

327A-A-7

2003-0163

35 Ind. Way
Bld. Expansion
Future Holdings

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0163
Application I. D. Number
08/06/2003
Application Date

Kenneth Spenard, Future Holdings
Applicant
35 Industrial Way, Portland, ME 04103
Applicant's Mailing Address

Building Expansion
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 797-8458 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

35 - 35 Industrial Way, Portland, Maine
Address of Proposed Site
327A A007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4,000 s.f. Proposed Building square Feet or # of Units **IM** Zoning
Acreage of Site _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **08/07/2003**

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0163
Application I. D. Number

8/6/2003
Application Date

Building Expansion
Project Name/Description

Kenneth Spenard, Future Holdings
Applicant

35 Industrial Way, Portland, ME 04103
Applicant's Mailing Address

35 - 35 Industrial Way, Portland, Maine
Address of Proposed Site

327A A007001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 797-8458 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4,000 s.f. IM
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
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(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review \$545.40 Date 11/7/2003

DRC Approval Status:

Reviewer Sebago Technic

- Approved** **Approved w/Conditions**
See Attached **Denied**

Approval Date 9/29/2003 Approval Expiration 9/29/2004 Extension to _____ Additional Sheets
Attached

Condition Compliance Kandi Talbot 10/28/2003
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/31/2003</u> date	<u>\$35,370.00</u> amount	<u>9/22/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/6/2003</u> date	<u>\$545.40</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	<u>12/22/2003</u> date	<u>\$5,977.00</u> remaining balance	<u>Jay Reynolds</u> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input checked="" type="checkbox"/> Final Inspection	<u>5/7/2004</u> date	<u>Jay Reynolds</u> signature	
<input checked="" type="checkbox"/> Certificate Of Occupancy	<u>5/7/2004</u> date		
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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
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DEVELOPMENT REVIEW APPLICATION
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2003-0163

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Application Date

Building Expansion

Project Name/Description

Kenneth Spenard, Future Holdings

Applicant

35 Industrial Way, Portland, ME 04103

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4,000 s.f. **IM**

Proposed Building square Feet or # of Units Acreage of Site Zoning

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|---|--|--|--|
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Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review \$545.40 Date 11/7/2003

Planning Approval Status:

Reviewer Kandi Talbot

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date 9/29/2003 Approval Expiration 9/29/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 10/28/2003
 signature date

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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 22, 2003

Mr. David A. Kamila, PE
President
Land Use Consultant
966 Riverside Street
Portland, ME 04103

RE: North Atlantic Scaffolding Expansion, 35 Industrial Way
ID #2003-0163, CBL #327A-A-007

Dear Mr. Kamila:

On September 22, 2003, the Portland Planning Authority granted minor site plan approval for the North Atlantic Scaffolding Expansion proposed at 35 Industrial Way, as shown on the approved plan with the following condition:

1. That the applicant submit to a staff a lighting fixture and photometric plan that complies with the Lighting standards of the City of Portland, Maine's Technical and Design Standards and Guidelines.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

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.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File



Business Financial Services

Facsimile

Date: 10/28

Number of pages including cover: 3

To: Candy Tolbert
Jay Reynolds

Phone: _____

Fax: 756-8258

CC: _____

Two Portland Square, ME DE 05204B
PO Box 1280,
Portland, ME 04104-5006

From: Karen Havoie

Business Financial Services

Phone: 874 5320

Fax: (207) 874-5308

Remarks: Urgent For Your Review Reply ASAP Please Comment

North Atlantic Scaffolding

Please accept this fax copy, the original will be forthcoming

Thank you

K

**SITE PLAN/SUBDIVISION
PERFORMANCE GUARANTEE
ESCROW ACCOUNT NO. 9480924931**

October 27, 2003

Lee D. Urban
Planning and Development Department Director
Planning Division
City of Portland
389 Congress Street
Portland, ME 04101

Re: Application of North Atlantic Scaffolding Co. for expansion proposed at 35 Industrial Way, Portland, Maine

Fleet National Bank hereby certifies to the City of Portland that Fleet National Bank will hold the sum of \$35,370.00 in an interest bearing account established with the Bank. This account shall be in the name of the City of Portland and shall represent the estimated cost of installing site improvements as depicted in the site plan approved on September 22, 2003 as required under Portland Code or Ordinances Chapter 14 §§ 499, 499.1, 525 and Chapter 25 §§ 46 through 65. It is intended to satisfy the Developer's obligation under Portland Code or Ordinances Chapter 14 §§ 501, 502, and 525, to post a performance guarantee for the above referenced development.

Fleet National Bank will hold these funds as escrow agent for the benefit of the City subject to the following:

The City, through its Director of planning and Development and in his sole discretion, may draw against this Escrow Account by presentation of a draft in the event that:

1. the Developer has failed to satisfactorily complete by September 22, 2005, the work on the improvements contained within the site plan approval, dated September 22, 2003; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinance Chapter 14 §§ 501 and 525; or
4. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one.

It is a condition of this Escrow Account that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, Fleet National Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that Fleet National Bank elects not to consider this Escrow Account renewed for any such additional period.

MAR-01-1900 09:12

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize Fleet National Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by North Atlantic Scaffolding Co.

This Escrow Account expires on:

1. September 22, 2005 or ninety days following Fleet National Bank's written notice of its expiration as detailed above; or
2. Fleet National Bank's receipt of written notification from the City of Portland that said work contained within the site plan approval, dated September 22, 2003, and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications.

Very truly yours,

FLEET NATIONAL BANK

Date: October 27, 2003

By: [Signature] SVP
Its Duly Authorized Agent

Seen and Agreed to:

NORTH ATLANTIC SCAFFOLDING CO.

By: [Signature]
Its: PRES.



CITY OF PORTLAND

3 February 2004

Mr. Thomas D. Doyle, E.I.T.,
Project Civil Engineer,
Land Use Consultants,
966 Riverside Street,
Portland, Maine 04103

**RE: The Capacity to Handle Wastewater Flows From The Proposed Building
Expansion to North Atlantic Scaffolding, 35 Industrial Way.**

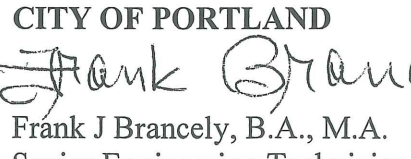
Dear Mr. Doyle:

The existing ten inch diameter polyvinyl chloride (p.v.c.) combined sewer pipe, located in Industrial Way, has **adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have **adequate capacity to treat** the anticipated increased wastewater flows of **239 GPD**, from your proposed project.

<u>Anticipated Wastewater Flows from the Proposed Duplex:</u>	
Proposed 4,000 S.F. Warehouse @ 2,500 GPD/Acre (43,560 S.F.)	= 230 GPD
9 Parking Spaces @ 1 GPD/Parking Space	= <u>9 GPD</u>
Total Proposed Increase in Wastewater Flows for this Project	= 239 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB

- cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
 ✓ Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
 Eric Labelle, P.E., City Engineer, City of Portland
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
 Anthony W. Lombardo, P.E., Project Engineer, City of Portland
 Stephen K. Harris, Assistant Engineer, City of Portland
 Desk file



Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

September 12, 2003

4185

*p l a n n e r s
e n g i n e e r s
l a n d s c a p e
a r c h i t e c t s*

Kandice Talbot, City Planner
Department of Planning & Urban Development
389 Congress Street
Portland, ME 04101

**North Atlantic Scaffolding - Revisions to plans per Design Review Comments
from Sebago Technics**

Dear Ms. Talbot:

We have modified the August 6, 2003 plan set based on the design review comments provided by Jim Seymour of Sebago Technics, Inc. in a letter dated September 5, 2003. Enclosed along with this response letter please find 4 sets of revised Plans dated September 10, 2003 and a copy of the original design review comments by Jim Seymour of Sebago Technics, Inc.

The plan revisions are minor in nature and do not affect the overall presentation of the project.

Sebago Technics (Jim Seymour)

A letter was received by Land Use Consultants from the City of Portland dated September 5, 2003 with design review comments from Sebago Technics, Inc.

The design review comments by Sebago Technics, Inc. for the proposed project have been addressed in the following manner.

- In response to comment 1A, the outfall for the proposed storm drain pipe into the ditch has been lowered to elevation 99. This will allow us to raise the slope on the system to approach 0.005. In addition, by lowering the outfall, we were able to provide 21" to 36" of cover over the proposed system.
- In response to comment 1B, we have widened and regraded the ditch along the middle of the lot and added an additional note pertaining to cleaning debris and sediment from the existing roadside ditch to ensure proper drainage.

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

voice (207) 878 3313
f a x (207) 878 0201
www.landuse@gwi.net



- In response to comment 1C, we have added spot grades around the proposed building and put drainage arrows depicting the flow patterns away from the proposed building.
- In response to comment 1D, we have added a striping plan for the existing parking spaces along the front of the existing building. We have depicted handicapped parking areas and shown dimensions for the parking spaces.
- In response to comment 1E, we have indicated the work limits for the work associated with installing the proposed storm drain and revised the grading in these paved areas.
- In response to comment 1F, we have sent letters to the Portland Water District and the Portland Engineering Division requesting ability to serve letters for the project. We have included these letters along with this submission. We will provide, separately, the ability to serve letters as soon as we receive them. We have also contacted the Portland Water District and the Portland Engineering Division in regards to the project and notified them no new employees will be added and we will not be introducing additional flows for the project.
- In response to comment 1G we have added an additional note to the plans for the contractor to preserve, to the extent possible, the tree buffer between lot 3 and the proposed storm drain and to contact the city arborist during construction regarding trees to save or new trees to be planted.
- In response to comment 1H, we have added areas of additional silt fence around the front of the existing parking lot adjacent to the existing swale and the roadside ditch.
- In response to comment 2A & B, we have added details for the sewer connection, sewer cleanout and a section of the new bituminous areas for the project.

In addition to the design review comments and response letters, the following updated plans dated September 10, 2003 have also been attached along with this letter:

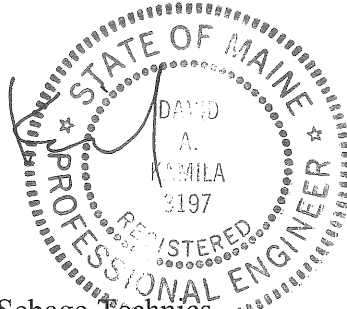
- 1 of 1 Nadeau & Lodge Survey
- 2 of 3 Site Layout & Utilities
- 3 of 3 Details



We trust this submission addresses all the design review comments. Should you have any questions, comments or require additional documentation please give us a call.

Sincerely,

David A. Kamila, PE
President



cc: Jim Seymour, Sebago Technics
Rick Day, PATCO Construction

encl: 3



03P163

TO: Kandice Talbot - Planner

FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.

RE: 35 Industrial Way –North Atlantic Scaffolding Expansion

DATE: September 5, 2003

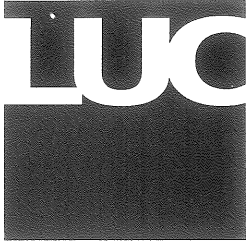
I have reviewed the submitted Site Plan and Documents for 35 Industrial Way, North Atlantic Scaffolding Expansion and have the following comments:

1. I have reviewed the **Site Layout, Grading and Drainage Plan, Sheet 2 of 3** and have a few minor comments regarding some of the drainage provisions and parking lot layout.
 - A. The 12 inch storm drain at the entrance on the east side is very limited in pipe slope. The City does not typically allow slopes less than 0.005 ft/ft. It appears that the cover on some of the pipe is less than 18 inches. Given the difficult outlet elevations, the cover issue may not be correctable. However, if CB #1 is shifted east a little and the rim grade raised 3 inches, and the storm outlet dropped 6 inches to match the ditch elevation 99.0, then the drain slope could approach 0.005 ft/ft.
 - B. The ditch along the middle of the lot should be widened/reshaped and stabilized with the Armour matting. Also, the existing roadside ditch shall be cleaned of debris and sediment during construction to assure proper drainage to the culvert to the driveway on Lot 3. Most important is that the culvert near the entrance to Lot 3 (in the right-of-way) has a sump and is unrestricted.
 - C. Spot grades shall be shown around the footprint of the existing building, the new structure, and proposed walkways to assure that drainage will be properly diverted away from the structure. If necessary, please show either new grades or drainage arrows with intended slope away from the structure.
 - D. All parking areas to include handicapped accessible areas shall be delineated on the plan. All parking dimensions and aisle widths shall meet City specifications.

