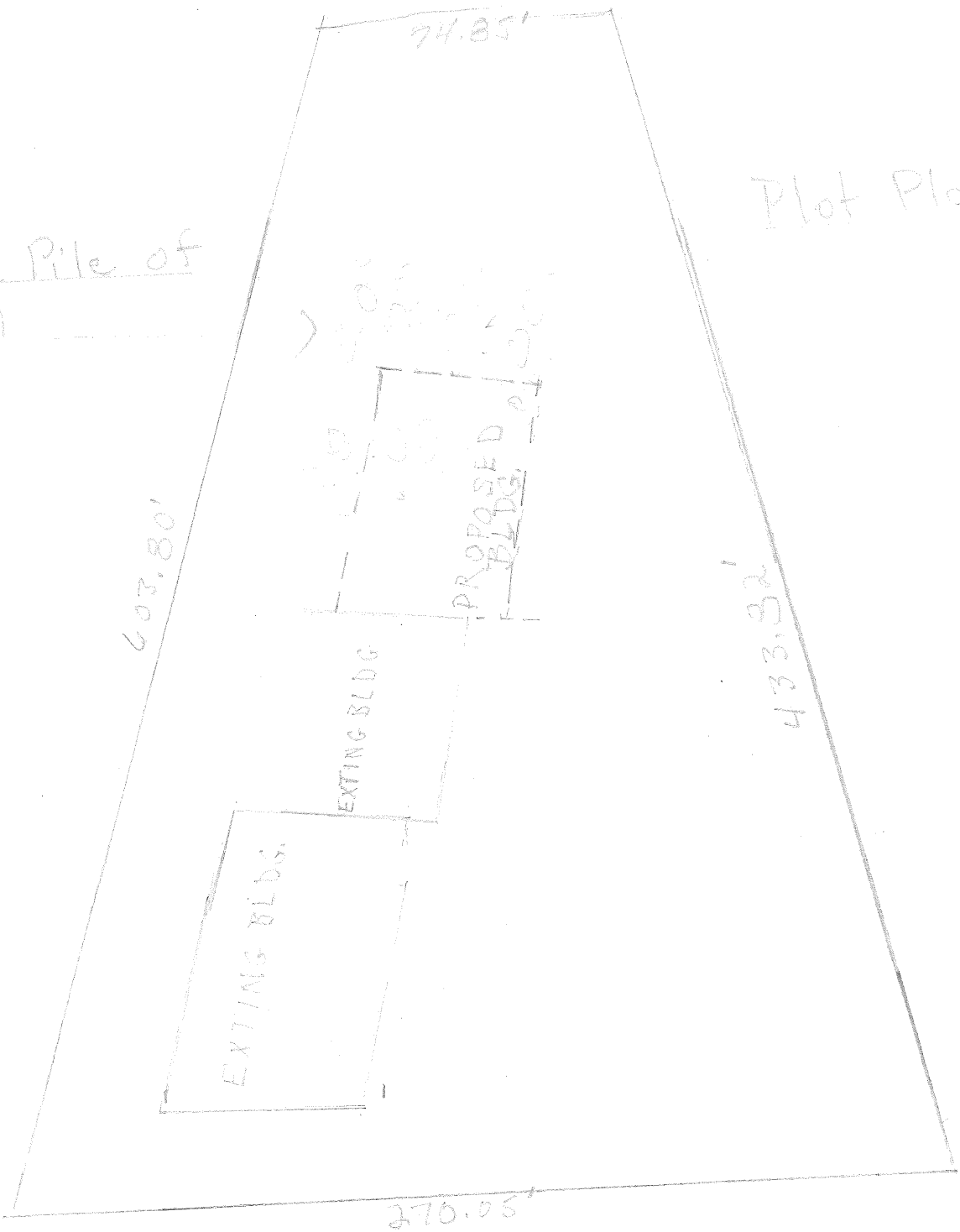
Attached, find copy of plot plan indicating the location of the stock pile, per your request. I appreciate your cooperation in this matter.

Yours truly,

Anthony N. Pietro

Stock Pile of
Fill

Plot Plan



508 Riverside St. Portland Me.

Anthony Di Pietro

Finance Department

RECEIVED

Duane G. Kline

Director

JUN 12 1990

PORTLAND PLANNING OFFICE

CITY OF PORTLAND

June 11, 1990

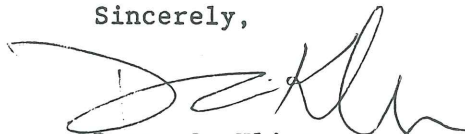
Casco Northern Bank
884 Stevens Avenue
Portland, Maine 04103

Re: Irrevocable Letter of Credit/DiPietro
508 Riverside Street

Dear Sir/Madam:

This is to inform you that I have authorized the release of the above named letter of credit, which was dated May 17, 1989, in the amount of \$34,708.24. If you require any further information, please let me know.

Sincerely,



Duane G. Kline
Finance Director

DGK. jlb

Joe Gray

Casco Northern Bank



a BANK OF BOSTON company

IRREVOCABLE LETTER OF CREDIT NO. P 1508

May 10, 1990

Joseph E. Gray, Jr.
Director of Planning and Urban Development
City Hall, Room 213
389 Congress Street
Portland, Maine 04101

Mr. Gray:

Casco Northern Bank, N.A. hereby issues its Irrevocable Letter of Credit for the account of Anthony DiPietro, A.D. Auto Sales as developer, hereinafter referred to as "The Developer" in favor of the City of Portland in the aggregate amount of \$3,470.00. The City of Portland may draw on the Letter of Credit by presentation of a sight draft in the event that the Developer, at the Developer's expense, fails to correct defects in the workmanship and the durability of all materials used in the construction of the public improvements as set forth in the Schedule of Costs of Public Improvements for the Site Plan at 508 Riverside.

Drafts drawn upon this credit must be for this particular development and to correct any defect as outlined above which was not corrected by the Developer on or before May 15, 1991. Drafts must be accompanied by a written statement that the Developer has failed to correct such defect and shall be accompanied by itemized statements showing cost of work to be completed and must be submitted to Casco Northern Bank, N.A. no later than May 15, 1991.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Casco Northern Bank, N.A. shall not guarantee the performance of the Developer to the City of Portland.

Very truly yours,

Janice de Lima
Assistant Vice President

JDL:dl

Irrevocable Letter of Credit No. P1508
May 10, 1990
Page 2

The City of Portland hereby accepts said original letter as evidence of satisfaction of the Developer's obligations to be performed.

BY: Joseph E. [Signature] DATE: 5/16/90
Director of Planning and Urban
Development

BY: _____ DATE: _____

CITY OF PORTLAND:

[Signature] DATE: 5/17/90
Director of Finance

Natalie L. Burns DATE: 5/16/90
Associate Corporation Counsel



CITY OF PORTLAND

May 3, 1990

Certified Mail No.
P-166-460-288

Mr. Anthony DiPietro
A.D. Auto Sales
1901 Forest Ave.
Portland, ME 04103

RE: Site Plan at 508 Riverside

Dear Tony:

It's nice to see work proceeding on your site at 508 Riverside Street, hopefully all items will be completed soon, as the May 1st date has passed.

Nancy Knauber will be contacting you or your contractor soon to conduct a final inspection. Things appear to be in good order.

Additionally, as mentioned in my letter dated January 10, 1990, you must contact the bank regarding the required 10 percent defect guarantee in the amount of \$3,470.00. This defect guarantee must be in place prior to May 15, 1990. After the required site plan improvements have been acceptably completed and the defect guarantee is in place, a permanent C.O. can be issued and the letter of credit released.

If you have any questions, please call me at 874-8300 Ext. 8838.

Sincerely yours,


PAUL NIEHOFF
MATERIALS ENGINEER

PN/cf

pc: Bruce Ringrose - City Engineer
Nancy Knauber - Senior Technician
✓ Rich Henry - Planning
Casco Northern Bank - 874 Stevens Ave.
Portland, ME 04103

Desk File

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



508 Riverside Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

November 20, 1989

Mr. Anthony DiPietro
20 Continental Drive
Portland, Maine 04103

Dear Mr. DiPietro:

At the meeting of the Board of Appeals on Thursday evening, November 16, 1989, the Board voted by a unanimous vote of six members present to deny your use variance for an auto body shop to locate in the I-1 Industrial Zone. Section 14-231 (9) of the City Zoning Ordinance states among the prohibited uses, as follows: "Offstreet parking and all types of garages, except (i) where accessory to conforming principal uses on the same premises, or to residential uses existing on June 5, 1957, or (ii) parking structures consisting of two (2) or more levels."

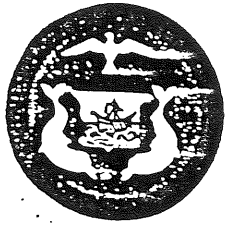
A copy of the Board's decision is enclosed for your records.

Sincerely,

Warren J. Turner
Administrative Assistant

Enclosure: Copy of Board's decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



CITY OF PORTLAND

VARIANCE APPEAL

APPLICATION

Applicant's name and address: Anthony Di Pietro
20 Continental Dr. Portland Me. 04103

Applicant's interest in property (e.g., owner, purchaser, etc.):

Owner's name and address (if different): Same
Address 508 Riverside St. Portland Me. 04103

Address of property (or Assessor's chart, block and lot number):
508 Riverside St. (in the rear, New Building)

Zone: I-1 Industrial Present use: ARA Cory Coffie
IS IN EXISTING BUILDING

Variance from: Section 14- 231 (10) Auto Body repair

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: Sept 29, 1989

Anthony Di Pietro
Signature of Applicant

W. A. W.

UNDUE HARDSHIP REQUIRED; DEFINED.

Yes	No	
6	0	A. That the land in question cannot yield a reasonable return unless a variance is granted;
0	6	b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
5	5	C. That the granting of a variance will not alter the essential character of the locality; and
5	1	D. That the hardship is not the result of action taken by the applicant or a prior owner.

11/19/89

Granted - 0

Denied - 0

John C. Jones
John F. Morelli
Thomas O'Neil
Michael J. Pate
Merrill H. Seltzer
David L. Shover

October 26, 1989

Anthony Di Pietro
20 Continental Dr.
Portland, Maine

Zoning Board of Appeals
City Hall
389 Congress Street
Portland, Maine

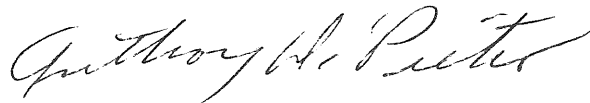
To Whom it may concern:

Am requesting the Board of Appeals and the Zoning Board to consider a variance at 508 Riverside Street, Portland, Me., which is now I-1. I have had several interested parties approach me regarding leases of the bays, but am hindered by the limitation of business due to existing zoning. My building was one of the first, if not the first, to be built in this area in 1974. I realize the necessity to update and upgrade my property in keeping with growth and development of the neighborhood. Have extended the original building to include three bays. Am also upgrading and increasing the parking facilities, replacing the existing drive way and entrance and adding new curbs and landscaping.

I feel a variance is in character with the existing buildings and businesses in the neighborhood and can only encourage a reasonable return due to growth and increased taxes within the area. I understand Portland Auto Sales & Service (Riverside St.), has applied, was approved and is now operating under a variance. Enclosed is a list of businesses located within the area of my property, most of whom are now doing retail business.

