

Administrative Authorization Decision

Name: New England Life Care
Address: 108 Industrial Way
Project Description: Standby Generator Installation

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)


Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	Yes	Yes
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the standby generator at 108 Industrial Way was approved by Barbara Barhydt, Development Review Services Manager on September 13, 2012 with the following condition(s) of approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.
2. The periodic testing of the generator for maintenance purposes shall be conducted during business hours Monday through Friday and shall not be tested at night between 6 p.m. and 8 a.m. nor on weekends.


Barbara Barhydt
Development Review Services Manager
Date of Approval: September 13, 2012



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: NEW ENGLAND LIFE CARE

PROJECT ADDRESS: 108 INDUSTRIAL CHART/BLOCK/LOT: 326/P001

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

STANDARD GENERAL INDUSTRIAL

CONTACT INFORMATION:

OWNER/APPLICANT

Name: ALLIANCE BUILDERS INC

Address: 800 TUXPICA ST

SUITE 300 NORTH TUXPICA MA

Work #: 978-725-9592

Cell #: 978-886-5707

Fax #: 978-480-1085

Home #: _____

E-mail: msmith@alliancebuilders.net

CONSULTANT/AGENT

Name: _____

Address: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

Criteria for an Administrative Authorization:

(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment

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

- a) Is the proposal within existing structures? NO
- b) Are there any new buildings, additions, or demolitions? NO
- c) Is the footprint increase less than 500 sq. ft.? YES
- d) Are there any new curb cuts, driveways or parking areas? NO
- e) Are the curbs and sidewalks in sound condition? YES
- f) Do the curbs and sidewalks comply with ADA? N/A
- g) Is there any additional parking? NO
- h) Is there an increase in traffic? NO
- i) Are there any known stormwater problems? NO
- j) Does sufficient property screening exist? YES
- k) Are there adequate utilities? YES
- l) Are there any zoning violations? NO
- m) Is an emergency generator located to minimize noise? YES - PROVIDED IN FULL ACCOUNTING
- n) Are there any noise, vibration, glare, fumes or other impacts? NO

Signature of Applicant: [Signature]

Date: 8/29/2012

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

Barbara Barhydt - New England Life Care, 108 Industrial Way

From: "Mark Smith" <msmith@alliancebuilders.net>
To: "Barbara Barhydt" <bab@portlandmaine.gov>
Date: Wednesday, September 05, 2012 1:35 PM
Subject: New England Life Care, 108 Industrial Way
Attachments: C.1 - 108 Industrial Way.pdf

Barbara –

In response to your voice mail from earlier today, we have attached a copy of the site plan that was submitted to the Building Department at the time we submitted the review application to your office (the building department had indicated that we did not need to submit an additional copy of the plan to your office.)

As you will see, we are proposing to install a stand-by generator behind the rear corner of the existing building adjacent to the existing CMP transformers. The proposed generator will be provided with a factory installed acoustical enclosure.

Please feel free to contact me directly should you have any questions regarding this project – I can be reached at my cell at 978-886-5707.

Mark A. Smith
Alliance Builders, Inc.
800 Turnpike Street, Suite 300
North Andover, MA 01845
(O) (978) 725-9592
(F) (978) 470-1085
(C) (978) 886-5707
msmith@alliancebuilders.net

NEW ENGLAND LIFE CARE PROPOSED GENERATOR INSTALLATION

108 INDUSTRIAL WAY
PORTLAND, MAINE 04103

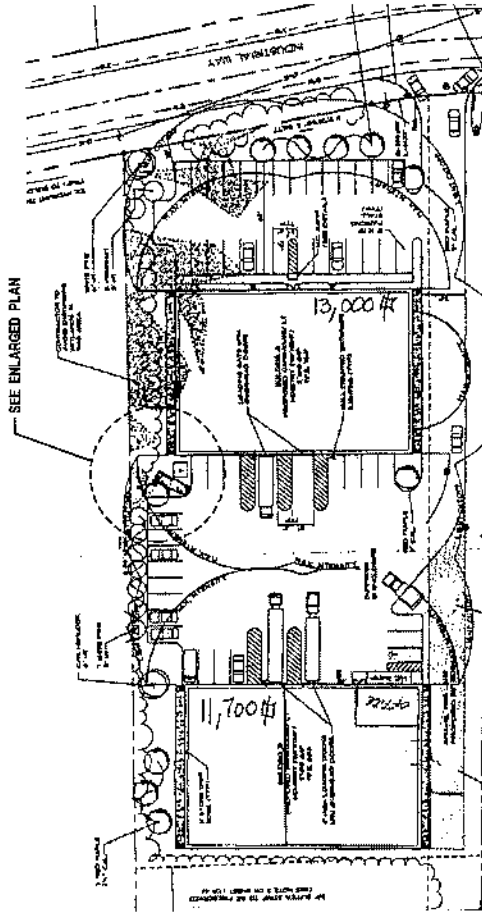
ALLIANCE
BUILDERS

600 Temple Street, Suite 300
North Andover, MA 01855

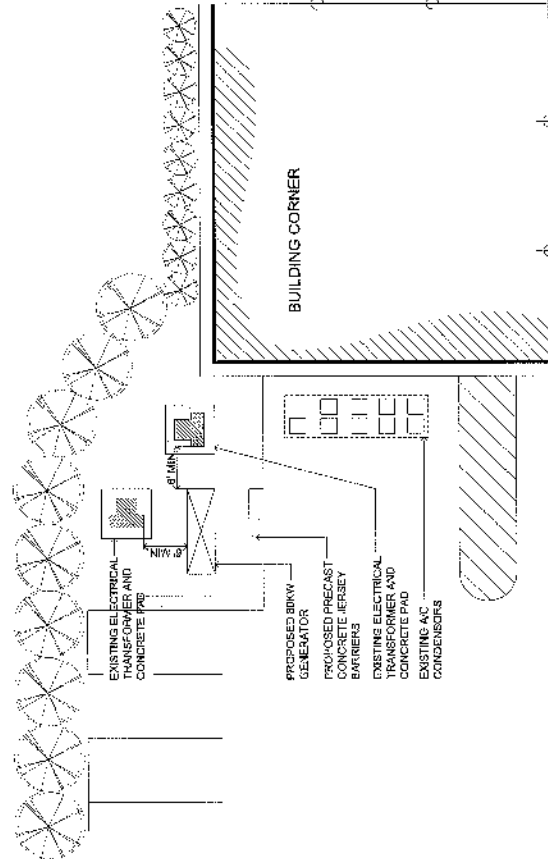
DATE: 01.12.11
BY: J.E. ADAMS
PROJECT: NEW ENGLAND LIFE CARE
SHEET: 12 OF 12

PROPOSED
SITE PLAN

C.1



SITE PLAN



ENLARGED PLAN



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 1238

Tender Amount: 1000.00

Receipt Header:

Cashier Id: jyeaton

Receipt Date: 8/30/2012

Receipt Number: 47730

Receipt Details:

Reference ID:	1745	Fee Type:	PEZ-REZ
Receipt Number:	0	Payment Date:	
Transaction Amount:	1000.00	Charge Amount:	3000.00
Job ID: Project ID: 2012-576 - 118 Sunset Ave. (GDI)			
Additional Comments: 118 Sunset Ave. (need to bill for additional 2,000)			

Thank You for your Payment!