- E. The section of parking lot where the storm drain will cross will need to be replaced. Please indicate new limits and grading of these paved areas.
 - F. Is it necessary to connect a separate water service and open the street, or can the current service be split at the property line and also service the new addition? This would appear to save costs and construction disturbance. Regardless, letters of available capacity are needed from the Sewer Division and Portland Water District.
 - G. The buffer between the proposed storm drain and Lot 3 is relatively thin; as much of the buffer as possible shall be kept in its natural state. If the area is eliminated during construction, then the area shall be replanted with an acceptable screen of trees such as Arborvitae, Cedar, Maple, or plantings tolerating wet soils. Please confer with the City Arborist during construction regarding trees to save or new plantings selected.
 - H. Silt fencing shall wrap around the front end of the parking lot where soil disturbance for sewer connections occurs next to the existing swale and road ditch.
2. Detail Sheet 3 of 3 shall include the following:
- A. A detail for the new parking area bituminous section is needed.
 - B. A detail of the sewer connection and proposed clean-out shall be shown meeting City standards.

Please feel free to contact me if you or the design professional have questions with my comments or concerns. Most of these comments are minor and can be easily revised. I will be available to assist you and the applicant if warranted to address any questions.

JRS:jrs/jc



Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

September 10, 2003

4185

*p l a n n e r s
e n g i n e e r s
l a n d s c a p e
a r c h i t e c t s*

Portland Public Works, Engineering
Attn: Frank Brancely
55 Portland Street
Portland, Maine 04101

**North Atlantic Scaffolding Building Expansion
35 Industrial Way, Portland, Maine**

Dear Mr. Brancely,

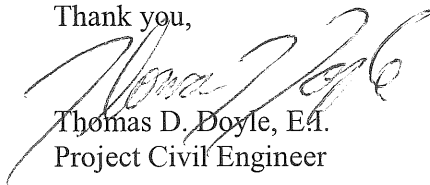
Please find attached a copy of the Site Layout, Grading & Drainage Plan for the proposed 4,000 Square Foot building expansion to the existing North Atlantic Scaffolding Building located at 35 Industrial Way in Portland, Maine.

North Atlantic Scaffolding will use the existing sewer service for the current site. The existing wastewater usage is 75 gallons per day based on Maine Subsurface Wastewater Disposal Rules (MSWWDR) Chapter 5 (5 employees at 15 gpd). No increase in wastewater usage is anticipated for the project as the addition is for storage of materials only.

Jim Seymour of Sebago Technics has reviewed the proposed project and has asked us to seek an ability to serve letter for the proposed building expansion.

Please review and comment on the project. We have addressed Sebago Technics comments and need only an ability to serve letter from the Portland Public Works Engineering Department to complete the design review comments. If you could please respond as soon as possible, we would appreciate it.

Thank you,



Thomas D. Doyle, EIT.
Project Civil Engineer

Enclosures

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

cc: Rick Day, PATCO Construction

voice (207) 878 3313
fax (207) 878 0201
www.landuse@gwi.net



Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

September 10, 2003

4185

*p l a n n e r s
e n g i n e e r s
l a n d s c a p e
a r c h i t e c t s*

Portland Water District
Attn: David Coffin
P.O. Box 3553
Portland, Maine 04102

**North Atlantic Scaffolding Building Expansion
35 Industrial Way, Portland, Maine**

Dear Mr. Coffin,

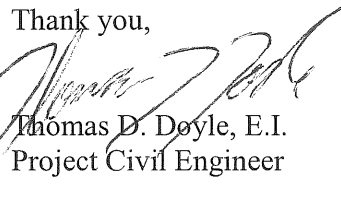
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North Atlantic Scaffolding will use the existing water service for the current site. The existing wastewater usage is 75 gallons per day based on Maine Subsurface Wastewater Disposal Rules (MSWWDR) Chapter 5 (5 employees at 15 gpd). No increase in water usage is anticipated for the project as the addition is for storage of materials only.

Jim Seymour of Sebago Technics has reviewed the proposed project and has asked us to seek an ability to serve letter for the proposed building expansion.

Please review and comment on the project. We have addressed Sebago Technics comments and need only an ability to serve letter from the Portland Water District to complete the design review comments. If you could please respond as soon as possible, we would appreciate it.

Thank you,



Thomas D. Doyle, E.I.
Project Civil Engineer

Enclosures

cc: Rick Day, PATCO Construction

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

voice (207) 878 3313
fax (207) 878 0201
www.landuse@gwi.net



Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

August 6, 2003

4185

*p l a n n e r s
e n g i n e e r s
l a n d s c a p e
a r c h i t e c t s*

Sarah Hopkins, Development Review Program Manager
Department of Planning & Urban Development
389 Congress Street
Portland, ME 04101

Minor Site Plan Application, 35 Industrial Way, North Atlantic Scaffolding Building Expansion

Dear Sarah:

Land Use Consultants is submitting herewith a Minor Site Plan Application for the proposed building expansion at 35 Industrial Way (Lot 2 in the Turnpike Park) in Portland, Maine on behalf of the owner Mr. Kenneth Spenard, President of North Atlantic Scaffolding.

The lot currently is developed and includes an existing 4,000 sq. ft. multi-use office/warehouse building with paved areas for parking and outside storage of materials. The remainder of the lot is lawn and wooded areas. The lot is 1.36 acres in size and is located in the IM (Industrial Moderate Impact) zone for Portland. The current lot coverage is 62.5%.

The project includes a multi-use office/warehouse building addition, measuring 80 feet x 50 feet (4,000 sq. ft.). The lot coverage with the proposed building addition will be 69%, which remains under the allowable 75%.

The Turnpike Industrial Park was approved by the DEP under Site Location Law on August 18, 1986 and the city of Portland under its subdivision Ordinance on September 16, 1986. Land Use Consultants, Inc. prepared the recording plat, which is recorded at the Cumberland County Registry of Deeds in plan book 157 page 61.

The attached plans include the existing conditions survey prepared by Nadeau & Lodge, a proposed Site Layout, Grading and Utilities plan and a Detail sheet. Access to the site is by Industrial Way which is an accepted city street, paved 32 feet wide with 4 foot grass shoulders and open swale drainage within the 60 foot right-of-way. Access to the rear of both buildings will be via the existing twenty-four foot driveway. No additional staff will be added. The new building is for storage only and no additional parking is proposed.

The project will continue to be served by the existing utilities from Industrial Way. A new water and sewer service will be added to serve a proposed bathroom in the addition.

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

voice (207) 878 3313
f a x (207) 878 0201
www.landuse@gwi.net



Stormwater for the entire Industrial Park is directed to a detention basin at the rear of Lots 10 and 11 adjacent to the Maine Turnpike. Stormwater from this site will be directed to the open drainage swale along Industrial Way via a proposed closed system and the existing swale. The parking area on the south side of the buildings will be directed to a closed drainage system that will discharge to the drainage swale along Industrial Way. The area on the northern side of the buildings will be directed to an existing drainage ditch which outfalls to the drainage swale along Industrial Way. No onsite detention is proposed.

Erosion controls during construction will consist of silt fence, stone check dams and hay bale barriers until permanent cover is established and riprap aprons, headwalls and drip edges are in place. All disturbed areas not paved will be loamed, seeded and mulched and maximum slopes will be limited to 3:1.

The buildings will be designed and built by PATCO Construction of Sanford, Maine. Floor plans and Elevations are included with this application.

The proposed building expansion will introduce minimal increases in solid waste. Solid waste is collected via an on site dumpster which will be serviced by a city approved waste hauler.

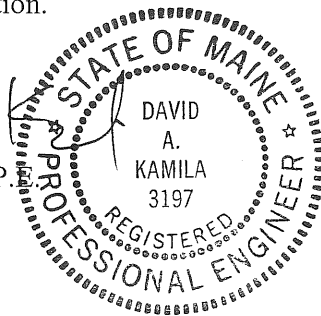
Lighting will be provided by wall mounted cutoff type fixtures as noted on the plans.

We have attached 9 copies of the application form, deed, soils map, site photos, direct abutters list and a check for \$400.00 to cover the application fee.

Please do not hesitate to give us a call with any questions, comments or if you need any additional information.

Sincerely,

David A. Kamila, P.
President



DAK:tdd
Enclosures

cc: Rick Day, Patco Construction
Ken Spenard, North Atlantic Scaffolding

Exhibit 1

Portland Minor Site Plan Application Form

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 35 Industrial Way, Portland		Zone: IM
Total Square Footage of Proposed Structure: Proposed addition of 4,000 SF onto existing 4,000 SF structure, Total Combined 8,000 SF		Square Footage of Lots: Total Area= 1.36 Acres
Tax Assessor's Chart, Block & Lot Chart# <u>327A</u> Block# <u>A</u> Lot# <u>7</u>	Property owner, mailing address: Kenneth Spenard 35 Industrial Way Portland, ME 04103	Telephone: 797-8458
Consultant/Agent, mailing address phone & contact person : Land Use Consultants, Inc. Attn: David Kamila, P.E. 966 Riverside Street Portland, ME 04103 (207)878-3313	Applicant name, mailing address & telephone: Same as Property Owner	Project name: Proposed Building Expansion North Atlantic Scaffolding
<p>Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision, amount of lots ___ @ \$25.00 per lot= ___</p> <p><input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot ___</p> <p><input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00</p> <p>Major Development <input type="checkbox"/> \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00</p> <p>Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00 = \$400.00 TOTAL FEE</p>		
Who billing will be sent to: Kenneth Spenard Mailing address: 35 Industrial Way State and Zip: Portland, ME 04103 Contact person: David A. Kamila, P.E. Phone: (207)878-3313		

Submittals shall include (9) separate folded packets of the following:

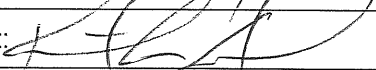
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us.chapter 14](http://ci.portland.me.us/chapter 14)

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

Signature of applicant: 	Date: <u>8/6/03</u>
---	---------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Exhibit 2

Copy of Deed

WITNESS our hands this 10th day of September, 1997.

Jonathan R. Doolittle

Bruce A. Gibbs
Bruce A. Gibbs

to both

Sheila A. Gibbs
Sheila A. Gibbs

STATE OF MAINE
CUMBERLAND, SS.
ANDROSCOGGIN

September 10, 1997

Then personally appeared the above-named BRUCE A. GIBBS and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jonathan R. Doolittle
Attorney at Law/Notary Public
Jonathan R. Doolittle