Thank you,

Anthony Di Pietro



Lucas Tree Experts

Retail Treeland

Mainely Plumbing & Heating

Sani-Clean / Sales & Service

Portland Auto Sales & Service

Phoenix Welding

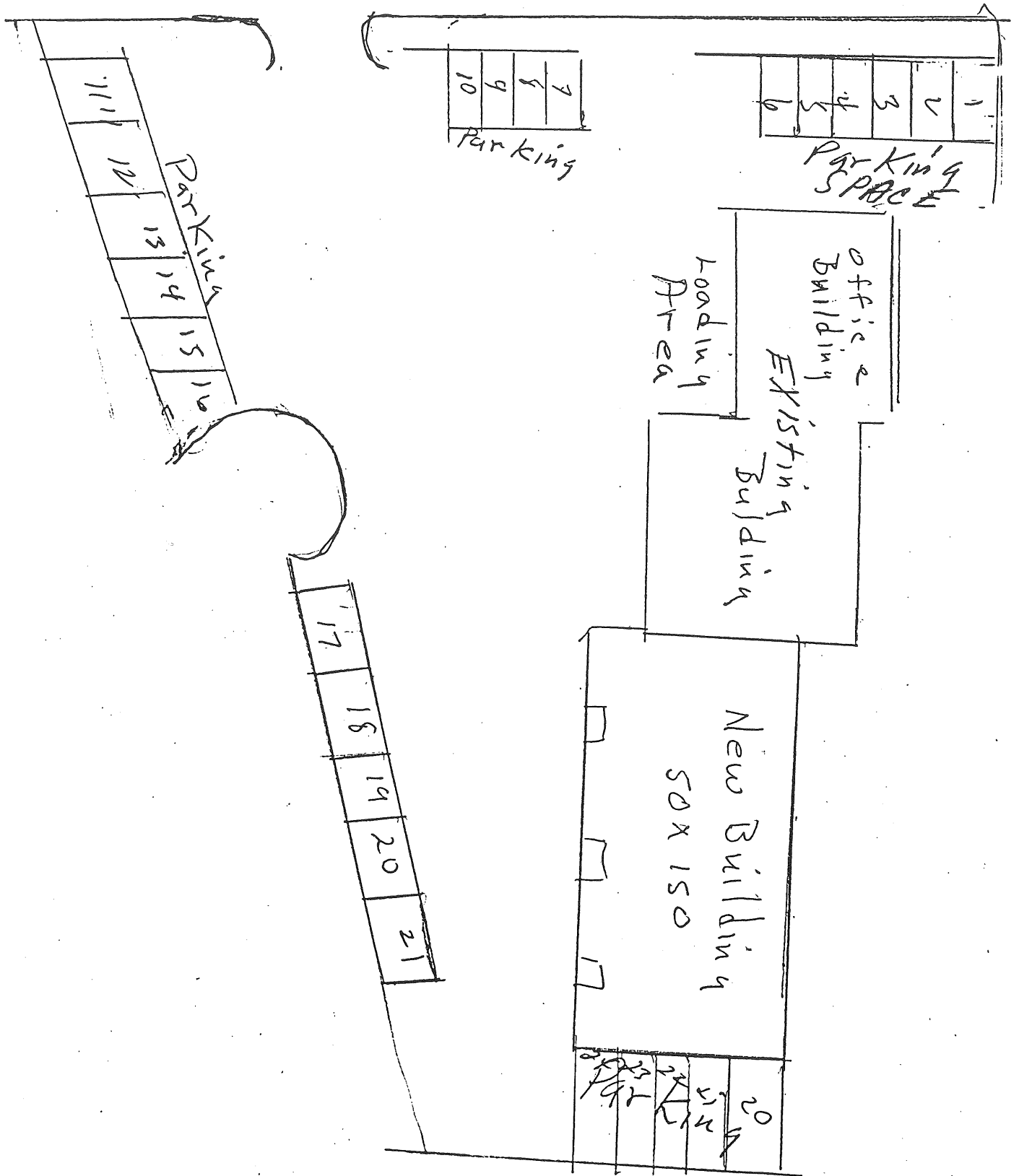
Maine Parts & Machine

Action Equipment & Rentals/ Sales & Service

Messer Mirror & Glass / Sales & Service

Hobart Sales & Service

Riverside Street



Grave Area

DRAINAGE NARRATIVE
FOR
508 RIVERSIDE STREET

Prepared By:
Pinkham and Greer
Consulting Engineers, Inc.
170 U.S. Route One
Falmouth, Maine

(207)781-5242

March 1989

1.0 INTRODUCTION:

A drainage analysis was conducted for those areas which drain into the proposed storm drain to be installed as part of the improvements to 508 Riverside Street.

The Soil Conservation Service Technical Release No. 55 with associated P.C. software was used to generate the model storm which is a 10 year Type III storm. The total rainfall for a 24 hours storm is 4.5 inches.

The areas that were analyzed are 0.8 acres on the adjoining property to the south west which drains to the proposed culvert under the new parking area and is known in this report as sub-area two (S.A. #2). Subarea number 1 is the area which includes approximately 2/3 of the roof area of the proposed expansion and the new paved area along the northeast side of the building. This area is bounded by the proposed curbing.

2.0 ASSUMPTIONS:

Soils on the adjacent site which are not under impervious surfaces were assumed to be 50% "B" soils and 50% D soils. This is based on the Cumberland County Soils Survey and is conservative. Approximately 0.25 acres of the site is paved.

3.0 RESULTS:

Sub Area	Area (Acres)	CN	TC (Hours)	Q10 (cfs)
1	0.227	98	0.10	1
2	0.878	85	0.10	3
Total	1.105	88	--	4

The remaining site sheet drains across open pavement or gravel and down a steep bank into an existing stream to the north. Where runoff from the paved area at the north end of the building concentrates, a riprap swale is provided. There will be no other areas where erodible quantities of runoff will concentrate.

Sub-area will be drained by a catchbasin and 12" cmp to a storm manhole located in the culvert under the proposed fill. Sub-area 2 drains through the culvert under the fill and discharges into an existing swale.

Drainage Structure Summary:

Structure	Inv.	Length	Slope	Q Calculated	Q Capacity
Headwall (out)	48.0	15'	0.020	4.0	5.8
Storm MH (out)	48.3	93'	0.065	3.0	6.5
(in)	51.0				
Headwall (in)	57.0				
<hr/>					
Storm MH (in)	51.0	93'	0.090	1.0	13.0
Catchbasin	59.37				

APPENDIX

the full 100-year high, a larger size possible headwater.

enter Fig. 4-22, at control. If the is assumed to be

parts. For other d by the formula

(14)

ult for the Man- condition desired.

eds the allowable, headwater depth. r corrugated steel 0. A smaller size

be economical to ce results. Check

uctural Plate Pipe ted in Table 4-11 r with the corre- part of the Fed- d in 1963.

d discharge. Ob- which do not wars for less critical is is a matter of ter. But, whatever ationale presented requiring no static an the design dis-

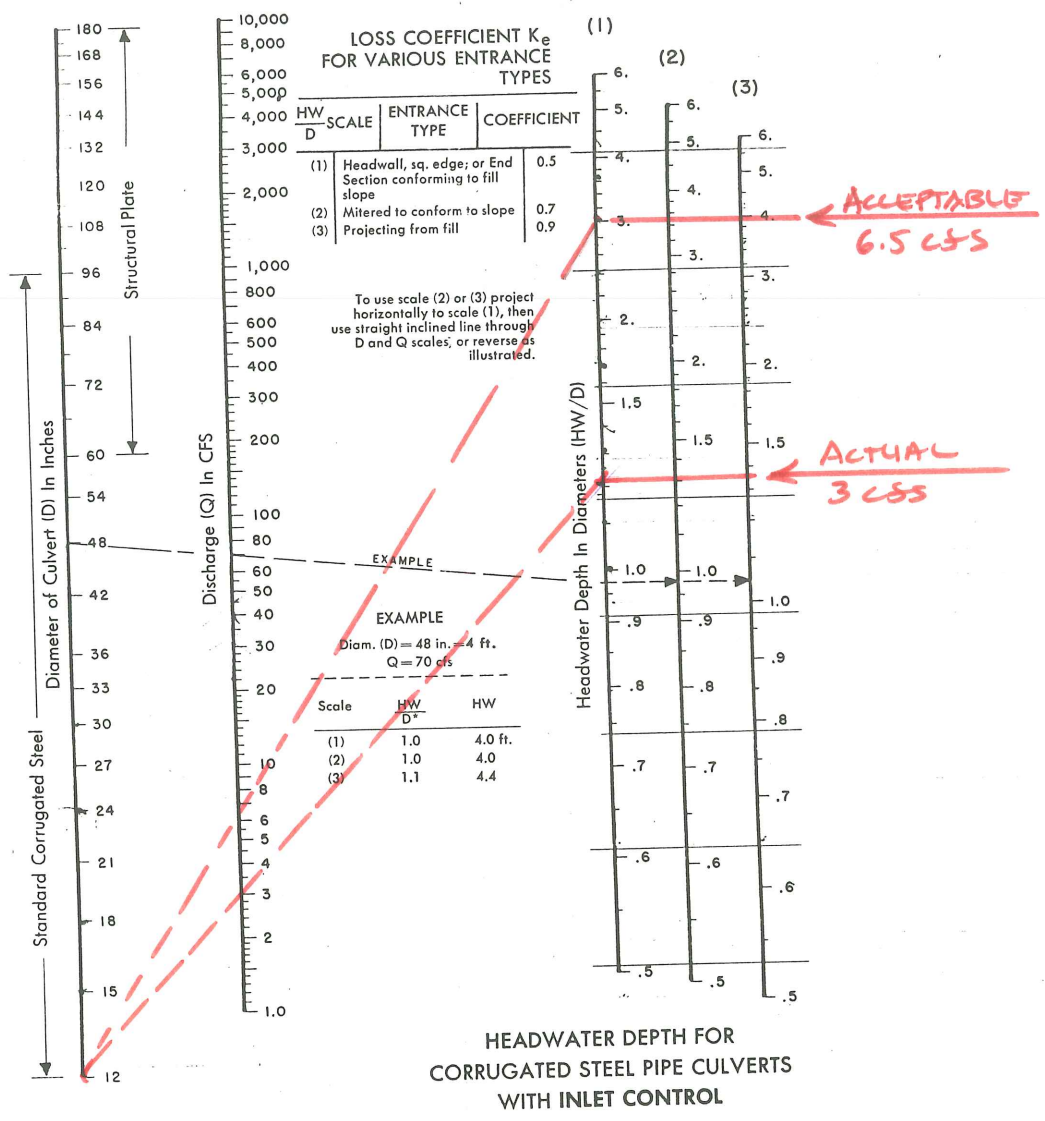


Fig. 4-18. Inlet control nomograph for corrugated steel pipe culverts. The manufacturers recommend keeping HW/D to a maximum of 1.5 and preferably to no more than 1.0.

ACCEPTABLE
6.5 CFS

ACTUAL
3 CFS

HEADWALL (CANT) TO STORM M.H.
 STORM M.H. TO C.B.