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 SEP 12 PM 12: 58

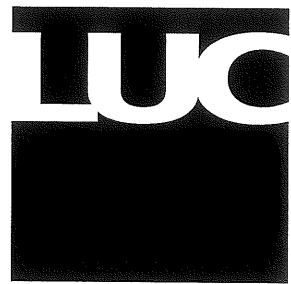
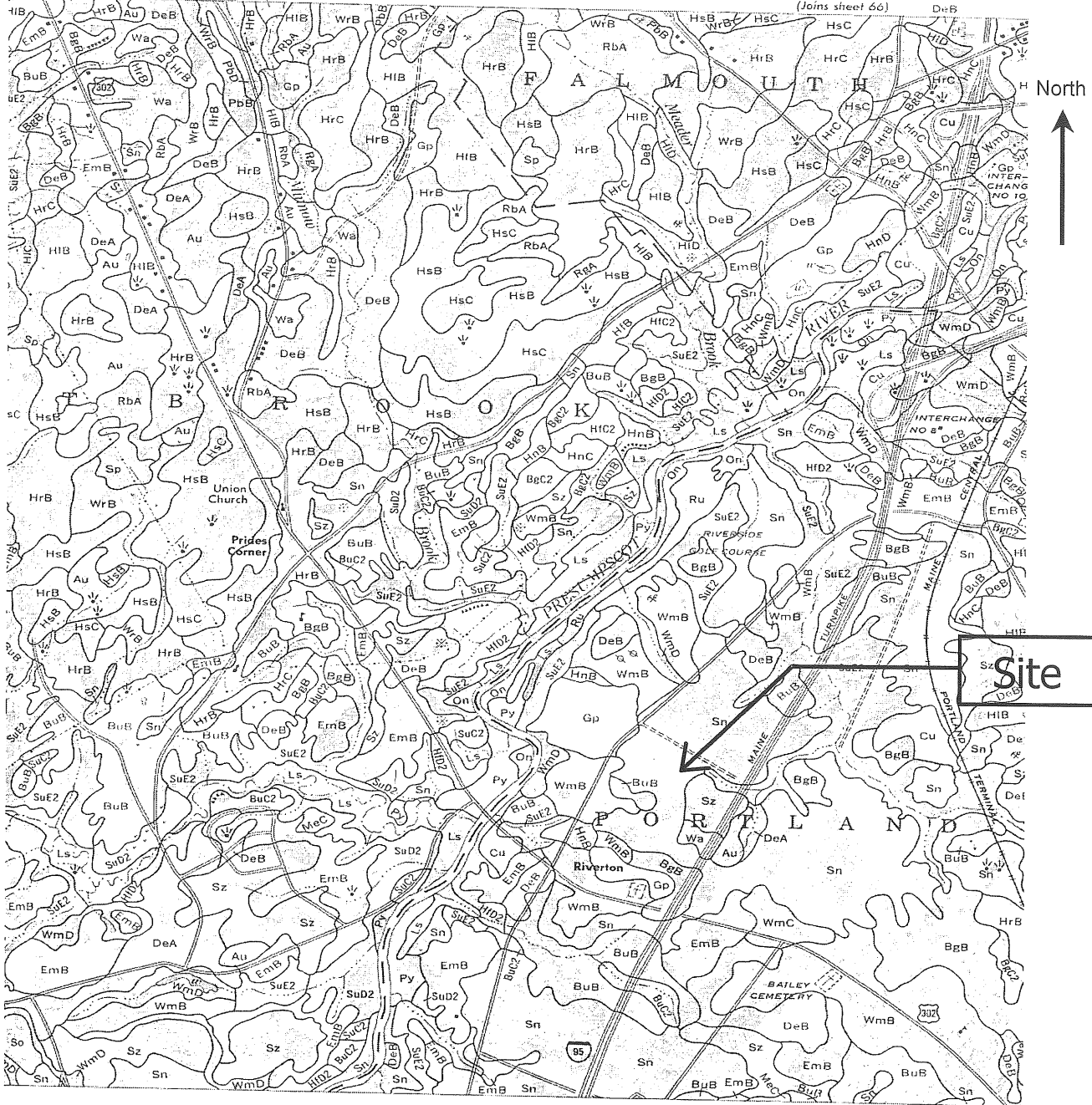
CUMBERLAND COUNTY

John B O'Brien

Exhibit 3

USDA Medium Intensity Soils Map

REFERENCE: USDA-SCS Medium Intensity Soils Survey, Cumberland County, ME, Plate 75



Land Use Consultants, Inc.

▪ PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine 04103

▪ DATE: 07/2003

▪ SCALE: 1"=2000'±

▪ TITLE:

**Medium-Intensity
Soils Map**

▪ JOB NO: 4185



Exhibit 4

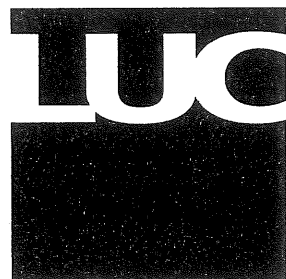
Site Photos

REFERENCE: All Photographs taken by Tom Doyle, July 2003.

Front Parking Area and Entrance to Building



Eastern Side of Building



Land Use Consultants, Inc.

▪ PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine

▪ DATE: 07/2003

▪ SCALE: n/a

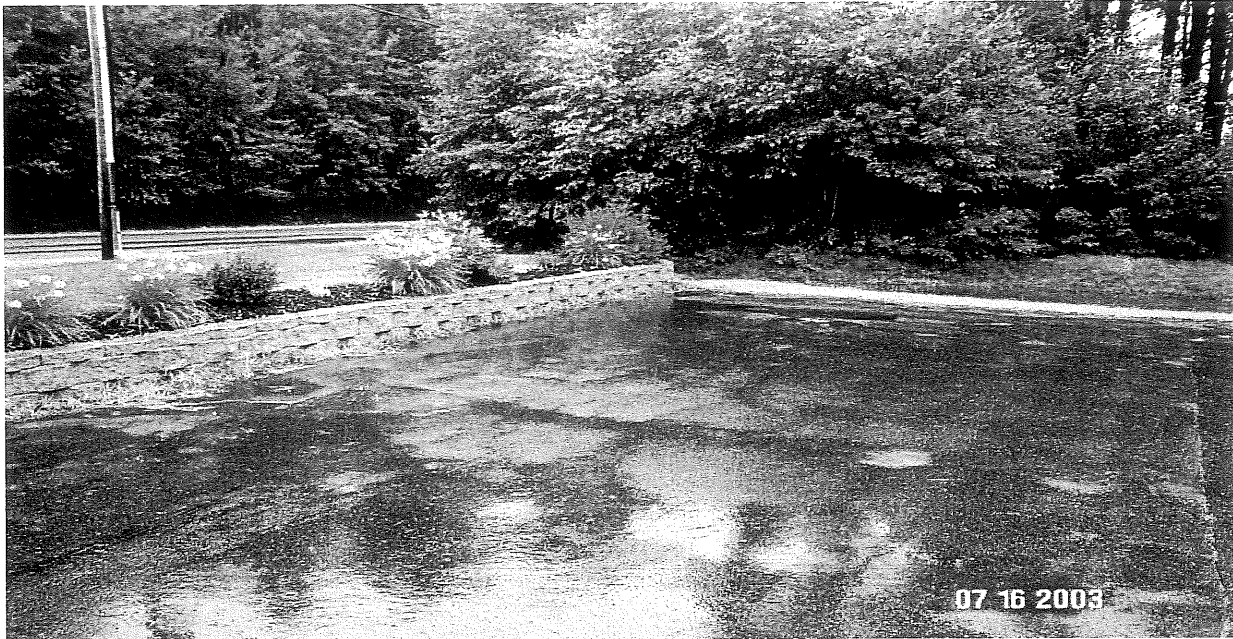
▪ TITLE:

**Site
Photographs**

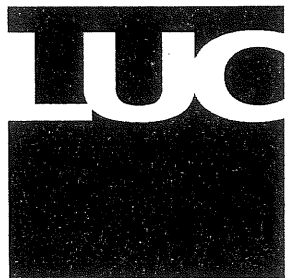
▪ JOB NO: 4185

REFERENCE: All Photographs taken by Tom Doyle, July 2003.

Parking/Landscape Area Front of Lot



Existing Swale Front of Lot



Land Use Consultants, Inc.

▪ PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine

▪ DATE: 07/2003

▪ SCALE: n/a

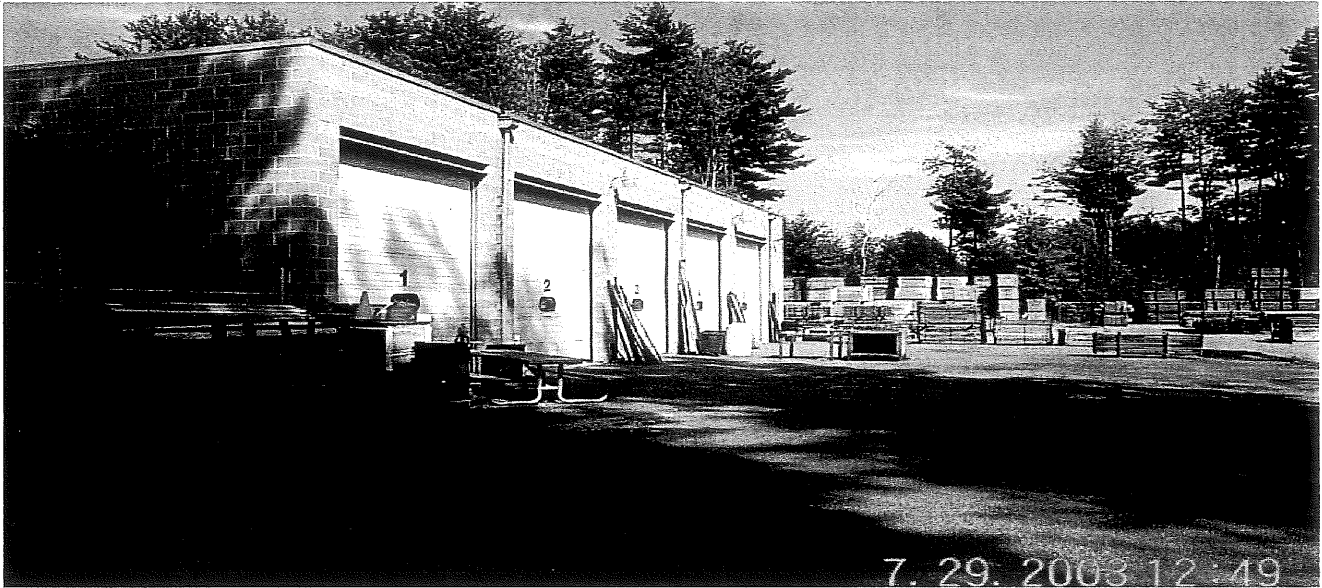
▪ TITLE:

**Site
Photographs**

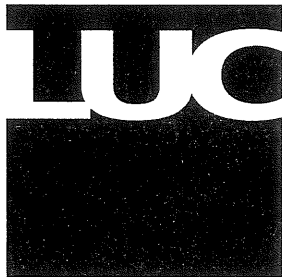
▪ JOB NO: 4185

REFERENCE: All Photographs taken by Tom Doyle, July 2003.

Existing Rear of Building



Storage Yard at Rear of Building



Land Use Consultants, Inc.

PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine

DATE: 07/2003

SCALE: n/a

TITLE:

**Site
Photographs**

JOB NO: 4185

Exhibit 5

List of Abutters

North Atlantic Scaffolding-ABUTTERS

Property of Future Holdings
35 Industrial Way-Portland. ME
Per Tax Records provided by City of Portland 7/2003

LUC Job #4185

LOCUS

Record Owner:

Map 327A Block A Lot 7

Future Holdings
35 Industrial Way
Portland, ME 04103

Direct Abutters:

Map 326 Block B Lot 7

**Northeastern Graphic
Supply, Inc.**
PO Box 1418
Portland, ME 04104

Map 327A Block A Lot 1

B&G Management Corp.
18 Hazeltine Drive
Cumberland, ME 04021

Map 327A Block A Lot 5

HELDCO Inc.
84 Warren Avenue
Westbrook, ME 04092

Map 327A Block A Lot 8

LJT LLC
53 Industrial Way
Portland, ME 04103

Map 327A Block A Lot 12

HELDCO Inc.
84 Warren Avenue
Westbrook, ME 04092

Exhibit 6

Right, Title and Interest
And Financial Capacity

Kenneth G. Spenard

From: McLaughlin, David O [David_O_McLaughlin@fleet.com]
Sent: Monday, July 28, 2003 3:17 PM
To: Kenneth G. Spenard
Subject: Follow-up

David O McLaughlin
Vice President
Small Business Services
Office (207) 782-7440
Fax (207) 782-7442
david_o_mclaughlin@fleet.com
Fleet website: www.fleet.com

businesses prosper"
"Fleet is totally committed to help small
----- Forwarded by David O
McLaughlin/MABO/FBMA/FLEET on 07/28/2003 03:16 PM -----

David O McLaughlin
07/24/2003 10:05 AM

To: ken@nas-co.com
cc:
Subject: Follow-up

This is to confirm that in my opinion you have the capacity to effect your new building addition. That is based on a long term relationship with this bank, strong cash flow, adequate existing equity in the real estate and adequate cash on hand to fund any equity needs or cost overruns. I do have your financial information and will process the request but hopefully this is adequate for others involved in the project.

Let me know if you need anything else.

David O McLaughlin
Vice President
Small Business Services
Office (207) 782-7440
Fax (207) 782-7442
david_o_mclaughlin@fleet.com
Fleet website: www.fleet.com

businesses prosper"
"Fleet is totally committed to help small



Exhibit 7

Existing and Proposed
Floor Plans

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 35 Industrial Way, Portland		Zone: IM
Total Square Footage of Proposed Structure: Proposed addition of 4,000 SF onto existing 4,000 SF structure, Total Combined 8,000 SF		Square Footage of Lots: Total Area= 1.36 Acres
Tax Assessor's Chart, Block & Lot Chart# <u>327A</u> Block# <u>A</u> Lot# <u>7</u>	Property owner, mailing address: Kenneth Spenard 35 Industrial Way Portland, ME 04103	Telephone: 797-8458
Consultant/Agent, mailing address phone & contact person : Land Use Consultants, Inc. Attn: David Kamila, P.E. 966 Riverside Street Portland, ME 04103 (207)878-3313	Applicant name, mailing address & telephone: Same as Property Owner	Project name: Proposed Building Expansion North Atlantic Scaffolding
<p>Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision, amount of lots ___ @ \$25.00 per lot= ___</p> <p><input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____</p> <p><input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00</p> <p>Major Development <input type="checkbox"/> \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00</p> <p>Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00 = \$400.00 TOTAL FEE</p>		
Who billing will be sent to: Kenneth Spenard Mailing address: 35 Industrial Way State and Zip: Portland, ME 04103 Contact person: David A. Kamila, P.E. Phone: (207)878-3313		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

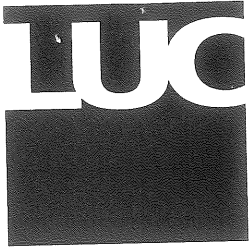
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us.chapter 14

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

Signature of applicant: 	Date: 8/6/03
---	--------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

August 6, 2003

4185

p l a n n e r s
e n g i n e e r s
l a n d s c a p e
a r c h i t e c t s

Sarah Hopkins, Development Review Program Manager
Department of Planning & Urban Development
389 Congress Street
Portland, ME 04101

Minor Site Plan Application, 35 Industrial Way, North Atlantic Scaffolding Building Expansion

Dear Sarah:

Land Use Consultants is submitting herewith a Minor Site Plan Application for the proposed building expansion at 35 Industrial Way (Lot 2 in the Turnpike Park) in Portland, Maine on behalf of the owner Mr. Kenneth Spenard, President of North Atlantic Scaffolding.

The lot currently is developed and includes an existing 4,000 sq. ft. multi-use office/warehouse building with paved areas for parking and outside storage of materials. The remainder of the lot is lawn and wooded areas. The lot is 1.36 acres in size and is located in the IM (Industrial Moderate Impact) zone for Portland. The current lot coverage is 62.5%.

The project includes a multi-use office/warehouse building addition, measuring 80 feet x 50 feet (4,000 sq. ft.). The lot coverage with the proposed building addition will be 69%, which remains under the allowable 75%.

The Turnpike Industrial Park was approved by the DEP under Site Location Law on August 18, 1986 and the city of Portland under its subdivision Ordinance on September 16, 1986. Land Use Consultants, Inc. prepared the recording plat, which is recorded at the Cumberland County Registry of Deeds in plan book 157 page 61.

The attached plans include the existing conditions survey prepared by Nadeau & Lodge, a proposed Site Layout, Grading and Utilities plan and a Detail sheet. Access to the site is by Industrial Way which is an accepted city street, paved 32 feet wide with 4 foot grass shoulders and open swale drainage within the 60 foot right-of-way. Access to the rear of both buildings will be via the existing twenty-four foot driveway. No additional staff will be added. The new building is for storage only and no additional parking is proposed.

The project will continue to be served by the existing utilities from Industrial Way. A new water and sewer service will be added to serve a proposed bathroom in the addition.

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

voice (207) 878 3313
f a x (207) 878 0201
www.landuse@gwi.net



Stormwater for the entire Industrial Park is directed to a detention basin at the rear of Lots 10 and 11 adjacent to the Maine Turnpike. Stormwater from this site will be directed to the open drainage swale along Industrial Way via a proposed closed system and the existing swale. The parking area on the south side of the buildings will be directed to a closed drainage system that will discharge to the drainage swale along Industrial Way. The area on the northern side of the buildings will be directed to an existing drainage ditch which outfalls to the drainage swale along Industrial Way. No onsite detention is proposed.

Erosion controls during construction will consist of silt fence, stone check dams and hay bale barriers until permanent cover is established and riprap aprons, headwalls and drip edges are in place. All disturbed areas not paved will be loamed, seeded and mulched and maximum slopes will be limited to 3:1.

The buildings will be designed and built by PATCO Construction of Sanford, Maine. Floor plans and Elevations are included with this application.

The proposed building expansion will introduce minimal increases in solid waste. Solid waste is collected via an on site dumpster which will be serviced by a city approved waste hauler.

Lighting will be provided by wall mounted cutoff type fixtures as noted on the plans.

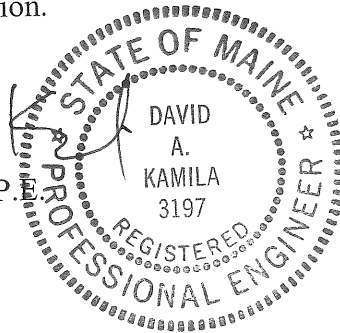
We have attached 9 copies of the application form, deed, soils map, site photos, direct abutters list and a check for \$400.00 to cover the application fee.

Please do not hesitate to give us a call with any questions, comments or if you need any additional information.

Sincerely,

David A. Kamila, P.
President

DAK:tdd
Enclosures



cc: Rick Day, Patco Construction
Ken Spenard, North Atlantic Scaffolding

Exhibit 2
Copy of Deed

054228

STATUTORY WARRANTY DEED

WE, BRUCE A. GIBBS and SHEILA A. GIBBS, being husband and wife, with a mailing address of 47 Freeman Court, Windham, Maine 04062,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

FUTURE HOLDINGS, a Maine corporation with a principal place of business at 2 Industrial Way, Portland, Maine 04103,

A certain lot or parcel of land with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being more specifically described as follows:

Lot No. 2 as depicted on a certain site plan of "Turnpike Industrial Park" dated March 25, 1986 and recorded at the Cumberland County Registry of Deeds at Plan Book 157, Page 62.

This conveyance is subject to a utility easement from Delta Realty Co., Inc. to Central Maine Power Company and New England Telephone and Telegraph Company dated July 10, 1985 and recorded at said Registry of Deeds in Book 6884, Page 211.

This conveyance is subject to a DEP Site Location Order, Findings of Fact and Order dated August 18, 1986 and recorded at said Registry of Deeds in Book 7361, Page 82.

This conveyance is subject to Turnpike Industrial Park Declaration of Covenants, Conditions and Restrictions dated September 17, 1986 and recorded at said Registry of Deeds in Book 7394, Page 347.

Being the same premises conveyed to the Grantors herein by deed of Meranti Associates dated April 7, 1995 and recorded at the Cumberland County Registry of Deeds in Book 11876, Page 53.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

MAINE REAL ESTATE TAX PAID

WITNESS our hands this 10th day of September, 1997.

Jonathan R. Doolittle

Bruce A. Gibbs
Bruce A. Gibbs

to BTR

Sheila A. Gibbs
Sheila A. Gibbs

STATE OF MAINE
CUMBERLAND, SS.
ANDROSOGGIN

September 10, 1997

Then personally appeared the above-named BRUCE A. GIBBS and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jonathan R. Doolittle
Attorney at Law/Notary Public
Jonathan R. Doolittle

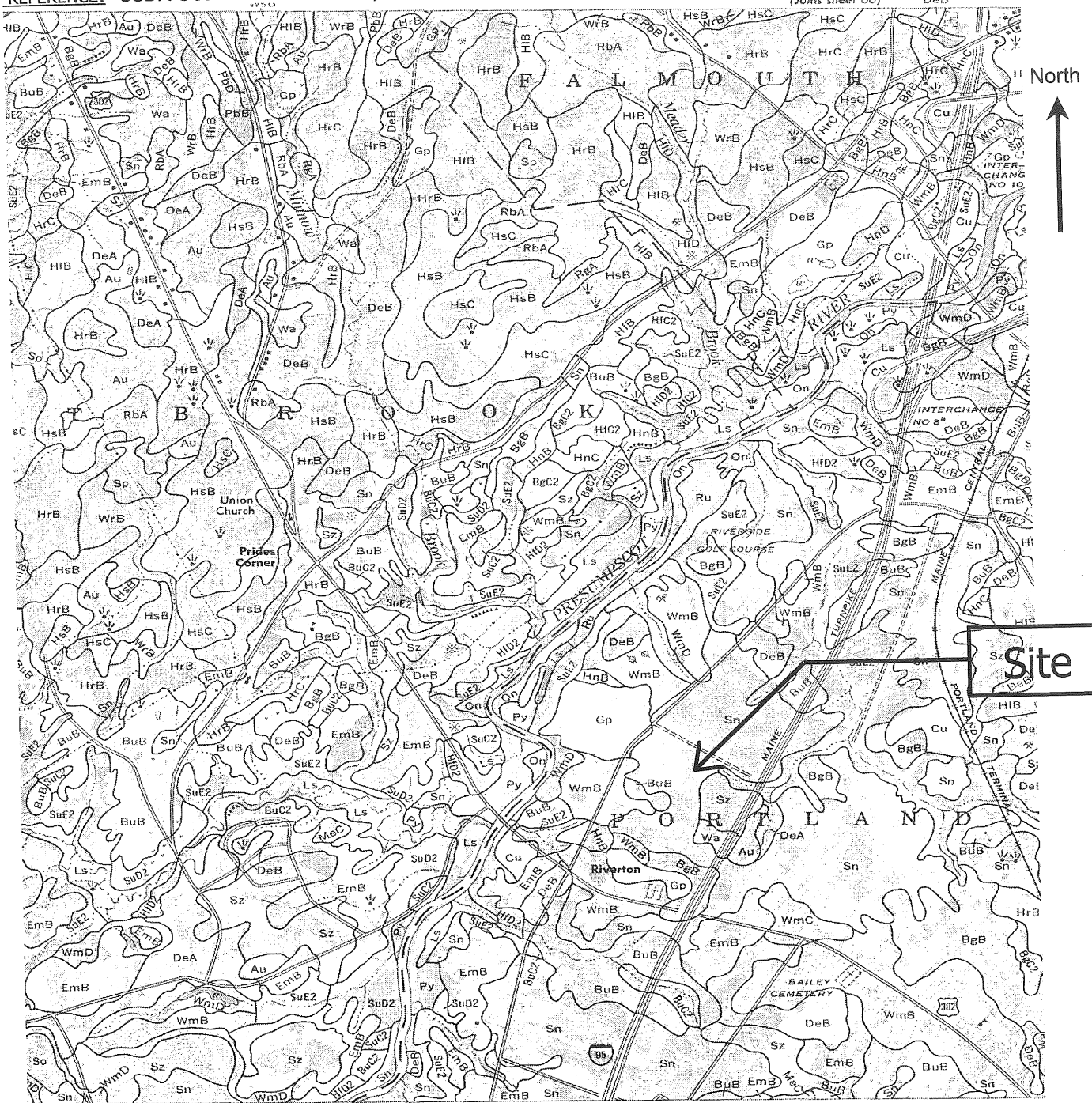
RECEIVED
RECORDED REGISTRY OF DEEDS
1997 SEP 12 PM 12:58
CUMBERLAND COUNTY
John B O'Brien

Exhibit 3

USDA Medium Intensity Soils Map

REFERENCE: USDA-SCS Medium Intensity Soils Survey, Cumberland County, ME, Plate 75

(Joins sheet 66)



Land Use Consultants, Inc.

PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine 04103

DATE: 07/2003

SCALE: 1"=2000'±

TITLE:

**Medium-Intensity
Soils Map**

JOB NO: 4185

Exhibit 4

Site Photos

REFERENCE: All Photographs taken by Tom Doyle, July 2003.

Front Parking Area and Entrance to Building



Eastern Side of Building



07 17 2003



Land Use Consultants, Inc.

PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine

DATE: 07/2003

SCALE: n/a

TITLE:

**Site
Photographs**

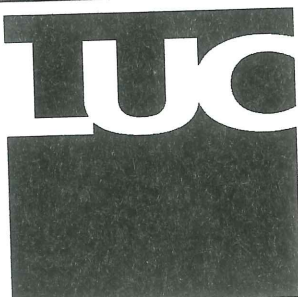
JOB NO: 4185

REFERENCE: All Photographs taken by Tom Doyle, July 2003.