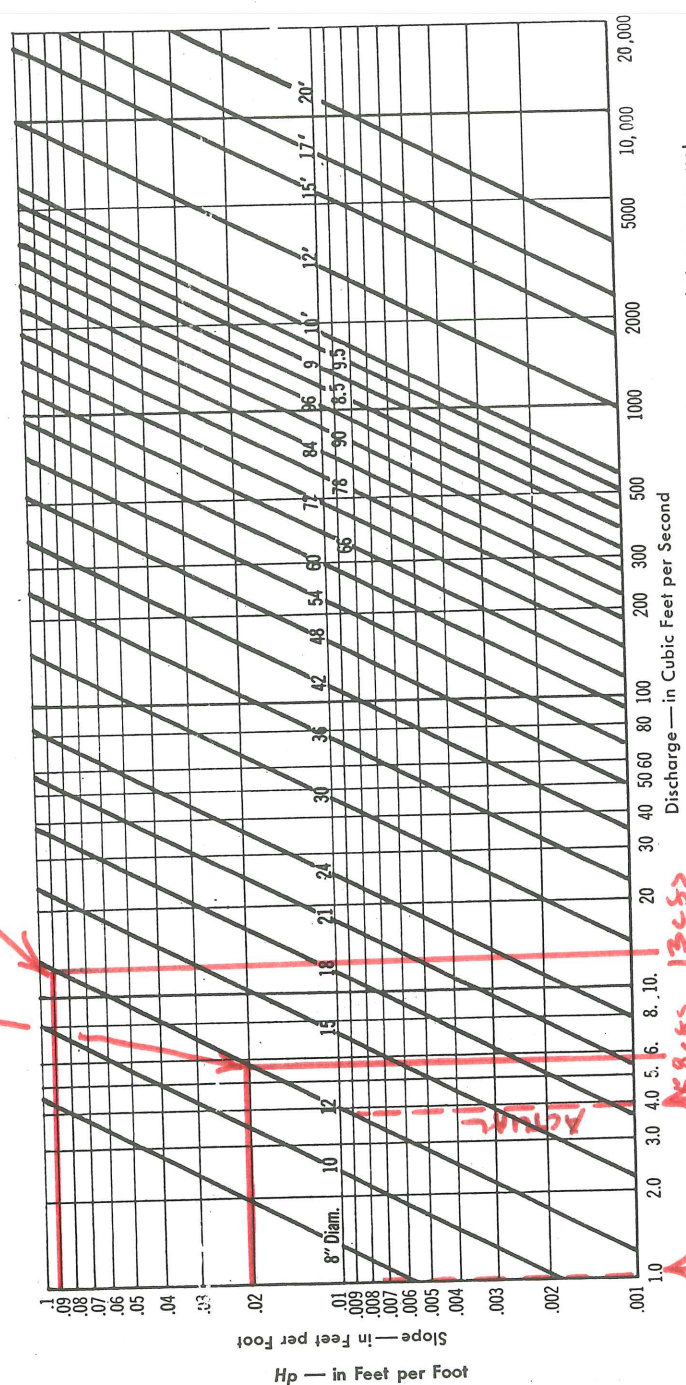


Fig. 4-44. Energy Head Loss Based on Manning's Formula.
 Pipe * Flowing Full $n = .012^{**}$

*Note: A pipe-arch flowing full has 84% of the capacity of a round pipe flowing full when periphery, n and slope are equal.
 ***Energy loss for pipe friction only. Compute losses from all sources in selecting final pipe sizes.

ACTUAL
 ACTUAL

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : 508 RIVERSIDE ST.
 County : CUMBERLAND
 Subtitle: SITE PLAN
 Subarea : 1

State: ME

User: MSL
 Checked: _____

Date: 01-18-89
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Impervious Areas				
Paved parking lots, roofs, driveways	.227(98)	-	-	-
Total Area (by Hydrologic Soil Group)	.227			
	====			

SUBAREA: 1 TOTAL DRAINAGE AREA: .227 Acres WEIGHTED CURVE NUMBER: 98

Project : 508 RIVERSIDE ST.
 County : CUMBERLAND
 Subtitle: SITE PLAN
 Subarea : 2

State: ME

User: MSL
 Checked: _____

Date: 01-18-89
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Good condition; grass cover > 75%	-	-	.474 (74)	-
Impervious Areas				
Paved parking lots, roofs, driveways	.234 (98)	.170 (98)	-	-
Total Area (by Hydrologic Soil Group)	.234 ====	.17 ====	.474 ====	

SUBAREA: 2 TOTAL DRAINAGE AREA: .878 Acres WEIGHTED CURVE NUMBER: 85

Project : 508 RIVERSIDE ST.
 County : CUMBERLAND
 Subtitle: SITE PLAN

State: ME

User: MSL
 Checked: _____

Date: 01-18-89
 Date: _____

----- Subarea #1 - 1 -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	100	.02	A					0.022
Shallow Concent'd		60	.01	P					0.008

Time of Concentration = 0.03*
 =====

----- Subarea #2 - 2 -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.02	A					0.031
Sheet		95	.05	A					0.015
Shallow Concent'd		50	.03	U					0.005

Time of Concentration = 0.05*
 =====

--- Sheet Flow Surface Codes ---

- | | | |
|--------------------------|------------------|------------------------------|
| A Smooth Surface | F Grass, Dense | --- Shallow Concentrated --- |
| B Fallow (No Res.) | G Grass, Bermuda | --- Surface Codes --- |
| C Cultivated < 20 % Res. | H Woods, Light | P Paved |
| D Cultivated > 20 % Res. | I Woods, Dense | U Unpaved |
| E Grass-Range, Short | | |

* - Generated for use by TABULAR method

Project : 508 RIVERSIDE ST.
 County : CUMBERLAND
 Subtitle: SITE PLAN

User: MSL
 State: ME
 Checked: _____

Date: 01-18-89
 Date: _____

Total watershed area: 0.002 sq mi Rainfall type: III Frequency: 10 years
 ----- Subareas -----

	1	2
Area(sq mi)	0.00*	0.00*
Rainfall(in)	4.5	4.5
Curve number	98%	85%
Runoff(in)	4.26	2.91
Tc (hrs)	0.03*	0.05*
(Used)	0.10	0.10
TimeToOutlet	0.00	0.00
Ia/P	0.01	0.08
(Used)	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		1	2
11.0	0	0	0
11.3	0	0	0
11.6	0	0	0
11.9	1	0	1
12.0	1	0	1
12.1	3	1P	2
12.2	4P	1	3P
12.3	3	1	2
12.4	2	1	1
12.5	1	0	1
12.6	1	0	1
12.7	1	0	1
12.8	0	0	0
13.0	0	0	0
13.2	0	0	0
13.4	0	0	0
13.6	0	0	0
13.8	0	0	0
14.0	0	0	0
14.3	0	0	0
14.6	0	0	0
15.0	0	0	0
15.5	0	0	0
16.0	0	0	0
16.5	0	0	0
17.0	0	0	0
17.5	0	0	0
18.0	0	0	0
19.0	0	0	0
20.0	0	0	0
22.0	0	0	0
26.0	0	0	0

P - Peak Flow * - value(s) provided from TR-55 system routines

CITY OF PORTLAND, MAINE
 Department of Parks and Public Works

SUBDIVISION / SITE DEVELOPMENT

COST BREAKDOWN OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Name of Project 508 RIVESIDE ST. DATE April 14 1989
 Address / Location Portland Anthony Di Pietro
 Developer Anthony Di Pietro
 Form of Performance Guarantee _____
 Type of Development - Subdivision Site Plan (Major / Minor)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>	<u>COMPLETED</u>
1. STREET/SIDEWALK:				
Road				
Granite Curbing				\$ 10,500.00
Sidewalks				
Esplanades				
Monuments				
Street Lighting				
Other				
2. SANITARY SEWER:				
Manholes				\$ 562.80
Piping	120' ft. of 12" drainage pipe			\$ 989.00
Connections				
Other				Equipment & Labor \$ 1,500.00
3. STORM DRAINAGE				
Manholes				
Catch Basins				\$ 450.44
Piping	90 ft. of 8" drain pipe			321.00
Detention Basin				
Other				
4. SITE LIGHTING				
5. EROSION CONTROL				
				\$ 2,265.00
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				
	1500.00 + 375.00			\$ 1,875.00
<u>Parking Area Blacktop By Blue Rock Industries</u>				
8. MISCELLANEOUS				
				\$ 16,620.00

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 34,708.24 Approved [Signature] 4/26/89
 X 1.7 % = INSPECTION FEE \$ 590.04 Approved [Signature]
 rev. 9/15/87

Price Sheet

April 14 1989

Name Anthony D. Pietro
Location 508 Riverside St., Portland

Parking Area by Blue Rock \$15,620.

Curbing (All work to be completed by)
Manhole Riverside Construction
Catchbasin

12" Pipe & 8" Drain pipe Total 14323.25

Land scape Estimator Millbrook Greenhouse

Spruce Tree 3 @ \$100.00 \$300.00

Birch Tree 2 @ \$100.00 \$200.00

Pine Tree 3 @ \$100.00 \$300.00

Maple Tree 2 @ \$100.00 \$200.00

Labor \$500.00

Land scape Total Price \$1,500.00

Erosion Control \$2,265.00

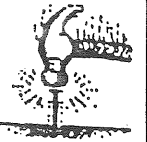
Total Price \$34,708.24

2.5 @ \$1,500.00 for Public Works + 375.00

35183.24

RIVERSIDE CONSTRUCTION

522 RIVERSIDE ST.
PORTLAND, MAINE



Anthony De Pietris
701 Forest Ave.

4-10-89

Portland, Me.

Project work at 508 Riverside St. Portland
Install 260 lin ft. granite curb with
20' radius at entrance of 508 Riverside
Street, Portland, Me.

Labor, equipment and material:	\$ 10,500.00
Install: 120 ft of 12" drainage pipe:	989.00
90 ft of 8" drainage pipe:	321.00
1 manhole:	562.80
1 catch basin:	450.44
equipment + labor	1,500.00

Total cost \$ 14,323.24

Camille Hall

GENERAL

CONTRACTORS
TELEPHONE 797-5092





Joseph E. Gray, Jr., Director
May 17, 1989
Page 2

This Letter of Credit will automatically expire on May 17, 1990 but may expire prior to this date when the City of Portland acknowledges in writing to Casco Northern and Anthony DiPietro that said work as outlined has been completed in accordance with City of Portland specifications.

The total existing credit may be drawn upon by the City for any unapproved or unaccepted line items.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Casco Northern shall not guarantee the performance of Anthony DiPietro to the City of Portland.

Very truly yours,

Casco Northern Bank, N.A.

BY: Lawrence A. Wold

The City of Portland hereby accepts the providing of alternative security for Anthony DiPietro's obligations to be performed pursuant to Sections 14-501(a) and 14-526(k) of the Portland City Code.

Dated: _____ By: _____
Joseph E. Gray, Jr.
Its Duly Authorized Director of
Planning and Urban Development

Seen and Agreed to:

By: Anthony DiPietro Date 5/25/89
Anthony DiPietro

Approved per Section 14-501(a), Portland City Code

By: _____ Date _____
Director of Finance

Approved per Section 14-501(a), Portland City Code

By: _____ Date _____
Corporation Counsel

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

August 25, 1988

Anthony DePietro
508 Riverside Street
Portland, Maine 04101

Re: Application for 7,500 sq. ft. Warehouse

Dear Mr. DePietro:

Thank you for submitting a partial land survey of proposed construction at 508 Riverside Street.

Before Site Plan Review can begin, a site plan has to be submitted with the information required under the ordinance. This includes a survey which shows all boundaries of the site. I have enclosed a copy of the Site Plan Ordinance for your convenience.