Parking/Landscape Area Front of Lot



Existing Swale Front of Lot



Land Use Consultants, Inc.

PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine

DATE: 07/2003

SCALE: n/a

TITLE:

**Site
Photographs**

JOB NO: 4185

REFERENCE: All Photographs taken by Tom Doyle, July 2003.

Existing Rear of Building



Storage Yard at Rear of Building



Land Use Consultants, Inc.

▪ PREPARED FOR:

North Atlantic Scaffolding
35 Industrial Way
Portland, Maine

▪ DATE: 07/2003

▪ SCALE: n/a

▪ TITLE:

**Site
Photographs**

▪ JOB NO: 4185

Exhibit 5

List of Abutters

North Atlantic Scaffolding-ABUTTERS

Property of Future Holdings
35 Industrial Way-Portland. ME
Per Tax Records provided by City of Portland 7/2003

LUC Job #4185

LOCUS

Record Owner:

Map 327A Block A Lot 7
Future Holdings
35 Industrial Way
Portland, ME 04103

Direct Abutters:

Map 326 Block B Lot 7
**Northeastern Graphic
Supply, Inc.**
PO Box 1418
Portland, ME 04104

Map 327A Block A Lot 1
B&G Management Corp.
18 Hazeltine Drive
Cumberland, ME 04021

Map 327A Block A Lot 5
HELDCO Inc.
84 Warren Avenue
Westbrook, ME 04092

Map 327A Block A Lot 8
LJT LLC
53 Industrial Way
Portland, ME 04103

Map 327A Block A Lot 12
HELDCO Inc.
84 Warren Avenue
Westbrook, ME 04092

Exhibit 6

**Right, Title and Interest
And Financial Capacity**

Kenneth G. Spenard

From: McLaughlin, David O [David_O_McLaughlin@fleet.com]
Sent: Monday, July 28, 2003 3:17 PM
To: Kenneth G. Spenard
Subject: Follow-up

David O McLaughlin
Vice President
Small Business Services
Office (207) 782-7440
Fax (207) 782-7442
david_o_mclaughlin@fleet.com
Fleet website: www.fleet.com

"Fleet is totally committed to help small
businesses prosper"

----- Forwarded by David O
McLaughlin/MABO/FBMA/FLEET on 07/28/2003 03:16 PM -----

David O McLaughlin
07/24/2003 10:05 AM

To: ken@nas-co.com
cc:
Subject: Follow-up

This is to confirm that in my opinion you
have the capacity to effect your new building addition. That is based on a
long term relationship with this bank, strong cash flow, adequate existing
equity in the real estate and adequate cash on hand to fund any equity needs
or cost overruns. I do have your financial information and will process the
request but hopefully this is adequate for others involved in the project.

Let me know if you need anything else.

David O McLaughlin
Vice President
Small Business Services
Office (207) 782-7440
Fax (207) 782-7442
david_o_mclaughlin@fleet.com
Fleet website: www.fleet.com

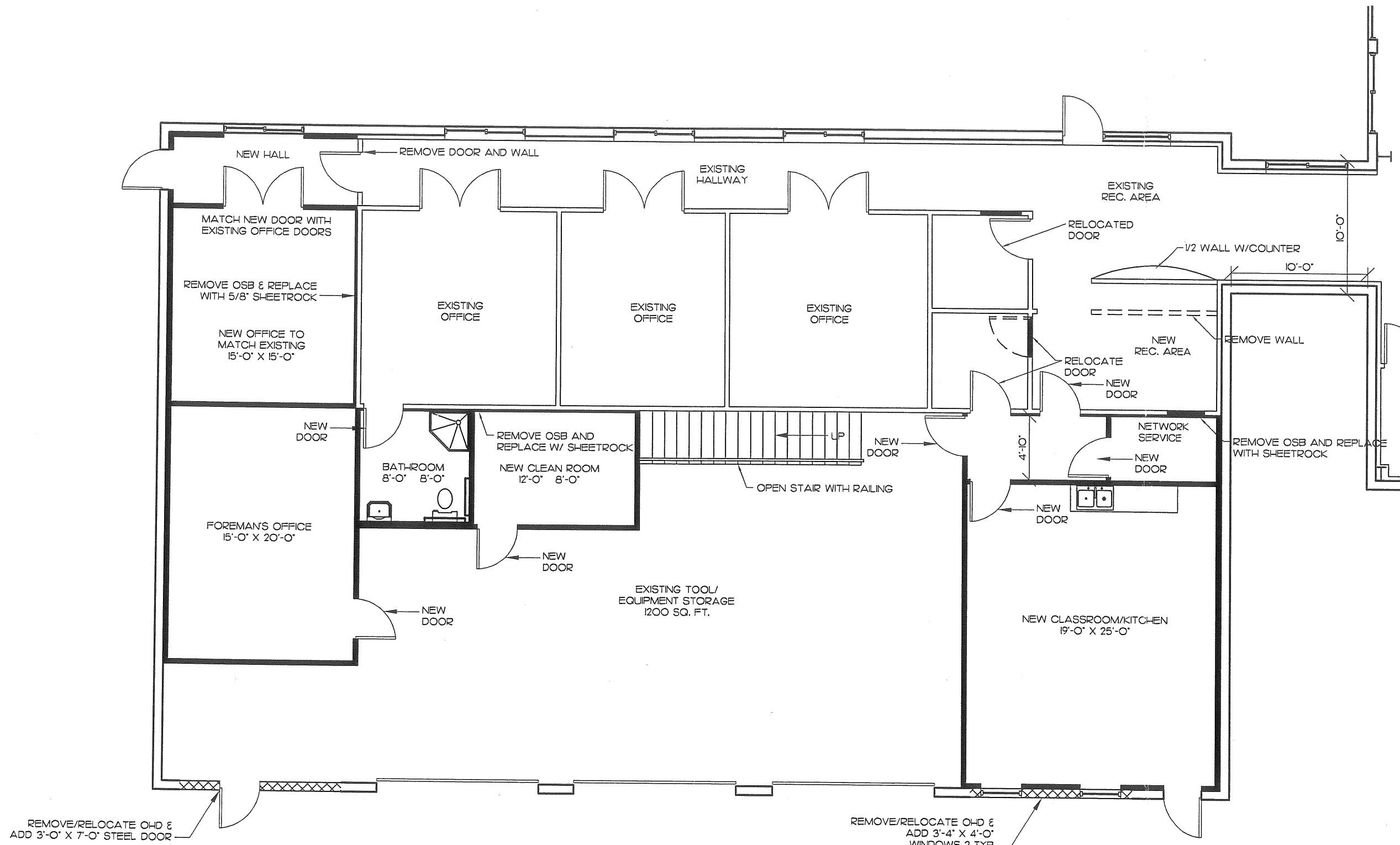
"Fleet is totally committed to help small
businesses prosper"



Exhibit 7

Existing and Proposed
Floor Plans

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FLOOR PLAN

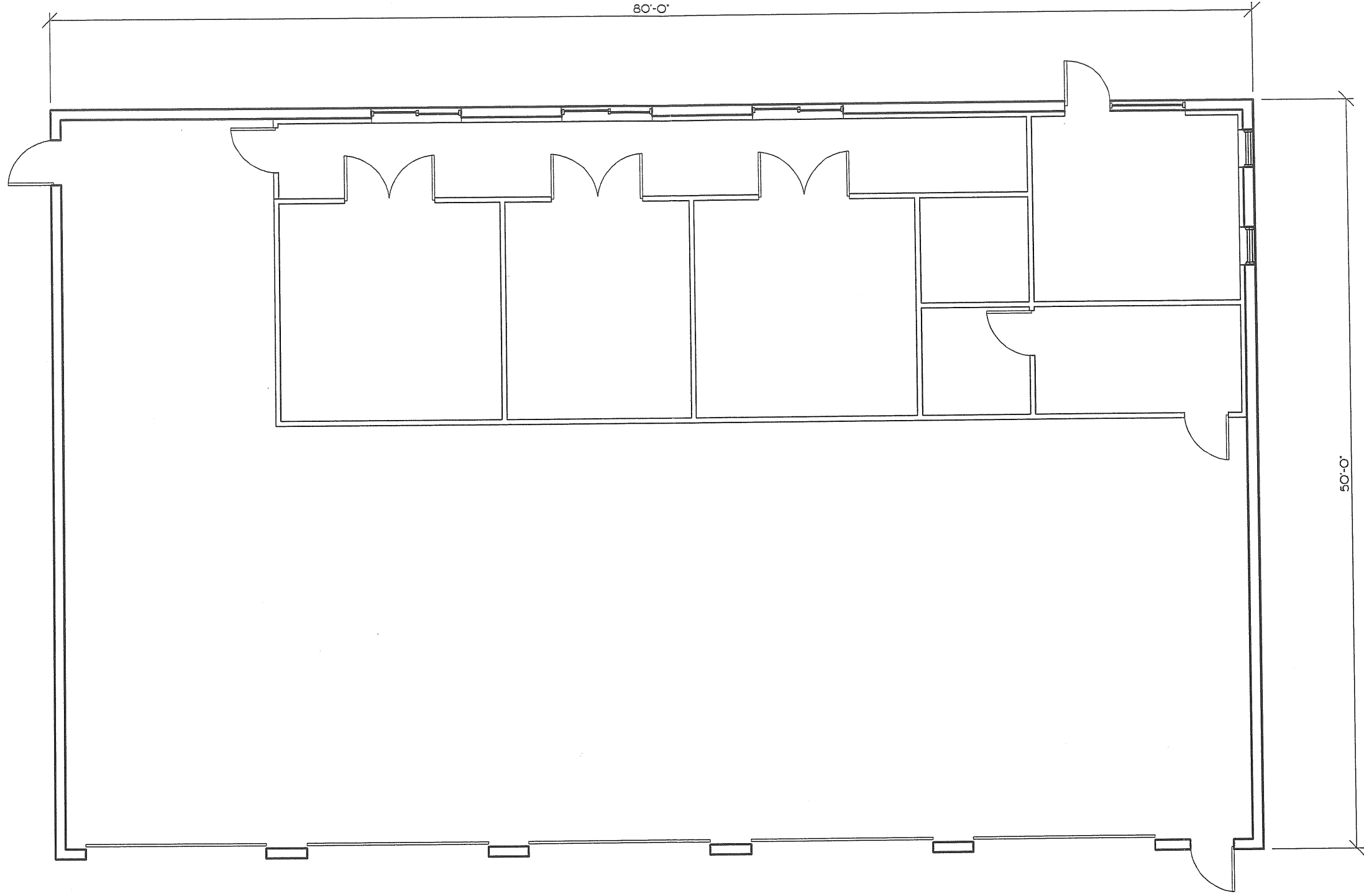
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SCALE: AS SHOWN
 DATE: MAR28, 2003
 DRAWN BY: JLG
 EST# 03045

PATCO
CONSTRUCTION INC.
 1293 MAIN STREET SANFORD, ME 04073
 TEL: (207)324-5574 FAX: (207)324-1643
 www.patco-construction.com

N. ATLANTIC SCAFFOLDING

PROPOSED FLOOR PLAN ON EXISTING



FLOOR PLAN

SCALE: 1/8" = 1'-0"