Please contact me if you have any questions.

Sincerely,

Maureen O'Meara
Maureen O'Meara
Senior Planner *ksc*

MO/ksc

cc: Alexander Jaegerman, Chief Planner
Warren J. Turner, Zoning Administrator
P. Samuel Hoffses, Chief of Inspection Services

Enclosure

the required improvements, the public works authority may authorize modifications provided that the modifications do not amount to a waiver or substantial alteration of the function of any improvements required by the planning board. (Code 1968, § 603.17; Ord. No. 158-68, § 10, 5-6-68; Ord. No. 149-79, 6-6-79; Ord. No. 41-84, §§ 2, 3, 6-18-84)

Sec. 14-507. Conditions.

In granting variances and modifications, the planning board and city council may require such conditions as will, in their judgement, secure substantially the objectives of the standards or requirements so varied or modified. (Code 1968, § 603.18; Ord. No. 158-68, § 10, 5-6-68; Ord. No. 149-79, 6-6-79)

Sec. 14-508. Exemptions.

(a) This article does not apply to subdivisions approved prior to June 6, 1979, nor to subdivisions in existence prior to June 6, 1979, nor to subdivisions which have been legally recorded in the registry of deeds prior to June 6, 1979.

(b) A division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption, unless the intent of such gift is to avoid the objectives of this article, or by transfer of any interest in land to the owner abutting thereon shall not be considered to create a lot or lots for purposes of this article. (Code 1968, § 603.19; Ord. No. 158-68, § 10, 5-6-68; Ord. No. 149-79, 6-6-79)

Secs. 14-509—14-520. Reserved.

ARTICLE V. SITE PLAN

Sec. 14-521. Purposes.

(a) In an area of increasing complexity in urban life, the development of private land can have a profound impact upon the cost and efficiency of public services, and upon those facilities and environmental qualities conducive to the well being of citizens, such as open space and the efficiency and safety of vehicular and pedestrian movement. The regulations of the zoning ordinance in article III of this chapter, and the subdivision ordinance in article IV of this chapter, are sufficient to advance those objectives and to protect the health, safety, convenience and general welfare of the citizens of the city where development involves only the construction of single and two-family dwellings, but those regulations need to be supplemented when development involves commercial, retail, industrial, institutional uses or multiple family residential development.

(b) Therefore, in order to further the purposes set forth in section 14-46; to insure that those purposes will not be distorted in an area of increasingly complex urban growth; in order to encourage the use of the best planning by private developers in an age where there is available sophisticated technology in building and design; and to promote the growth of the

city in a manner that will not only provide its citizens with a safe, healthy and beneficial environment but also will protect property values and thereby secure the fiscal base for public services, this article is hereby enacted. (Code 1968, § 604.1; Ord. No. 348-74, 5-20-74)

Sec. 14-522. Definitions.

For the purpose of this article, the following terms and words shall have the meanings given herein:

Approval by any board or department under this article shall include any approval with conditions when all the conditions are accepted by the applicant.

Building addition means any attached structure which increases the total ground floor area of the original building.

Development means:

- (1) The construction of one (1) or more new structures, building additions or surface parking areas;
- (2) The alteration of any water course, drain or swale, whether natural or man-made, by dredging, filling, grading or otherwise; or
- (3) A change in the use of any existing building from any use listed in article III, section 14-463(5) to any other such use.

Major development means:

- (1) The construction of new structures having a total floor area of ten thousand (10,000) square feet or more;
- (2) The construction of new structures or surface parking areas on a parcel having a land area of two (2) acres or more;
- (3) The construction of building additions having a total floor area of twenty thousand (20,000) square feet or more; or
- (4) A change in the use of any existing building having a total floor area of twenty-five thousand (25,000) square feet or more.

Major development shall require the approval of both the planning board and the respective authorities and departments, unless otherwise expressly provided by this article.

Minor development means:

- (1) The construction of new structures having a total floor area of less than ten thousand (10,000) square feet;
- (2) The construction of new structures or surface parking areas on a parcel or parcels having a total area of less than two (2) acres;
- (3) The construction of building additions having a total floor area of between five thousand (5,000) and twenty thousand (20,000) square feet;

- (4) The alteration of water course, drain or swale;
- (5) A change in the use of any existing building having a total floor area of between five thousand (5,000) and twenty-five thousand (25,000) square feet.

Minor development shall require the approval of the respective authorities and departments only, unless otherwise expressly provided by this article.

Multiple-family development means development which includes three (3) or more attached dwelling units.

Owner means any person that has any interest, legal or beneficial, in any parcel proposed for development. (Code 1968, § 604.2; Ord. No. 348-74, 5-20-74; Ord. No. 292-84, § 1, 11-19-84)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 14-523. Application.

(a) This article shall apply to all proposals for development throughout the city except proposals for development of detached single and two-family dwellings and uses customarily accessory thereto on lots described on a recorded subdivision plat approved on or after June 5, 1968. With respect to all other development of detached single and two-family dwellings and uses customarily accessory thereto, such development shall be deemed minor development for purposes of this article regardless of its size. In addition, such development shall not be subject to review under the standards set forth in section 14-527(a)(3), (5), (6), (7) and (9), or to such of the submission requirements set forth in sections 14-524 and 14-526 as relate solely thereto, or to the performance guarantee and inspection fee provisions set forth in section 14-526, provided, however, that such development shall otherwise be fully subject to the provisions of this article.

(b) No building permit nor certificate of occupancy shall be issued for development within the scope of this article unless and until a final site plan of the development has been reviewed and acted upon by the planning authority, public works authority, and the fire department in accordance with the procedures of section 14-526 and the standards of section 14-527.

(c) No amendment or other change in or from the map or text of the zoning ordinance in article III of this chapter shall be made to permit the development of any property for uses other than those expressly exempted by subsection (a) unless and until a preliminary site plan has been reviewed and acted upon by the planning board in accordance with the provisions of section 14-524 and the standards of section 14-527.

(d) The city council may from time to time establish, by order, reasonable application fees to defray the costs of reviewing major and minor site plans. (Code 1968, § 604.3; Ord. No. 348-74, 5-20-74; Ord. No. 691-81, 5-19-81; Ord. No. 88-84, § 2, 7-16-84; Ord. No. 359-84, § 1, 12-17-84; Ord. No. 370-85, § 1, 1-21-85; Ord. No. 524-87, § 3, 5-18-87)

Sec. 14-524. Preliminary site plan.

(a) *Filing.* When an application is filed for an amendment, or other change in or from the text or map of the zoning ordinance of article III of this chapter an applicant who proposes a development shall, in addition to any material submitted in support of the zoning change pursuant to section 14-26, file with the planning authority three (3) black or blue line copies of the preliminary site plan and three (3) copies of statements required by this section, at least ten (10) days prior to consideration of the proposed zone change. One copy of the preliminary site plan and statements, or applicable component plans or statements, shall be transmitted forthwith by the planning authority to the public works authority and the fire department for their review. The remaining copy of the preliminary site plan and statements shall be retained by the planning authority. Additional copies of plans may be requested by the planning authority for distribution to other concerned departments or agencies.

(b) *Content.* A preliminary site plan shall consist of:

- (1) A map or maps prepared to a scale of not less than one (1) inch to one hundred (100) feet; and shall set forth:
 - a. Name and address of the applicant and name of the proposed development;
 - b. Scale and north point;
 - c. Boundaries of the site;
 - d. Total land area of the site;
 - e. Topography indicating contours at intervals of not more than six (6) feet;
 - f. Location, elevations and dimensions of existing and proposed buildings or other structures and materials to be used;
 - g. Location of on-site utilities, existing and proposed;
 - h. Location and dimensions of existing or proposed easements, public and private rights-of-way;
 - i. Plans for vehicular and pedestrian circulation, parking and loading;
 - j. Landscaping, screening and outdoor lighting plans;

- k. A description of any right-of-way which the developer proposes to designate as public.
- (2) A written statement by the applicant that shall consist of:
- a. A description of the proposed uses to be located on the site, including quantity and type of residential units, if any;
 - b. The total land area of the site, and the total floor area and ground coverage of each proposed building and structure;
 - c. General summary of existing and proposed easements or other burdens now existing or to be placed on the property;
 - d. Method for handling solid waste disposal;
 - e. The applicant's evaluation of the availability of off-site public facilities including sewer, water and streets;
 - f. A description of any problems of drainage or topography, or a representation that, in the opinion of the applicant there are none;
 - g. An estimate of the time period required for completion of the development.

(c) *Statement of owners' names and addresses and estimated cost.* A preliminary site plan shall also be accompanied by three (3) signed copies of a statement by the applicant setting forth the names and addresses of the owner or owners of the parcels to be developed and the estimated cost of the development.

(d) *Comments by public works department and fire department.* Within five (5) days after receipt of a complete preliminary site plan and accompanying statements, the public works authority and the fire department shall advise the planning authority in writing of their comments. Failure of these departments to advise the planning authority within the time allotted shall constitute approval of the plans by the respective department.

(e) *Approval or disapproval by planning board.* Within thirty (30) days after a complete preliminary site plan and accompanying statements have been filed in conjunction with a proposed zoning amendment, the planning board shall in writing approve or disapprove the preliminary site plan unless such time period is mutually extended in writing by the applicant and the board, and recommend to the council the granting or denial of the proposed zoning amendment pursuant to section 14-26 and shall deliver to the applicant a copy of the board's approval or disapproval and recommendation. (Code 1968, § 604.5; Ord. No. 348-74, 5-20-74)

Sec. 14-525. Consideration of preliminary site plans when not required.

Consideration of a preliminary site plan may be requested by an applicant even though not required by this article and in such a case, the applicant shall provide the information and the planning authority, public works authority and fire department shall take such action as is provided for in this article for the review of preliminary site plans. (Code 1968, § 604.7.A; Ord. No. 348-74, 5-20-75)

Sec. 14-526. Final site plan.

(a) *Filing.* Every application submitted to the building authority for a building permit for a major development in the scope of this article shall be accompanied by four (4) blue or black line copies of a final site plan and four (4) copies of the statements required by subsection (b). Every application submitted to the building authority for a building permit for a minor development within the scope of this article shall be accompanied by a final site plan and statement as required by subsection (c). If such plans are found to be in compliance with the zoning ordinance in article III, one copy of the final site plan and statements, or applicable component plans and statements, shall be transmitted forthwith by the building authority to the planning authority, the public works authority and the fire department for their review. The remaining copy of the site plan and statements shall be retained by the building authority. One set of building plans shall also be submitted to the building authority. Additional copies of plans may be requested by the building authority for distribution to other concerned departments or agencies. If it is determined by the building authority that any action is required on a development proposal by the planning board, a preliminary site plan is required.

(b) *Contents—Major development.* A final site plan for a major development shall consist of:

- (1) A map or maps prepared by a registered land surveyor at a scale of not less than one (1) inch to one hundred (100) feet, and shall set forth:
 - a. Name and address of the applicant and name of the proposed development;
 - b. Scale and north points;
 - c. Boundaries of the site;
 - d. Total land area of the site;
 - e. Topography indicating existing and proposed contours at intervals of not more than two (2) feet;
 - f. Existing soil conditions;
 - g. Location of watercourses, marshes, rock outcroppings and wooded areas;
 - h. Location, ground floor area and elevations of building and other structures existing and proposed, and materials to be used;
 - i. Approximate location of buildings or other structures on parcels abutting the site;
 - j. Location of on-site public utilities, water and sewer mains, culverts, drains, existing and proposed, showing size and direction of flow;
 - k. Location and dimensions of any easements, public or private rights-of-way, existing and proposed;
 - l. Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets, and curb and sidewalk lines;
 - m. Landscape plan showing location, type and approximate size of plantings;
 - n. Location and dimensions of all fencing and screening;
 - o. Location and intensity of outdoor lighting system.