N. ATLANTIC SCAFFOLDING

EXISTING FLOOR PLAN

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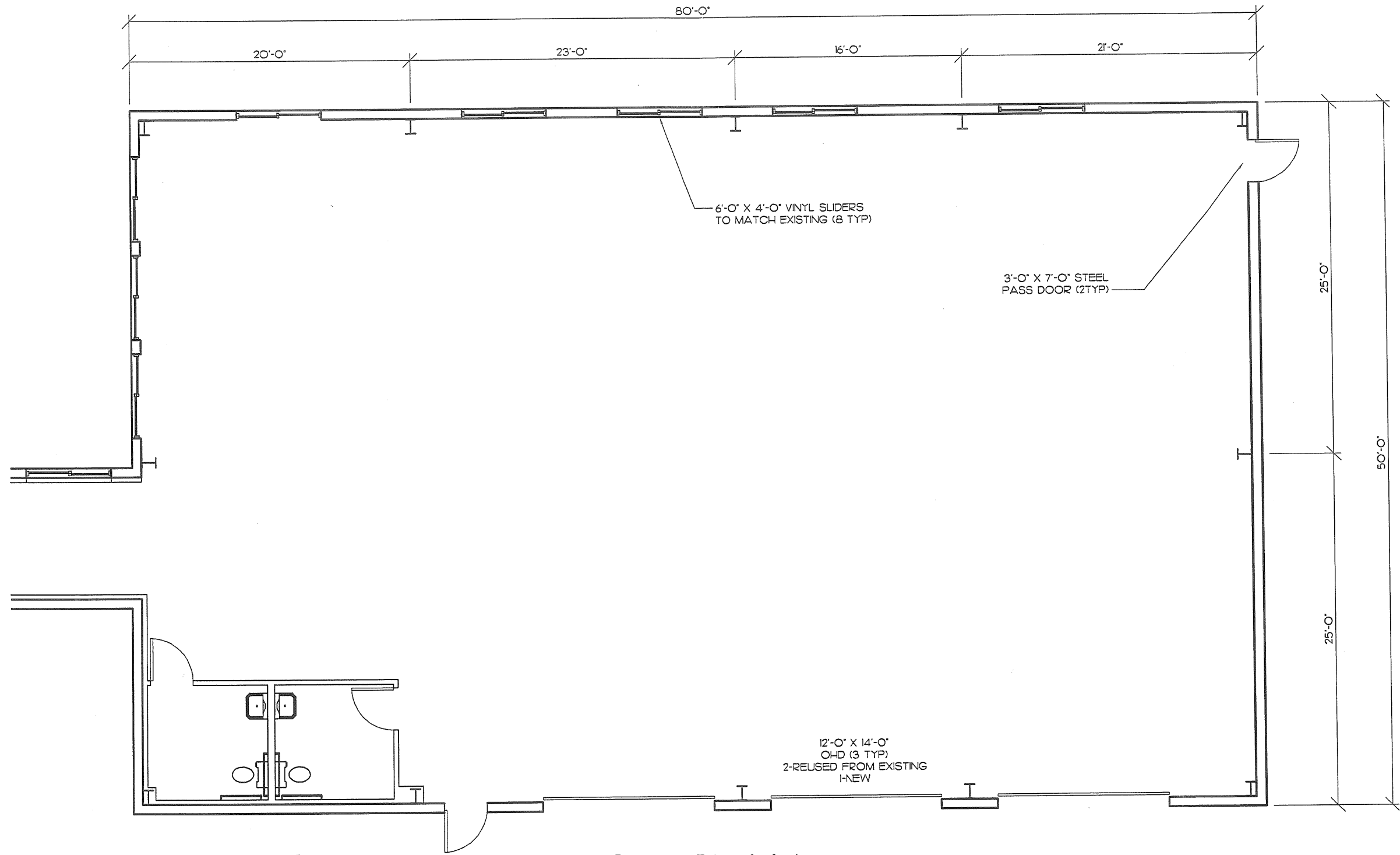
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DRWN. BY: JLG

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FLOOR PLAN

SCALE: 1/8" = 1'-0"

N. ATLANTIC SCAFFOLDING

FLOOR PLAN - NEW BUILDING

PATCO
CONSTRUCTION INC.

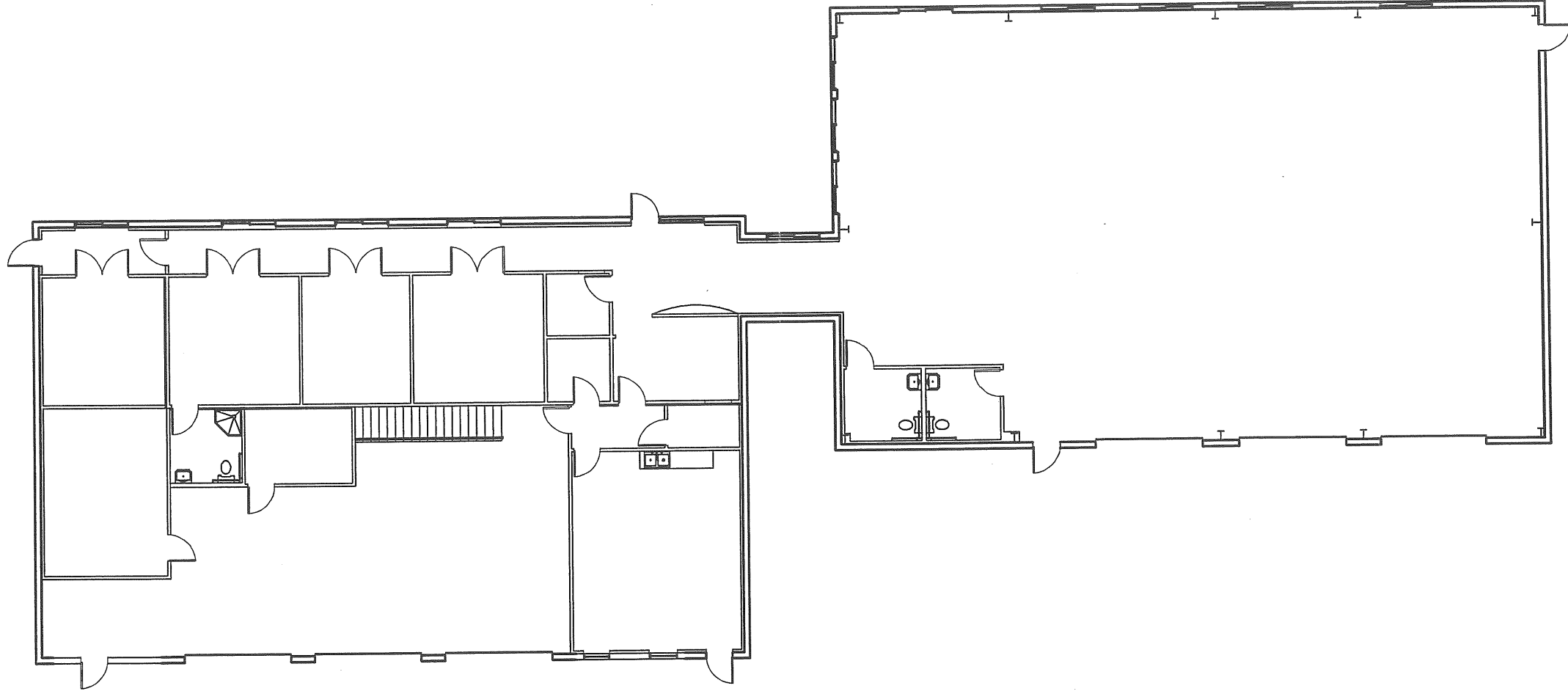
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SCALE: AS SHOWN

DATE: MAR28, 2003

DRAWN BY: JLG

EST# 03045



FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PROPOSED FLOOR PLAN - OVERALL

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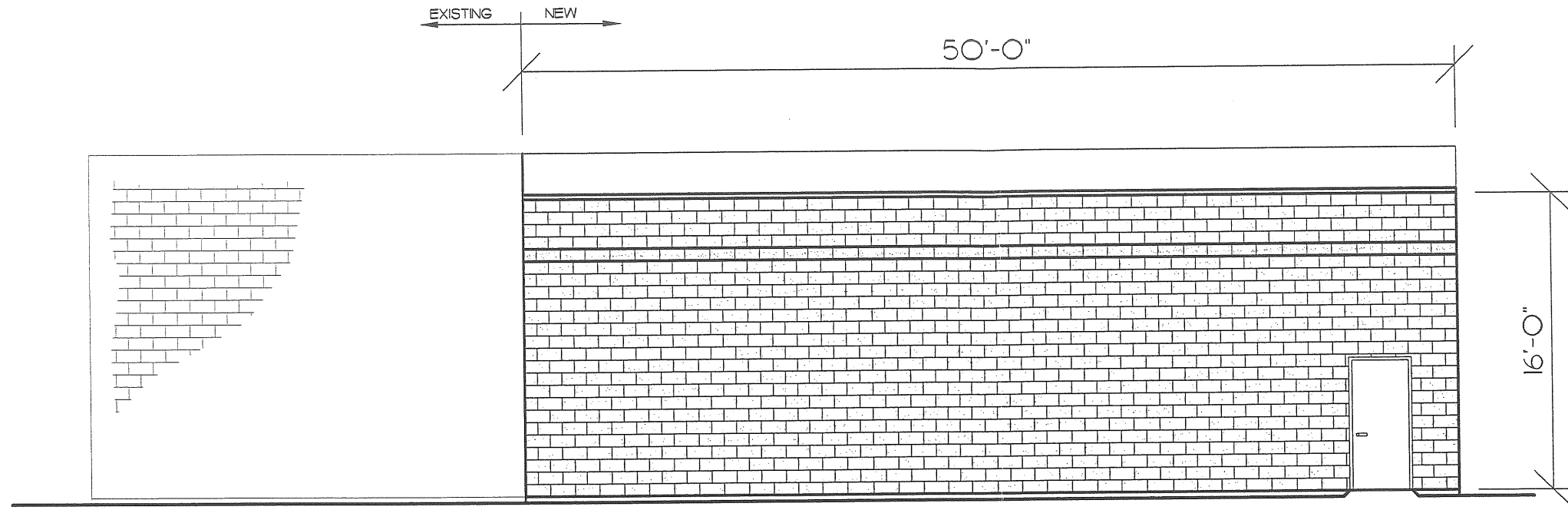
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DATE: MAR28, 2003

DRAWN BY: JLG

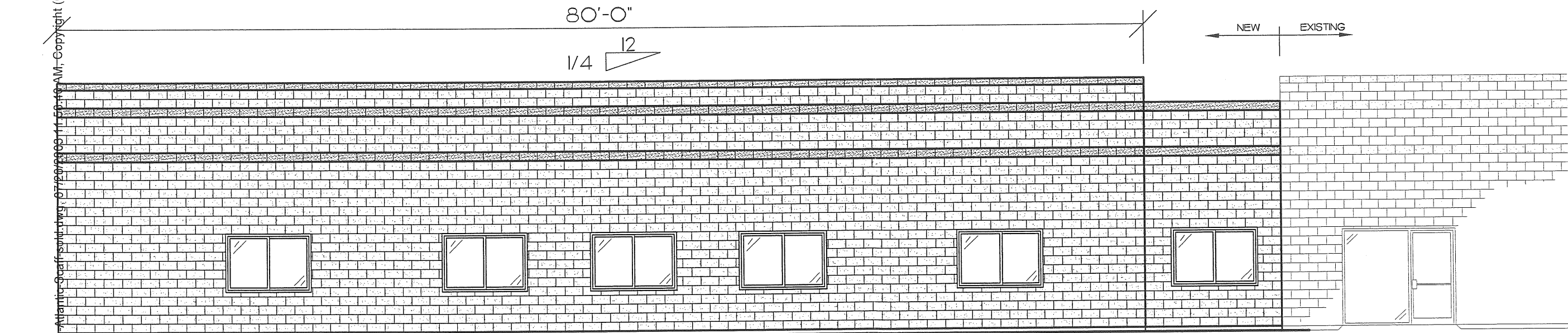
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LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

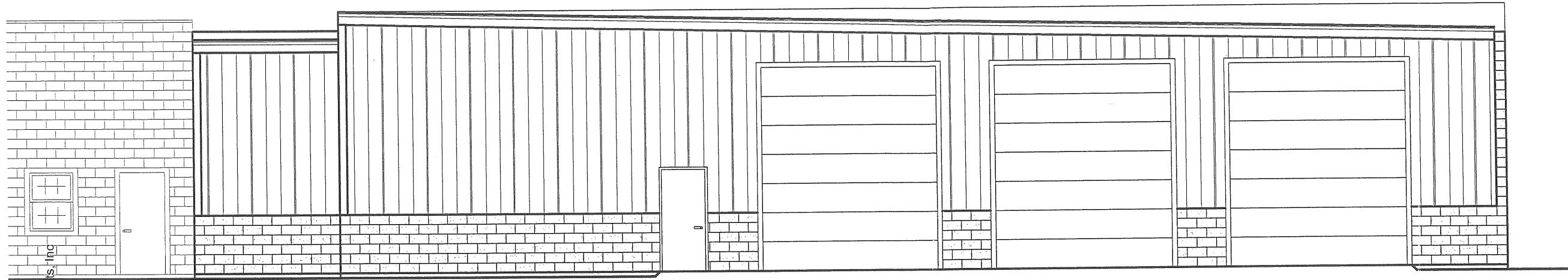
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DATE: APRIL, 2003
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ELEVATIONS