- (2) A written statement by the applicant that shall consist of:
- a. A description of the proposed uses to be located on the site, including quantity and type of residential units, if any;
 - b. The total land area of the site, and the total floor area and ground coverage of each proposed building and structure;
 - c. General summary of existing and proposed easements or other burdens now existing or to be placed on the property;
 - d. Method for handling solid waste disposal;
 - e. The applicant's evaluation of the availability of off-site public facilities including sewer, water and streets;
 - f. A description of any problems of drainage or topography, or a representation that, in the opinion of the applicant there are none;
 - g. An estimate of the time period required for completion of the development.

(c) *Contents—Minor development.* A final site plan for a minor development shall consist of:

- (1) A map or maps prepared by a registered land surveyor setting forth:
- a. Name and address of the applicant and name of the proposed development;
 - b. Scale and north point;
 - c. Boundaries of the site;
 - d. Location, ground floor area and first floor elevations of buildings and other structures;
 - e. Location of parking and loading areas, if any;
 - f. Location of areas on the site which will be used to dispose of surface water drainage and related facilities;
 - g. Topography indicating existing and proposed contours at intervals of not more than two (2) feet, except where the public works authority, after an on-site inspection, has determined that such detail is not necessary in order to properly evaluate existing and proposed drainage, in which case such lesser detail as is necessary may be required.

- (2) A written statement by the applicant that shall consist of:
- a. A description of the proposed uses to be located on the site, including quantity and type of residential units, if any;
 - b. The total land area of the site, and the total floor area and ground coverage of the proposed building or structure.

(d) *Statement of owners' names and addresses and estimated cost.* A final site plan for a major development shall also be accompanied by four (4) signed copies of a statement by the applicant setting forth the names and addresses of the owners of the parcels proposed to be developed and the estimated cost of the development.

(e) *Approval or disapproval by planning authority, public works authority and fire department.* Within ninety (90) days after receipt of a complete final site plan or applicable

component plans and accompanying statements for development proposals, the planning authority, public works authority and fire department shall approve or disapprove the plan and shall advise the building authority in writing of their comments. Failure of these departments to submit approved or disapproved plans to the building authority within the time allotted shall constitute approval of the plans by the respective department.

(f) *Approved plan prerequisite to issuance of building permit.* No building permit shall be issued under this article until a final site plan, or applicable components thereof, have been approved by the planning authority, public works authority, and the fire department and a copy of the approved plan is on file in the office of the building authority.

(g) *Expiration of approval prior to commencement of development.* Unless a development which has been approved by the planning authority, public works authority, fire department and the building authority shall have commenced within six (6) months of the approval or within such other time period as may be agreed upon in writing by the building authority and the applicant, the approval shall be deemed to have expired, the building permit shall thereupon be revoked and the building authority shall forthwith take the necessary steps to enforce this subsection.

(h) *Modifications to approved plans for major development.* If at any time before or during development it becomes necessary or desirable to make modifications to an approved plan for major development, the planning authority may approve such modifications provided that they do not amount to a waiver or substantial alteration of any condition or requirement of the planning board.

(i) *Referral of plans for minor development to planning board.* If at any time before approval or disapproval of a plan for minor development the planning authority determines that, due to its nature or location, the development should be reviewed by the planning board, the planning authority may refer the plan to the planning board, whose decision shall be substituted for the planning authority's.

(j) *Improvements made in accordance with public works standards.* All improvements which would otherwise be subject to the standards of the public works authority if the development were a subdivision within the meaning of article IV of this chapter shall be made or constructed in accordance with the technical and design standards promulgated by the public works authority pursuant to section 14-498(a). In applying said standards, the planning board or authority, as applicable, may vary or modify them as provided in section 14-506.

(k) *Site plan performance guarantee and site plan improvement inspection fee.* The developer shall pay a site plan improvement inspection fee, which fee shall consist of the actual costs, including administrative costs, of inspection by the public works authority of all required site plan improvements, which improvements include but are not limited to sanitary sewers, storm drains, drainage and erosion control, catch basins, manholes, other improvements constructed chiefly below grade, curbing, paving, sidewalks, lighting and landscaping. Following site plan approval and prior to the issuance of a building permit, the developer shall post with the city a performance guarantee in the form and amount specified in section 14-501 specifying the completion of the improvements within two (2) years from the date of

such guarantee. At the same time that the developer posts a performance guarantee, the developer also shall pay to the public works authority a deposit toward the site plan improvement inspection fee, which deposit shall be equal to 1.7 per cent of the estimated cost of required site plan improvements. Upon issuance of a release in writing from the public works authority and the planning authority and as a condition precedent to release of the performance guarantee as provided in section 14-501, the developer either:

- (1) Shall pay to the public works authority that amount by which the actual costs of inspection of the required improvements exceed the deposit; or
- (2) Shall receive from the public works authority that amount by which the deposit exceeds the actual costs of inspection of the required improvements.

(1) *Occupancy prior to completion of certain improvements.* Notwithstanding sections 14-463, 14-523(b) or any other provision of this Code, a certificate of occupancy may be issued for a development which has otherwise been completed in accordance with final site plan approval and all applicable provisions of this Code if, in the opinion of the planning and public works authorities, certain improvements such as paving and landscaping cannot practically be completed due to seasonal weather conditions; provided, however, that these improvements which cannot practically be completed due to seasonal weather conditions must be completed prior to the completion date specified in the performance guarantee posted pursuant to section 14-526(k). Further, after all site plan improvements, except for certain improvements which cannot practically be completed due to seasonal weather conditions, have been completed and inspected to the satisfaction of the public works authority, the developer shall be eligible to receive a reduction in the performance guarantee equal to the estimated cost of the completed improvements; however, in no case shall the performance bond be reduced to a value which is less than the estimated cost of completing all remaining prescribed improvements as determined by the public works authority. (Code 1968, § 604.4; Ord. No. 348-74, 5-20-74; Ord. No. 442-78, 8-7-78; Ord. No. 88-84, §§ 3-6, 7-16-84; Ord. No. 294-84, § 1, 11-19-84; Ord. No. 370-85, §§ 2, 3, 1-21-85; Ord. No. 128-87, § 1, 2-18-87; Ord. No. 524-87, §§ 4, 5, 5-18-87)

Sec. 14-527. Standards.

(a) *Causes for denial.* The planning board, planning authority, public works authority and the fire department shall approve a preliminary or final site plan unless it makes one or more of the following written findings with respect to the proposed development:

- (1) The provisions for vehicular loading and unloading and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create hazards to safety, or will impose a significant burden upon public facilities which could be avoided by modifications in the plan;
- (1A) Where construction is proposed of new structures having a total floor area in excess of ten thousand (10,000) square feet, or building additions having a total floor area in excess of five thousand (5,000) square feet, and the provisions of off-street parking, under article III (Zoning) do not require off-street parking, or are determined to be

insufficient to satisfy the reasonably foreseeable demand for parking which will be generated by the proposed new construction, approval shall be denied unless such parking is provided*;

- (2) The bulk, location or height of proposed buildings and structures and paved areas and the proposed uses thereof will be detrimental to other private development in the neighborhood or will impose undue burdens on the sewers, sanitary and storm drains, water or similar public facilities which could be avoided by modifications in the plan;
- (3) The provision for on-site landscaping does not provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping;
- (4) The site plan fails to provide for the soil and drainage problems that development will give rise to and it is feasible to prepare a site plan that will avoid drainage and soil problems;
- (5) The provisions for exterior lighting create undue hazards to motorists traveling on adjacent public streets or are inadequate for the safety of occupants or users of the site or such provisions will damage the value and diminish the usability of adjacent properties;
- (6) An applicant for site plan approval in conjunction with a zoning amendment has failed to provide reasonable evidence of his or her financial capability to complete the development as planned;
- (7) The proposed development will create undue fire safety hazards by not providing adequate access to the site, or to the buildings on the site, for emergency vehicles;
- (8) In cases where a preliminary plan has been approved, there is a substantial change in the final site plan from the approved preliminary site plan, or facilities will not meet the standards provided by this section;
- (9) The proposed development will interfere with a city construction project authorized and funded for construction.

(b) *Statement of findings.* All findings by any board or department under this article shall be accompanied by written statements that set forth with particularity the precise reasons why the findings were made and how the deficiency could be resolved or that it is incapable of

***Editor's note**—Section 1, Ord. No. 316-87, adopted Mar. 4, 1987, amended § 14-527 by the addition of subsection (a)(1A) to read as herein set out and further provided as follows:

Be it further ordained and determined by the city council that the above amendments are necessary in order to prevent a serious existing parking problem both on-street and off-street from being made worse and to preserve existing parking which has been relied upon in the past. Therefore, the constructional provisions of 1 M.R.S.A. § 302 shall not be applicable to this enactment, it being the intent of the city council that said amendments be applicable to all pending proceedings commenced after September 22, 1986.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

August 18, 1988

Anthony DePietro

Applicant

20 Continental Drive

Mailing Address
warehouse

Proposed Use of Site

XX 1.733 / 7,500 sq ft

Acreage of Site / Ground Floor Coverage

598 Franklin St

Address of Proposed Site

3A-A-3

Site Identifier(s) from Assessors Maps

11

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Proposed Number of Floors 1

Total Floor Area 7,500 sq ft.

Other Comments:

Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

9/23/88
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS:

Lack of Info

(Attach Separate Sheet if Necessary)

John R. Dolbowski

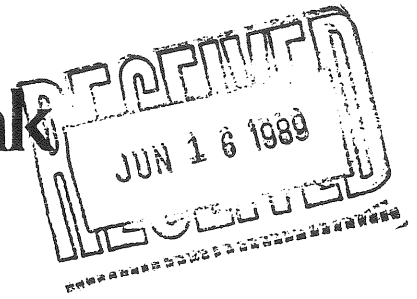
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

Casco Northern Bank



a BANK OF BOSTON company



May 17, 1989

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: 508 Riverside Street, Portland, Maine
Irrevocable Letter of Credit

Dear Mr. Gray:

Casco Northern Bank, N.A. hereby issues its Irrevocable Letter of Credit for the account of Anthony DiPietro as developer, in the name of the City of Portland in the aggregate amount of \$34,708.24.

The City of Portland may draw on the letter of credit by presentation of a sight draft at Casco Northern Bank located at 844 Stevens Avenue, Portland, Maine. Said draft shall be accompanied by an affidavit signed by the City of Portland's Director of Parks and Public Works or Director of Planning and Urban Development stating that Anthony DiPietro has failed to complete by February 17, 1990, at Anthony DiPietro's expense, the work on the roads and other public improvements as set forth in the attached schedule of Costs of Public Improvements. Anthony DiPietro's commencement of development shall not be a condition precedent to the City of Portland's ability to draw on this letter of credit.

In the event of Casco Northern's dishonor of the City of Portland's sight draft and accompanying affidavit, Casco Northern shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

Anthony DiPietro will notify the City of Portland for inspections.