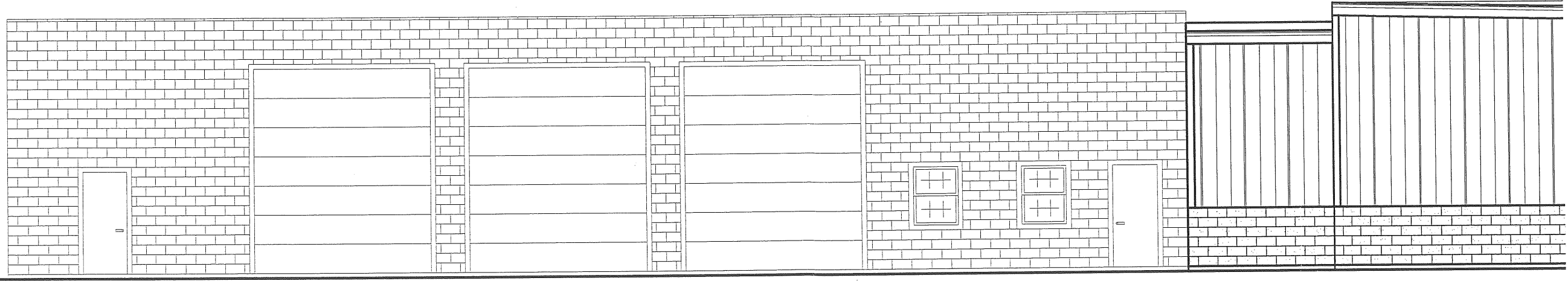
EXISTING ← | → NEW



REAR ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING ← | → NEW



PROPOSED CHANGES ON EXISTING

SCALE: 1/8" = 1'-0"

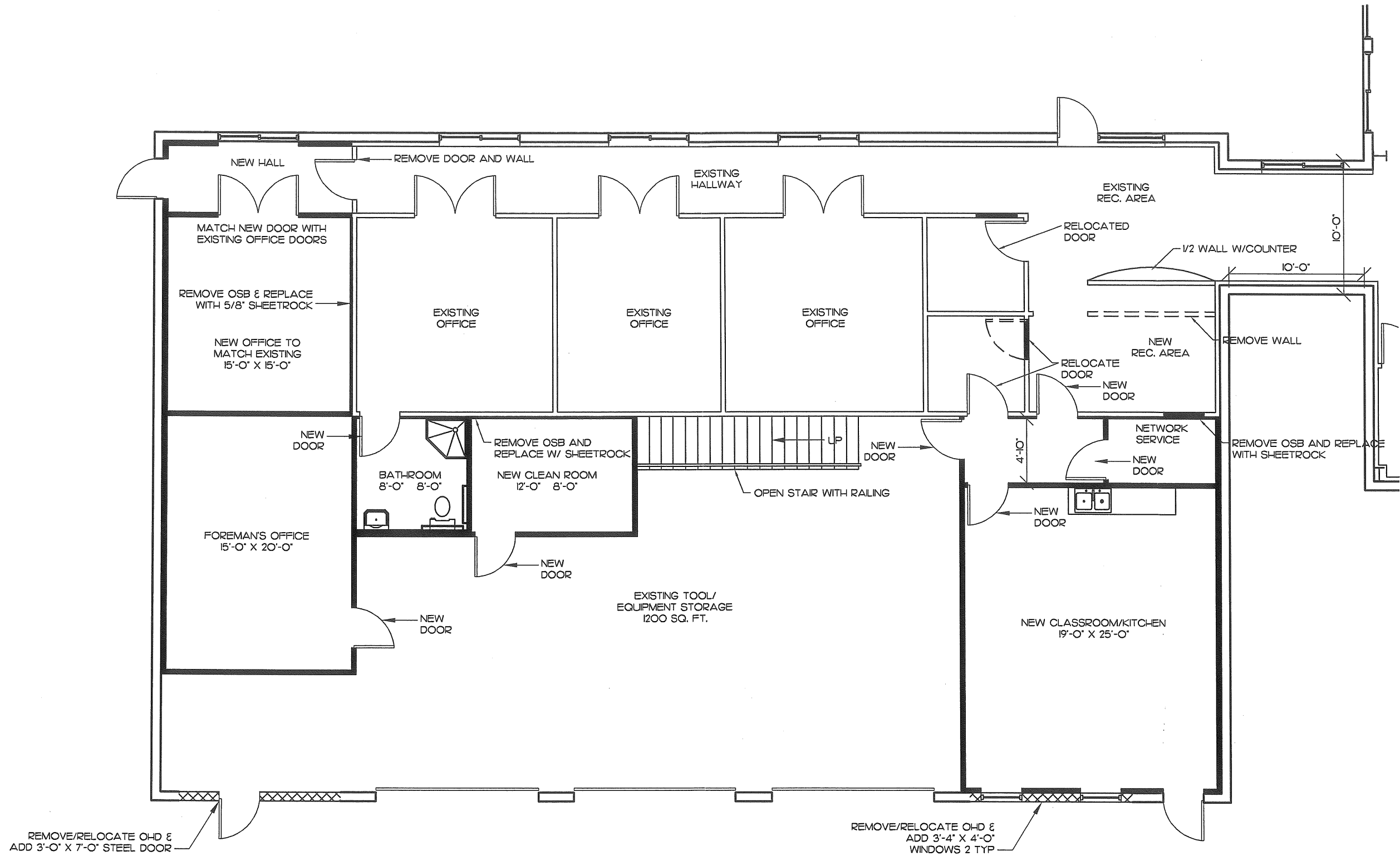
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N. ATLANTIC SCAFFOLDING
REAR ELEVATION

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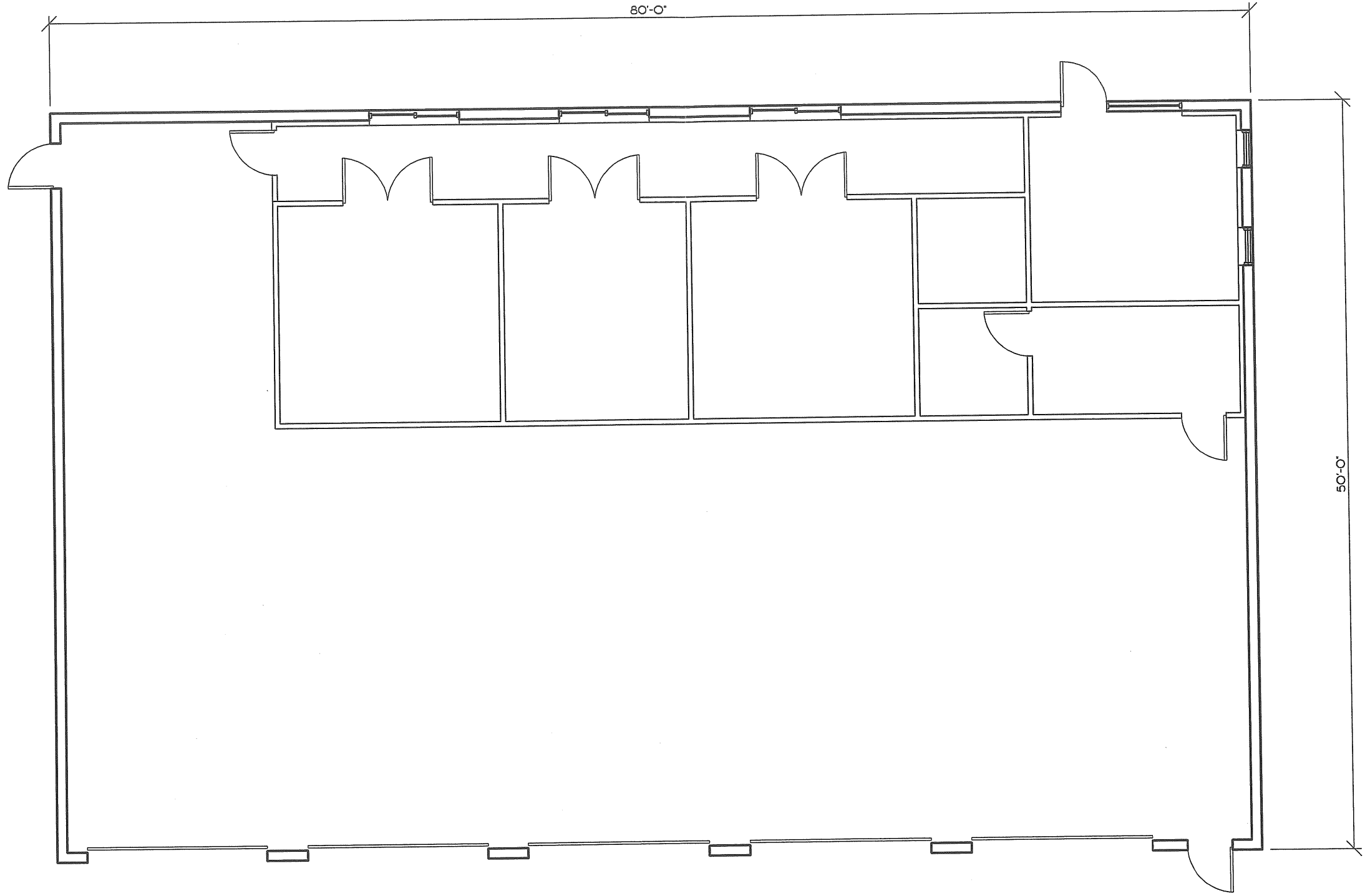
FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE: AS SHOWN
 DATE: MAR 28, 2003
 DRAWN BY: JLG
 EST#: 03045

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N. ATLANTIC SCAFFOLDING
 PROPOSED FLOOR PLAN ON EXISTING



FLOOR PLAN

SCALE: 1/8" = 1'-0"

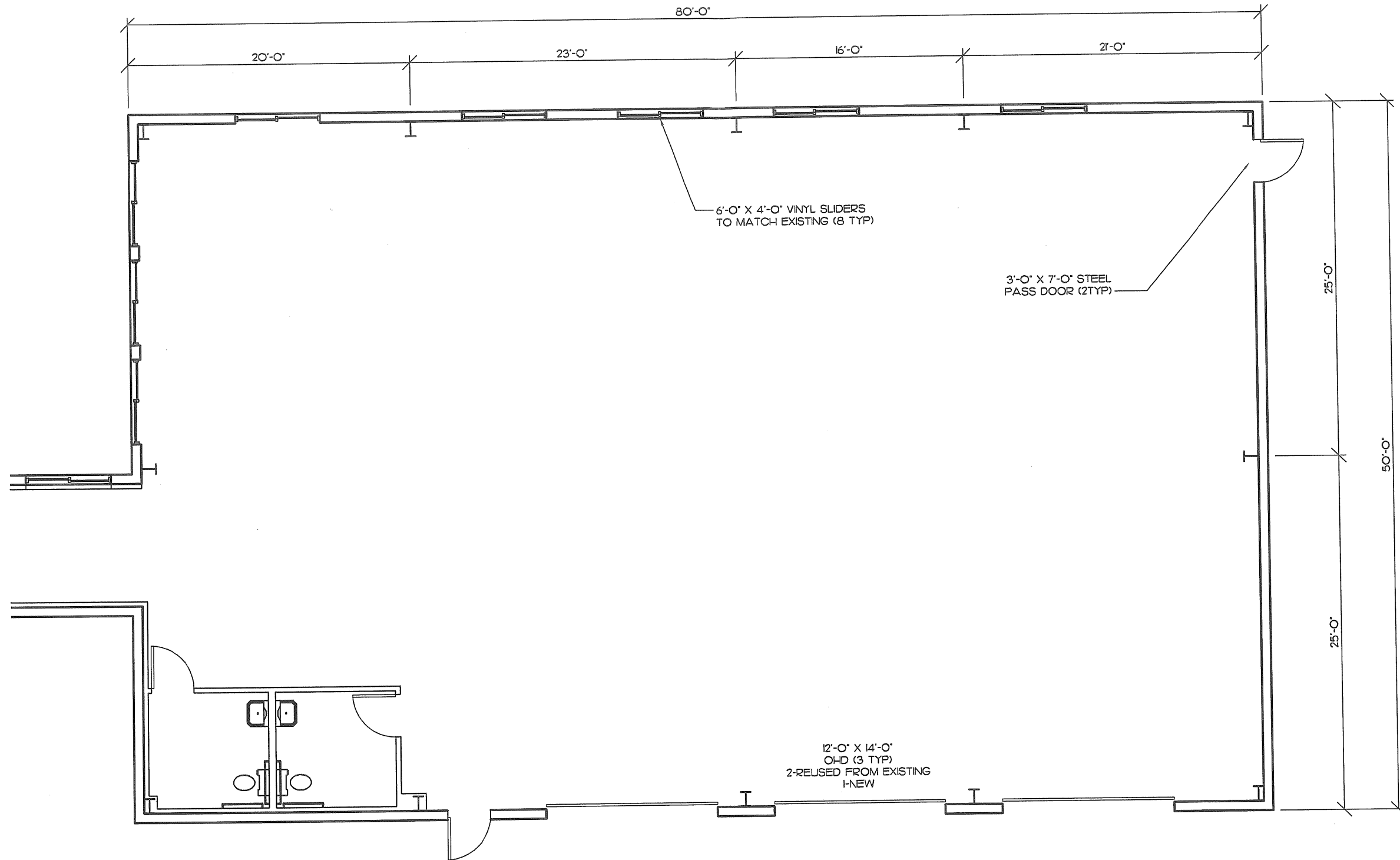
N. ATLANTIC SCAFFOLDING

EXISTING FLOOR PLAN

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CONSTRUCTION INC.
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SCALE: AS SHOWN
DATE: MAR28, 2003
DRAWN BY: JJC
EST.# 03045

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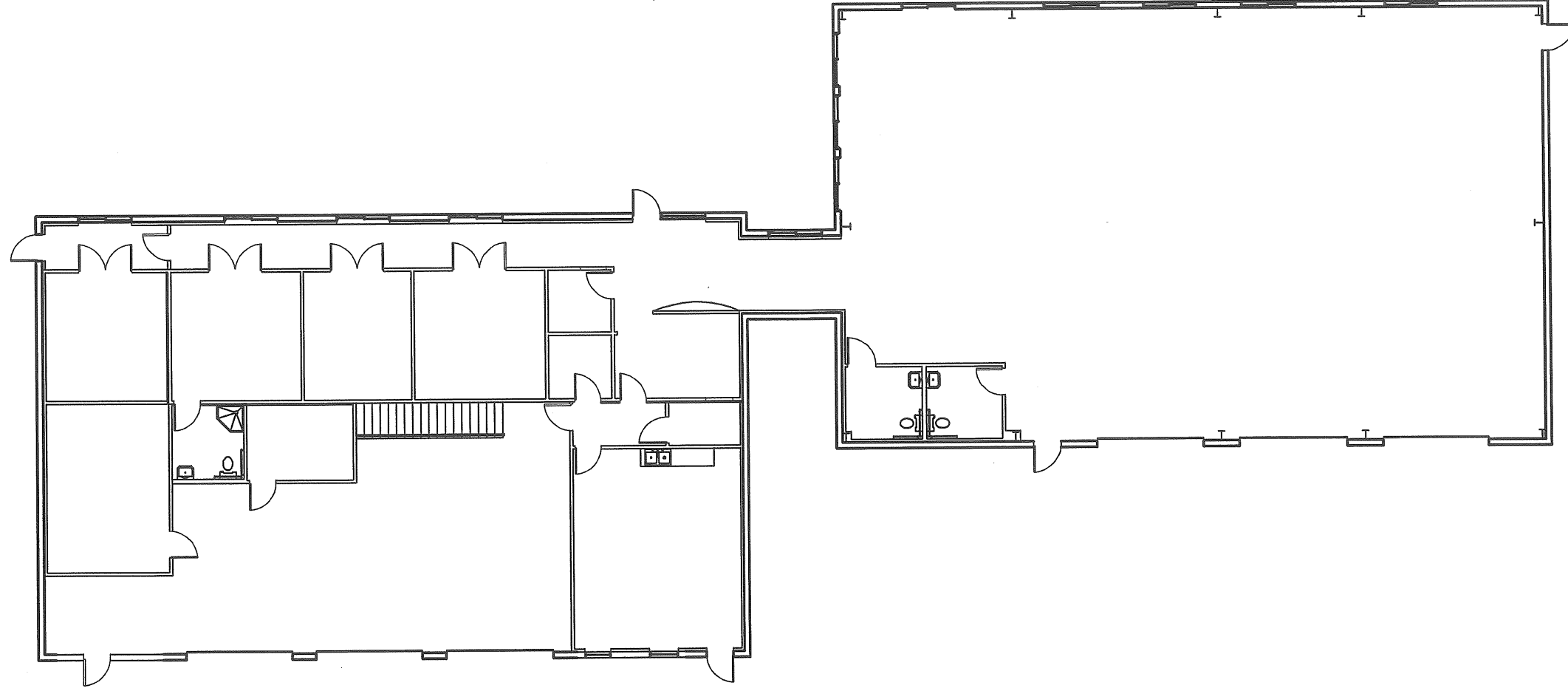
FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE: AS SHOWN
DATE: MAR28, 2003
DRAWN: BRJ/LC
EST.# 03045

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N. ATLANTIC SCAFFOLDING
FLOOR PLAN - NEW BUILDING



FLOOR PLAN

SCALE: 1/16" = 1'-0"

N. ATLANTIC SCAFFOLDING

PROPOSED FLOOR PLAN - OVERALL

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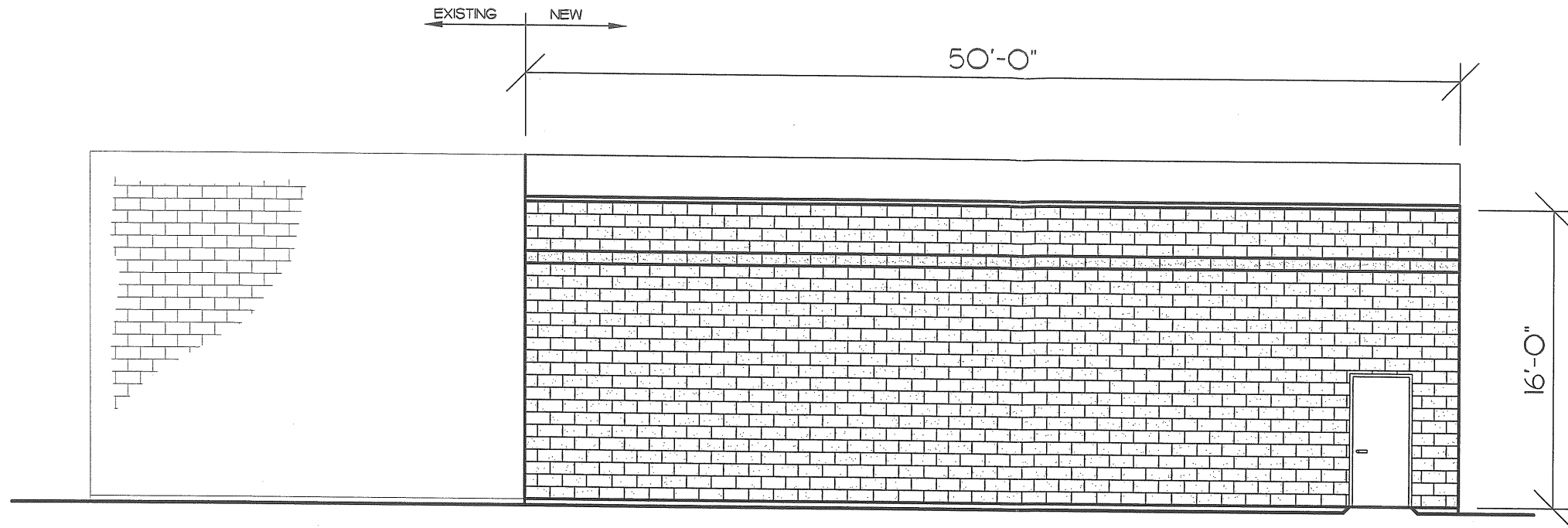
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DRN: av;JLG

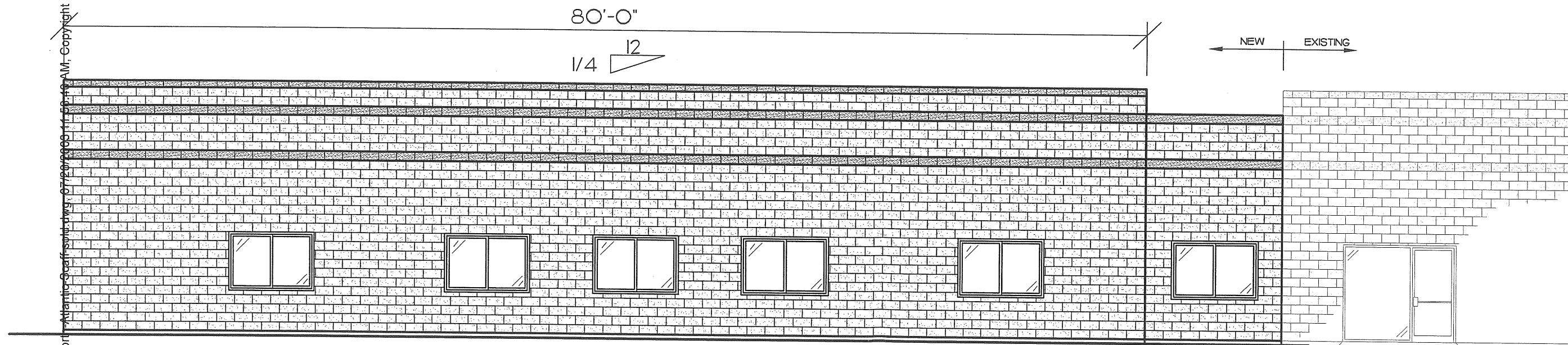
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LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

N. ATLANTIC SCAFFOLDING

ELEVATIONS

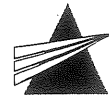
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SCALE: AS SHOWN

DATE: APRIL, 2003

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EST# 03045



13. RECYCLABLE MATERIAL

The following statement is made in accordance with City of Portland Code of Ordinances, Chapter 14 Land Use, Section 14-525(c)(13).

Through our environmental sustainability initiative, the Woodard & Curran Portland office generates and recycles the following materials:

- White office paper;
- Mixed paper, including paperboard;
- Corrugated cardboard;
- #1, #2, #5, and #7 plastics;
- Brown and clear glass;
- All redeemable cans and bottles;
- Aluminum;
- Loose steel;
- Batteries;
- Data storage CDs and diskettes; and
- Office supplies (donated for re-use).

In 2004, we collected and recycled the following amounts of recyclable materials:

- White office paper: 13 tons
- Corrugated cardboard: 10.4 tons
- Mixed paper: 4528 lbs
- Paperboard: 391 lbs
- Plastics: 252 lbs

It is anticipated that similar amounts of these materials will be recycled in 2005 and future years, as the total number of employees in the Portland office will not change drastically with the new addition to the building.

In 2005, #5 and #7 plastics, brown and clear glass, aluminum, and loose steel were added to the office recycling program. The amount of those materials to be recycled is unknown, but will most likely not be a large amount.

The white office paper, mixed paper, and corrugated cardboard are transported off-site by our waste hauler, Waste Management. Office paper and mixed paper are removed on a weekly basis. Woodard & Curran personnel transport plastics, glass, aluminum, and steel to the nearby RWS collection facility on a weekly (plastics) or less frequent, as needed basis. Alkaline batteries are taken by Woodard & Curran personnel to the Yarmouth Recycling Center on a weekly basis. CDs and diskettes are recycled through a facility in Massachusetts, and office supplies which are no longer usable are donated to a local teacher's organization for re-use.

Waste Management provides Woodard & Curran with an estimate at the end of the year for the amounts of materials they removed from the office. Woodard & Curran recycling volunteers weigh the other materials.