After all work has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to, paving, landscaping and other required improvements, Casco Northern shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of Casco Northern hereunder be reduced to an amount which is less than the estimated cost of completing all remaining prescribed improvements as determined by the Department of Public Works, as shown on the attached Schedule of Costs of Public Improvements.

Casco
Northern
Bank

Joseph E. Gray, Jr., Director
May 17, 1989
Page 2

This Letter of Credit will automatically expire on May 17, 1990 but may expire prior to this date when the City of Portland acknowledges in writing to Casco Northern and Anthony DiPietro that said work as outlined has been completed in accordance with City of Portland specifications.

The total existing credit may be drawn upon by the City for any unapproved or unaccepted line items.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Casco Northern shall not guarantee the performance of Anthony DiPietro to the City of Portland.

Very truly yours,

Casco Northern Bank, N.A.

BY: *Lauren A. Wood*

The City of Portland hereby accepts the providing of alternative security for Anthony DiPietro's obligations to be performed pursuant to Sections 14-501(a) and 14-526(k) of the Portland City Code.

Dated: *6/15/89*

By: *Joseph E. Gray, Jr.*

Joseph E. Gray, Jr.
Its Duty Authorized Director of
Planning and Urban Development

Seen and Agreed to:

By: *Anthony DiPietro*

Anthony DiPietro

Date *6/15/89*

Approved per Section 14-501(a), Portland City Code

By: *[Signature]*

Director of Finance

Date *6/19/89*

Approved per Section 14-501(a), Portland City Code

By: *Natalie L. Buono*

Corporation Counsel

Date *6/15/89*

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert B. Ganley, City Manager
FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development
DATE: May 11, 1990
SUBJECT: Auto Body Repair and Paint Shops in I-1 Zone

Please include the following item on the June 6, 1990 City Council Agenda.

**Amendment to Section 14.231 of the City's Zoning Ordinance regarding
auto body repair and paint shops in the I-1 Zone.**

The Portland Planning Board is forwarding a recommendation regarding a proposed amendment to the City's Zoning Ordinance by Mr. Anthony Di Pietro that would permit auto body repair and paint shops in the I-1 Zone.

The proposed Amendment, which is attached hereto as Attachment A, would amend the I-1 Zone use provisions to permit auto body repair and paint shops in that Zone provided that all repairs are performed and all material storage is located in fully enclosed structures and screening is provided for outside storage of vehicles. Under the existing Ordinance, uses of this type, while not expressly permitted in the I-1 Zone, are permitted in the B-3, B-4, I-2, I-2b, I-3 and I-3b zones. Attachment B is the Planning Board's Report on the proposed Amendment.

The Planning Board held a Public Hearing on this item on April 10, 1990. Upon receipt of public testimony, the Planning Board voted 5 to 1 to recommend adoption by the City Council.

Attachments

- A. City Council Orders
- B. Planning Board Report #20-90

City of Portland, Maine
IN THE CITY COUNCIL

AMENDMENT TO PORTLAND CITY CODE
§14-231 (ZONING ORDINANCE)
RE: AUTO BODY REPAIR IN THE I-1 ZONE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

Section 14-231 is hereby amended as follows:

Sec. 14-231. Use.

No building or structure shall be erected, enlarged, rebuilt, relocated or used, and no premises shall be used, in an I-1 zone for any use injurious, noxious, or offensive to a neighborhood or the community by reason of the emission of odor, fumes, dust, smoke, vibration or noise or any other cause according to the criteria of section 14-232 or for any of the following uses:

- (9) Off-street parking and all types of garages except:
 - i. where accessory to conforming principal uses on the same premises, or to residential uses existing on June 5, 1957; or
 - ii. parking structures consisting of two (2) or more levels; or
 - iii. auto body repair and paint shops, provided that all repairs are performed and all material storage is located in fully enclosed structures. Screening shall be provided for outside storage of vehicles.

ATTACHMENT B
PLANNING BOARD REPORT #20-90

AMENDMENT TO CITY ZONING ORDINANCE
RELATED TO
AUTO BODY REPAIR AND PAINT SHOPS
IN THE I-1 ZONE

Submitted To:
Portland City Council
Portland, Maine

May 11, 1990

I. BACKGROUND

On April 7, 1989, the Portland Planning Authority granted Mr. Di Pietro minor site plan approval for a 7,500 square foot building addition at 508 Riverside Street. At that time, the planned use for that space was for a warehouse. In November of 1989, the Board of Appeals denied Mr. Di Pietro a variance request for an auto body shop at the subject location. The decision of the Board of Appeals was based on the Zoning Ordinance provision that all types of garages were prohibited in the I-1 Zone, with some minor exclusions, and that the Board interpreted an auto body shop to be a type of garage.

Because the Zoning Board of Appeals could not grant the variance request, as described above, Mr. Di Pietro is proposing an amendment to the Zoning Ordinance that would permit auto body repair and paint shops in the I-1 Zone.

II. POLICY ANALYSIS

Under the existing Ordinance, auto body repair and paint shops, while not expressly permitted in the I-1 Zone, are permitted in the B-3, B-4, I-2, I-2b, I-3 and I-3b zones. Based upon review of zoning ordinances of a number of other cities, as well as the model Ordinance published by the American Planning Association, auto body repair and paint shops are typically permitted in light industrial zones. From a land use category perspective, the processes and materials, solvents, etc., in an auto body repair and paint shop operation, are similar to machine shops light manufacturing, and other like activities that are typically permitted in light industrial zones. Because of the industrial nature of the use, it is not permitted in the community business or neighborhood business zones, B-2 and B-1.

III. PLANNING BOARD RECOMMENDATION

In addition to a Planning Board Workshop held on March 13, 1990, a Public Hearing was held on this item on April 10, 1990. Upon receipt of public testimony, both oral and written, the Planning Board voted 5 to 1 to recommend adoption of the proposed Amendment by the City Council.

The majority of the Planning Board believes that an auto body repair and paint shop is an appropriate use in an I-1 Zone and should be permitted as provided in the proposed Amendment. The protections against outdoor activity and screening requirements will ensure that the use is compatible with the light industrial character and the I-1 zone.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair and Members of the Planning Board
FROM: Steve Levesque, Senior Planner
DATE: April 10, 1990
SUBJECT: Auto Body Repair and Paint Shops in I-1 Zone

*5-1
BB: Rev
OPPOSED*

Mr. Anthony DiPietro proposes an amendment to the Portland Zoning Ordinance that would allow auto body repair and paint shops in the I-1 zone.

On April 7, 1989 the Portland Planning Authority granted Mr. DiPietro minor site plan approval for a 7,500 square foot building addition at 508 Riverside Street. At that time, the planned use for that space was for a warehouse. In November of 1989, the Board of Appeals denied Mr. DiPietro a variance request for an auto body shop at the subject location.

Under the existing Zoning Ordinance, garages of all kinds are permitted in the B-3 zone and auto body repair and paint shops are specifically permitted in the B-4 zone. Based upon review of zoning ordinances of a number of other cities as well as the model ordinance published by the American Planning Association, auto body repair and paint shops are typically permitted in light industrial zones. From a land use perspective, because of the usage of combustible materials, solvents, etc. which is similar to machine shops and other like activities that are typically permitted in light industrial zones, auto body repair and paint shops would be an appropriate use for the I-1 zone.

Based upon the above, it is proposed that the City Zoning Ordinance be amended to permit auto body repair and paint shops in the I-1 zone. Attachment A includes the proposed amendment language which was prepared in consultation with Mr. DiPietro.

SL/abm
Attachment

Proposed Text Amendment

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Natalie Burns, Associate Corporation Counsel

City of Portland, Maine

IN THE CITY COUNCIL

AMENDMENT TO PORTLAND CITY CODE
§14-231 (ZONING ORDINANCE)
RE: AUTO BODY REPAIR IN THE I-1 ZONE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

Section 14-231 is hereby amended as follows:

Sec. 14-231. Use.

No building or structure shall be erected, enlarged, rebuilt, relocated or used, and no premises shall be used, in an I-1 zone for any use injurious, noxious, or offensive to a neighborhood or the community by reason of the emission of odor, fumes, dust, smoke, vibration or noise or any other cause according to the criteria of section 14-232 or for any of the following uses:

- (9) Off-street parking and all types of garages except:
 - i. where accessory to conforming principal uses on the same premises, or to residential uses existing on June 5, 1957; or
 - ii. parking structures consisting of two (2) or more levels; or
 - iii. auto body repair and paint shops, provided that all repairs are performed and all material storage is located in fully enclosed structures. Screening shall be provided for outside storage of vehicles.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair and Members of the Planning Board

FROM: Steve Levesque, Senior Planner

DATE: April 10, 1990

SUBJECT: Proposed DiPietro Text Amendment (Auto Body Repair and Paint Shops in I-1 Zone).

Subsequent to the transmittal of the memorandum related to this item, the Planning Office received a statement from Mr. Merrill Seltzer, Chairman of the Board of Appeals, that we wish to convey to the Planning Board. Mr. Seltzer presents that: "The Board of Appeals favors a Zoning Map Change, not a Text Amendment, for the DiPietro application."

In addition, Attachment A to the previous memorandum is incorrect. Accordingly, I have attached the correct language.

SL/abm
Attachment

ATTACHMENT A
CITY OF PORTLAND, MAINE

AMENDMENT TO CITY CODE
SECTION 14-231
(ZONING ORDINANCE)

1. Section 14-231 is amended to add a new subsection to read as follows:

(1) (i), Auto body repair and paint shops provided all repairs are performed and all storage is located in fully enclosed structures.



Riverton Community Association

1600 Forest Avenue Portland, Maine 04103 Tel. 797-2981

RECEIVED

MAR 19 1980

March 14, 1980

Ms. Barbara Vestal, Chairman
Portland Planning Board
329 Congress Street
Portland, Maine 04101

PORTLAND PLANNING OFFICE

Dear Ms. Vestal:

We would like to express our concern over the changes proposed for the I-1 Zone allowing auto body repair and paint shops. First, it seems much more appropriate to re-zone the area on Riverside Street that causes the need for this proposed change rather than change the definition that would affect all I-1 zones throughout the city. Please note that we are not opposing a body shop on Riverside Street, but strongly feel that the Planning Board should find another method of allowing it to occur. Our concerns are based on two things:

1.) The Planning Board and the City Council have not long ago reviewed the entire commercial zones of the city and with great care defined the most appropriate and consistent use in each zone. To re-define any zone so soon and in such isolation does not seem correct.

2.) Have all businesses located in I-1 zones been notified of this change other than just the legal notice in the paper? While the paper certainly covers the legal notification aspect, it still seems unlikely that businesses in the affected zone would not regularly be aware of such random changes, especially following so quickly on the heels of a comprehensive review. A simple legal ad comes in sharp contrast to the mountains of publicity that accompanied the city-wide review. It seems that all I-1 zone businesses affected by this change should be made sufficiently aware of its occurring to have input should they choose.

Certainly other communities have placed auto body repair and paint shops in I-1 zone, as was noted by the staff memo. The question is not whether or not such a use is appropriate in another community's I-1 zone as they have defined it, but whether or not it is an appropriate use in Portland's I-1 as it relates to Portland's other commercial zones. As it was an equally appropriate use in I-1 zones of other communities 18 months ago as it is being argued today, we can only conclude that you and the City Council considered it then, and felt that the I-1 zone for Portland should be somewhat differently defined.

Thank you very much for your consideration.

Sincerely yours,

Janice Carpenter
Vice President
Riverton Community Association

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair and Members of the Planning Board
FROM: Steve Levesque, Senior Planner
DATE: April 10, 1990
SUBJECT: Auto Body Repair and Paint Shops in I-1 Zone

*5-1
Board
Opposed*

Mr. Anthony DiPietro proposes an amendment to the Portland Zoning Ordinance that would allow auto body repair and paint shops in the I-1 zone.

On April 7, 1989 the Portland Planning Authority granted Mr. DiPietro minor site plan approval for a 7,500 square foot building addition at 508 Riverside Street. At that time, the planned use for that space was for a warehouse. In November of 1989, the Board of Appeals denied Mr. DiPietro a variance request for an auto body shop at the subject location.

Under the existing Zoning Ordinance, garages of all kinds are permitted in the B-3 zone and auto body repair and paint shops are specifically permitted in the B-4 zone. Based upon review of zoning ordinances of a number of other cities as well as the model ordinance published by the American Planning Association, auto body repair and paint shops are typically permitted in light industrial zones. From a land use perspective, because of the usage of combustible materials, solvents, etc. which is similar to machine shops and other like activities that are typically permitted in light industrial zones, auto body repair and paint shops would be an appropriate use for the I-1 zone.

Based upon the above, it is proposed that the City Zoning Ordinance be amended to permit auto body repair and paint shops in the I-1 zone. Attachment A includes the proposed amendment language which was prepared in consultation with Mr. DiPietro.

SL/abm
Attachment

Proposed Text Amendment

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Natalie Burns, Associate Corporation Counsel

City of Portland, Maine

IN THE CITY COUNCIL

AMENDMENT TO PORTLAND CITY CODE §14-231 (ZONING ORDINANCE) RE: AUTO BODY REPAIR IN THE I-1 ZONE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

Section 14-231 is hereby amended as follows:

Sec. 14-231. Use.

No building or structure shall be erected, enlarged, rebuilt, relocated or used, and no premises shall be used, in an I-1 zone for any use injurious, noxious, or offensive to a neighborhood or the community by reason of the emission of odor, fumes, dust, smoke, vibration or noise or any other cause according to the criteria of section 14-232 or for any of the following uses:

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 - ii. parking structures consisting of two (2) or more levels; or
 - iii. auto body repair and paint shops, provided that all repairs are performed and all material storage is located in fully enclosed structures. Screening shall be provided for outside storage of vehicles.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Agenda

Tuesday evening, April 10, 1990, at 7:30 p.m. public hearing
Room 209, City Hall, Portland, Maine

Barbara A. Vestal, Chair
Joseph R. DeCoursey, Vice Chair
John L. Barker
Jadine R. O'Brien
Kenneth M. Cole III
Cyrus Hagge
Irving Fisher

1. ROLL CALL AND DECLARATION OF QUORUM
2. COMMUNICATIONS AND REPORTS
3. ANNOUNCEMENT OF DECISIONS AT THE PREVIOUS MEETING on April 3, 1990.

- i. Home Occupation Text Amendments regarding standards for home music instruction; Manduca, applicant.

The Portland Planning Board voted 4-1 (Barker) to recommend this zoning amendment to the City Council

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- i. Request for conditional zone change from R-6 to B-1; Vicinity of India and Federal Streets; Fred Fenton, applicant.

The Board will consider a plan by Fred Fenton for a conditional rezoning from R-6 Residential to B-1 Business, for a 3-story building located in the vicinity of 69 Federal Street. The site is 4,183 sq. ft. and zoned R-6 Residential.

- ii. Request for zoning text amendment to the I-1 Industrial Zone to allow auto body shops as a permitted use; Tony DiPietro, applicant.

The Board will consider a proposal by Mr. Anthony DiPietro for a text amendment to the City's Zoning Ordinance that would allow auto body repair and paint shops, in the I-1 zone as a permitted use.

- iii. Post Office Park Site Plan; Vicinity of Exchange, Middle and Market Streets, City of Portland, applicant.

The Board will review a site plan application for the development of Post Office Park. The proposed public open space will be developed on the current site of automobile parking at the corner of Exchange, Middle, and Market Streets in the City's Old Port area. Plans for the development of pedestrian amenities for this approximately 13,100 square feet site will include landscaping, lighting, seating areas, and surface paving.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair and Members of the Planning Board
FROM: Steve Levesque, Senior Planner
DATE: March 13, 1990
SUBJECT: Auto Body Repair and Paint Shops in I-1 Zone

Mr. Anthony DiPietro proposes an amendment to the Portland Zoning Ordinance that would allow auto body repair and paint shops in the I-1 zone.

On April 7, 1989 the Portland Planning Authority granted Mr. DiPietro minor site plan approval for a 7,500 square foot building addition at 508 Riverside Street. At that time, the planned use for that space was for a warehouse. In November of 1989, the Board of Appeals denied Mr. DiPietro a variance request for an auto body shop at the subject location.

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Based upon the above, it is proposed that the City Zoning Ordinance be amended to permit auto body repair and paint shops in the I-1 zone. Attachment A includes the proposed amendment language which was prepared in consultation with Mr. DiPietro.

SL/abm
Attachment

Proposed Text Amendment

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Natalie Burns, Associate Corporation Counsel

ATTACHMENT A
CITY OF PORTLAND, MAINE

AMENDMENT TO CITY CODE
SECTION 14-231
(ZONING ORDINANCE)

1. Section 14-231 is amended to add a new subsection to read as follows:

(1) (i), Auto body repair and paint shops provided all repairs are performed and all storage is located in fully enclosed structures.

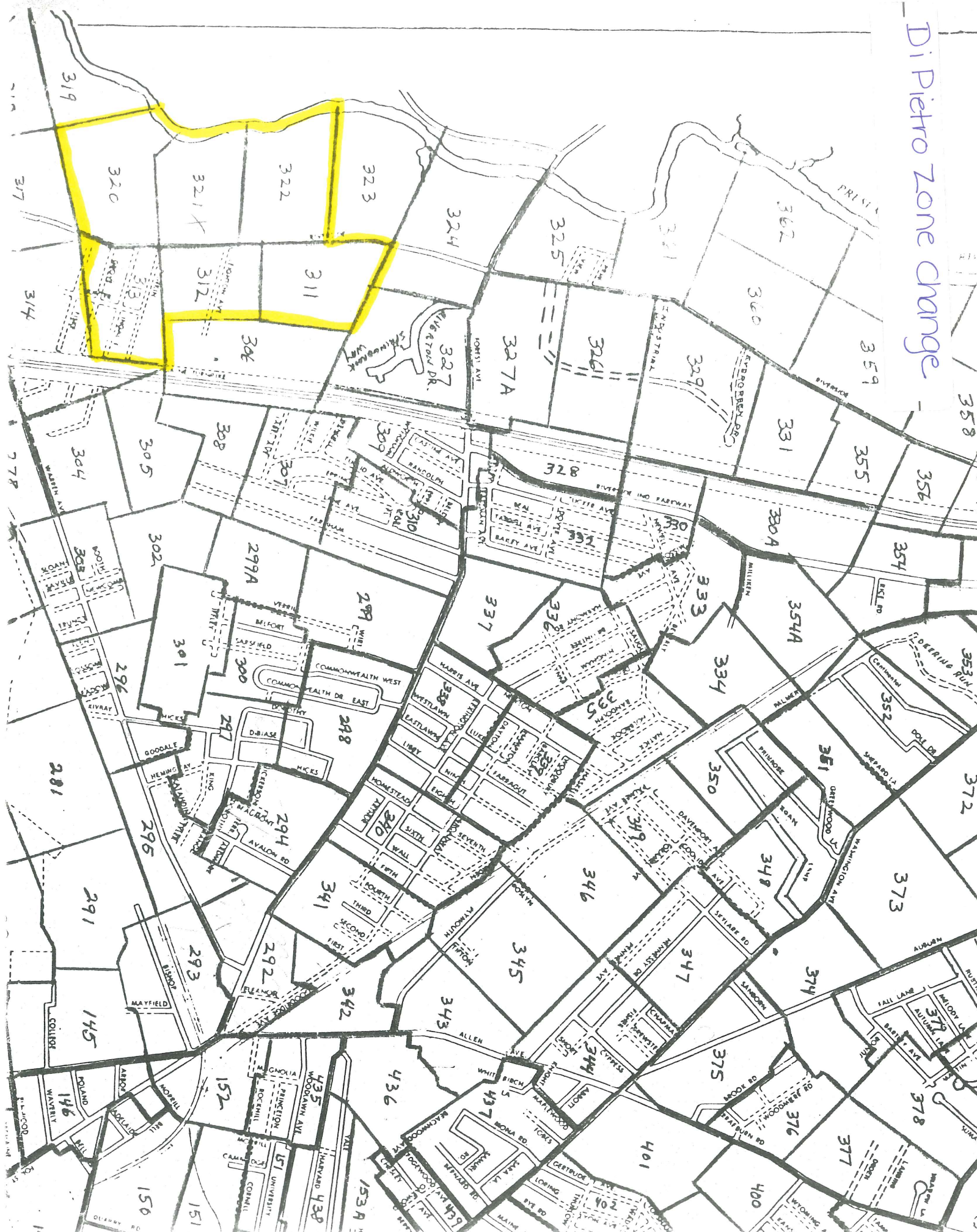
PORTLAND PLANNING BOARD WORKSHOP AGENDA
TUESDAY, MARCH 13, 1990, AT 3:30 P.M.
ROOM 209, CITY HALL, PORTLAND, MAINE 04101

- ✓ i. Vision 2000 - Presentation by George Terrien on the final report of the Vision 2000 project for the Greater Portland region.
- ✓ ii. Fenton Zone Change - Request for conditional zone change from R-6 to B-1; Vicinity of India and Federal Streets; Fred Fenton, applicant.
- ✓ iii. McGoldrick I-1 Subdivision - Revisions to approved subdivision in the I-1 zone, Division of 2 approved lots into 8 lots; Vicinity of Industrial Way/Turnpike Industrial Park; Portland Venture Partners (Dick McGoldrick), applicant.
- iv. DiPietro Zone Change - Request for zoning text amendment to the I-1 Industrial Zone to allow auto body shops as a permitted use; Tony DiPietro, applicant.

The Planning Board Afternoon Workshop will adjourn until 7:30 PM, at which time the Workshop will reconvene.

- i. Downtown Plan - The Board will review the draft plan which contains policies on a broad range of issues affecting the growth and future of the City's Downtown. The Board will recommend the Downtown Plan to the City Council for adoption as an element of the City's comprehensive plan.

Di Pietro Zone change



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Gerry Pelletier, Data Processing
FROM: Kandice Cote, Planning Technician KC
DATE: February 14, 1990
SUBJECT: Request for Labels

Please print two (2) sets of labels from the Assessor's Charts for the following project. The labels are needed **as soon as possible**. Thank you.

<u>Project</u>	<u>Charts</u>
DiPietro Zone Change	311, 312, 313, 320, 321, 322

DiPietro Zone Change
508 Riverside St.

ACKER WILLIAM S W II
VET & BERNADETTE M JTS
639 RIVERSIDE ST
PORTLAND ME 04103
311 - A-011

AHEADN EDWIN J &
KATHERINE E JTS
18 GROVE ST
PORTLAND ME 04103
313 - D-017

DELTA REALTY CO INC
380 WAPREN AVE
PORTLAND, ME 04103
321 - A-C08

BENWELL JOHN H
21 LEIGHTON AVE
PORTLAND MAINE 04103
312 - A-004

BROWN DANIEL A &
NANCY E JTS
597 RIVERSIDE ST
PORTLAND, MAINE 04103
312 - R-005

CANTWELL GHENDOLYN H
WID WWII VET
483 RIVERSIDE ST
PORTLAND MAINE 04103
312 - A-007

COLE ELMER W
C/O M E BLACKWELDER
46 RICHMOND TERR RFD1
CAPE ELIZABETH MAINE 04107
313 - E-007

CROCKETT GEORGE W
15 CLIFFORD ST
PORTLAND, MAINE

HATT CLINTON JR
141 EASTMAN RD
CAPE ELIZABETH ME 04107
313 - G-001

HAWKES GERALD A &
CARLITA E JTS
427 RIVERSIDE ST
PORTLAND ME 04103
313 - F-006

GANNETT GUY PUBLISHING
CO
790 CONGRESS ST
PORTLAND MAINE 04101
313 - J-003

DIPIETRANTONIO ANTONIO
& H DIANE JTS
20 CONTINENTAL DRIVE
PORTLAND, MAINE 04103
321 - A-003

HOPKINS CHARLES J &
JOYCE M JTS
P O BOX 552
GORHAM ME 04038
312 - P-001

INGALLS DONALD R &
JEAN C JTS
419 RIVERSIDE ST
PORTLAND ME 04103
313 - F-019

KNOWLES ELLEN MARY
103 DEVON ST
PORTLAND ME 04102
312 - B-009

LOW GORDON E &
ULLA L JTS
712 FISKE ST
PORTLAND MAINE 04103
313 - F-016

LOW GORDON E &
ULLA L JTS
712 FISKE ST
PORTLAND MAINE 04103
313 - F-035

LOW GORDON E &
ULLA L JTS
712 FISKE ST
PORTLAND MAINE 04103
313 - F-036

LUCAS TREE EXPERT
CO INC
636 RIVERSIDE ST
PORTLAND MAINE 04103
322 - A-001

MARCISSO SAMUEL MARTIN
JR 845 WASHINGTON AVE
PORTLAND MAINE 04103
312 - R-010

MERRILL STEVEN A
613 RIVERSIDE ST
PORTLAND, MAINE 04103
311 - A-007

NORTHERN NE DIST COUN-
CIL OF ASSEMBLIES OF
GOD P O BOX 3775
PORTLAND MAINE 04104
312 - A-006

PATTLE CAROL A &
IAN M JTS
423 RIVERSIDE ST
PORTLAND ME 04103
313 - F-003

PERRY BARBARA C BLIND
12 GROVE ST
PORTLAND ME 04103
313 - D-025

PIZZO JOSEPH C JR
7 DEERHILL RD
WESTBROOK ME 04092
313 - D-023

THERIO W EUGENE AND
GEORGIA M OR SUPV
457 RIVLRSTDF ST
PORTLANU ME
713 - A-041 04103

THIBODEAU RAYMOND J &
TDA M HETRS
577 RIVERSIDE ST
PORTLANU ME
312 - B-006 04103

THOMPSON ALBERT R &
MARY B JTS
15 GROVE ST
PORTLANU ME
313 - F-010 04103

THOMPSON ALBERT R &
MARY B JTS
15 GROVE ST
PORTLANU ME
713 - F-012 04103

TURNER EILEEN R
568 RIVERSIDE ST
PORTLANU ME

321 - A-001 04103

WANING HARRY E
42 DEERHILL AVE
WESTBROOK ME

313 - F-025 04092

WHITSON LYLE F WWII
VET & LUPRAINE M JTS
525 RIVERSIDE ST
PORTLANU ME
712 - A-002 04103

WORCESTER ALTHEA M
144 GROVE ST
PORTLAND ME

313 - D-015 04103

YOUNG PAYMOND N C
PATRICIA A JTS
5 LEIGHTON AVE
PORTLANU MAINE
712 - A-003 04103

MAINE TURNPIKE
AUTHORITY
430 RIVERSIDE ST
PORTLAND, MAINE
720 - A-003 04103

NORTHERN N E DISTRICT
COUNCILS ASSEMBLIES OF
600 P O BOX 3775
PORTLAND ME
712 - A-001 04104

NORTHERN N E DISTRICT
COUNCIL ASSEMBLIES OF
600 536 RIVERSIDE ST
PORTLAND ME
721 - A-009 04101

BARTER EDWARD S WWII
VET & YOLA JTS
1563 CONGRESS ST
PORTLAND ME
220 - F-005 04102

PORTLAND WATER
DISTRICT
225 DOUGLASS ST
PORTLAND ME
322 - A-005 04102

ABOURJAILY GRACE L
117 FROST ST
PORTLAND ME

195 - B-032 04102

AMOROSO JOSEPH E C
SUSAN M JTS
212 RANOCROFT ST
PORTLAND, MAINE
195 - B-058 04102

AUGER ROBERT R
133 FROST ST
PORTLAND MAINE

195 - B-022 04102

AUGUST EDITH P
221 BANCROFT ST
PORTLAND MAINE

195 - R-056 04102

DIRENZO MEDIO-MATTY S
& ANTHONY
56 ROCHESTER ST
WESTBROOK MAINE
321 - A-002 04092

DRAKE FRANCIS P
P O BOX 1378
PORTLAND MAINE

313 - B-001 04104

EAGLE EQUIPMENT CO
115 FRANKLIN ST
BANGOR ME

711 - A-012 04401

FOUR HUNDRED ONE
RIVERSIDE ASSOC
P O BOX 406 DTS
PORTLANU ME
313 - F-039 04112

900 RIVERSIDE
PROPERTIFS
P O BOX 334
WESTBROOK MAINE
720 - A-002 04092

PEDIN EDITH E
1776 WASHINGTON AVE
PORTLAND ME

313 - E-001 04103

ROBINSON JAMES A &
STEPHEN C VOSE
109 GARRISON ST
PORTLANU ME
312 - B-011 04103

SCHIDZIG ANDREW J JR &
JOAN O RENFREE ETAL
38 CAMPBELL RD
GRAY ME
311 - A-006 04039

SKINNER DANIEL H &
YVONNE I JTS
619 RIVERSIDE ST
PORTLAND ME
711 - A-008 04103

SMITH GERRY G &
DIANE L JTS
625 RIVERSIDE STREET
PORTLAND MAINE
311 - A-009 04103

APPLICATION FOR ZONING AMENDMENT

CITY OF PORTLAND, MAINE

DATE 11/30/89

TO THE CITY PLANNING BOARD, CITY HALL, PORTLAND, MAINE 04101:

The undersigned hereby requests that you consider whether it would be consistent with the comprehensive plan of the City of Portland, Maine, and make appropriate recommendation for action by the City Council concerning the following proposed amendments to the Zoning Ordinance of the City of Portland, Maine:

A. ZONING MAP AMENDMENT:

FROM I-1 ZONE TO B-2 ZONE

The property situated on 508 Riverside St. Avenue Street
between Forest Ave Avenue Street and Warren Ave. Avenue Street
on _____ side(s).

Assessor's Reference (Chart, Block and Lot) for the property is as follows:

321-A-3
Area: 75,614 sq. ft.

1. What original deed restrictions, if any, concerning the type of improvements and class of uses permitted were placed on the property involved? Give date restrictions expire NONE

2. Description of the existing use of property Old building
is occupied by PRA Larry Coffey since
1974.

3. Description of the proposed use of property New addition
150x50 want to put in body Shop or
Repair Shop.

4. Area of Lot(s) 100x200 ft. 4b. Total Floor Area: 7,500 sq. ft.

5.	<u>Street Address of Property Involved</u>	<u>Property Owner And/Or Name of Option Holder</u>	<u>Date of Acquisition</u>
	<u>508 Riverside St</u>	<u>Anthony Di Pietro</u>	<u>c. 1974</u>
		<u>Di Pietro</u>	

6. Submission of a site plan, as required in Article V of the Municipal Code.
7. Submission of plans and addresses of property owners abutting the subject property.

B. ZONING TEXT AMENDMENT:

1. Section of Ordinance to be amended Zoning Map Change
2. Proposed text amendment - Attach on separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underlined (example).
3. Brief statement of the purpose of the proposed amendment.
4. If the amendment is intended to facilitate a development, reuse, alteration, addition or modification to a specific property, fill out the sections above under ZONING MAP AMENDMENT.

A fee for this application for a zoning amendment will be charged in accordance with Section 14-54 of the Municipal Code (see copy attached). The applicant also agrees to pay all costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

The above information and the attached lists of property-owners in the vicinity are true and accurate to the best of my knowledge.

11/30/84
Date of Filing

Anthony Di Pietro
Signature of Applicant

20 Continental Dr.
Address of Applicant

Portland Maine 04103
City State Zip

WITHDRAWAL In the event of withdrawal of the zoning amendment application by the applicant prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: April 11, 1988

Sec. 14-54. Zone change fees.

The following schedule of fees will be charged by the city for applications for changes of zone according to the following major zoning classifications and pertinent data relating to the specific zone change:

(1) *Zoning Map Changes*

	<i>1-25 Units</i>	<i>26-50 Units</i>	<i>51-75 Units</i>	<i>75 & Over</i>
Residence zones	\$150.00	\$200.00	\$250.00	\$300.00
Nonresidential zones	0-15,000 sq. ft. or 0-5 acres (which-ever is less)	15,000-30,000 sq. ft. or 6-10 acres (which-ever is less)	30,000-45,000 sq. ft. or 10-15 acres (which-ever is less)	45,000-60,000 sq. ft. or 15-20 acres (which-ever is less)
	\$150.00	\$200.00	\$250.00	\$300.00

Applicant shall assume payment of cost of all notices, including newspaper publication.

- (2) *Text changes:* Minimum fee of one hundred dollars (\$100.00). Applicant shall assume payment of cost of all notices, including newspaper publication.

Administrative policy: All ordinances that would cost more than the maximum to publish should be printed in separate pamphlet form and advertised only by reference.

- (3) *Waiver of fees:* The fee for zone change applications will be waived in the case of an application submitted by any governmental body.
- (4) *Withdrawal of application:* If a zone change application is withdrawn by an applicant prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the city. (Code 1968, § 602.1.F; Ord. No. 589-75, § 1, 10-20-75; Ord. No. 590-75, § 1, 11-19-75; Ord. No. 693-81, 5-18-81; Ord. No. 523-87, 5-18-87)

A+D Auto

I-1 508 Riverside Street

2/16/89 Staff Review

- granite curbing along frontage?
- 34 foot curb opening - trailer
- location of dumpster
- landscaping along Riverside St. as screen with shutters
- parking layout in existing parking area
- guardrail around propane tank
- drainage cales
- where does parking lot flow? - drains down to curbing goes to CB - add drain to show on plan
- hydrant - access around back

2/28

meeting w/ Thomas Greer

explained staff comments - he will revise plan and seek compromise w/ Bill Bray as to granite curbing along full length of prop. line.

also questions the widening of Riverside St.

3/30

need survey

+ city standard details for trench, manhole, catch basin
sending revised plans

761-5242