

SITE PLAN REVIEW

Processing Form

ImmuCell

9 Nov 94

Applicant

56 Evergreen Dr Ptld, ME

Mailing Address

56 Evergreen Dr

Address of Proposed Site
329-A-003

Proposed Use of Site

9,984 sq ft / Parking - 1,370 sq ft

Acreage of Site / Ground Floor Coverage

Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments:

Michael Brigham

Date Dept. Review Due: _____

878-2770 ex106

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

☒ Use does NOT comply with Zoning Ordinance☐ Requires Board of Appeals Action☐ Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLYDOES NOT
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS
SPECIFIED
BELOWREASONS
SPECIFIED
BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

56 EVERGREEN DR

329 A 003

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

329 A 003

InnuCell

9 Nov 94

Applicant _____

56 Evergreen Dr Portland, ME

Date _____

Mailing Address _____

56 Evergreen Dr

Address of Proposed Site _____

Proposed Use of Site _____

3,984 sq ft / Parking - 1,370 sq ft

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: Michael Brigham

Date Dept. Review Due: _____

878-2770 ex106

FIRE DEPARTMENT REVIEW

11/10/94
(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: _____

(Attach Separate Sheet if Necessary)

Michael Brigham

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

329 A 003



CITY OF PORTLAND

November 15, 1994

Mr. Michael Brigham
Immucell Corporation
56 Evergreen Drive
Portland, ME 04103

Re: Immucell Corporation - 56 Evergreen Drive

Dear Mr. Brigham:

On November 11, 1994, the Portland Planning Authority granted minor site plan approval for site modifications at 56 Evergreen Drive (Lot #3).

The site plan is approved with the following conditions:

1. A casco trap shall be installed at the outlet of the proposed catch-basin.
2. The proposed catch-basin shall be constructed with a 36" sump per city standards.
3. Three (3) red pines (5'-6' hgt.) and three (3) oak trees (2 1/2" cal.) shall be installed at locations shown on the attached plan.
4. Connections to existing storm drains shall be performed as approved by the Portland Public Works Department. Prior to construction, a preconstruction meeting shall be held between the contractor, design engineer, city representatives from the Public Works Department (contact Paul Niehoff at 874-8801, ext. 8838), and City Development Review Coordinator. Concrete pipe classification shall conform to City of Portland technical standards.
5. A haybale barrier shall be constructed around the proposed catch-basin and maintained until the site has been established. Siltation fencing shall be installed at the limit of construction adjacent the parking lot expansion.
6. A Drainage Maintenance Agreement shall be submitted and approved by the City. The Drainage Maintenance Agreement shall indicate that Immucell or the current owner shall be responsible for maintenance of the new catch-basin and stormdrains. The Drainage Maintenance Agreement shall be in accordance with the attached form.

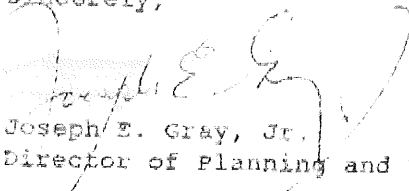
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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 1.7% of the performance guarantee will have to be posted before a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Owens McCullough, P.E., Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Nishoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval letter file

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: THROCK
ADDRESS: 56 EVERGREEN DRIVE PTLD ME
SITE ADDRESS/LOCATION: SAME
DATE: 11/14/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

☒ All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

☐ Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

☐ Your new street address is now _____ the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

☒ The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

☐ A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public Works (Jackie Wurselin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

A street opening permit(s) is required for your site. Please contact Carol Polliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

cc: Paul Niehoff, Materials Engineer



LAND USE CONSULTANTS INC

J. David Haynes, R.L.A.
David A. Kamila, P.E.

Bradley H. Hare, R.L.A.
Frederic Licht, Jr., P.E.
John D. Roberts, P.L.S.

November 4, 1994

2816

Mr. Alex Jaegerman, City Planner
City of Portland
City Hall
389 Congress Street
Portland, Maine 04101-3503

ImmuCell - 56 Evergreen Drive, Site Plan Amendment

Dear Mr. Jaegerman:

Enclosed are seven (7) copies of the Sketch Plan for the proposed minor improvements to the ImmuCell property on Evergreen Drive. These changes are needed to improve three existing problems on-site and are described as follows:

1. Parking - The addition of 8 - 9' x 19' parking spaces along the southeasterly drive. This will require the construction of 1,370 sq. ft. of bituminous pavement and base material and some minor associated grading, loaming and seeding.
2. Pavement Drainage - The removal of one section of granite curbing on the southwesterly driveway and addition of a small rip-rap swale. By moving the end of the curb, the low point of the pavement can be positively drained and thus reduce the ponding and icing. problem which currently exists.
3. Swale Drainage - The elimination of the swale between the two driveways and adjacent to Evergreen Drive by extending both driveway culverts and adding one catch basin.

As well, we have completed a cost estimate for the proposed improvements which is included herein for your review. I trust this information is sufficient for your review and approval. Should you have any questions or comments please feel free to call.

Sincerely,

Frederic J. Licht, P.E.

FJL/b

Enc.

c.c.: Michael Brigham, ImmuCell
Owens McCullough, Sebago Technics



CITY OF PORTLAND

November 15, 1994

Mr. Michael Brigham
Immucell Corporation
56 Evergreen Drive
Portland, ME 04103

Re: Immucell Corporation - 56 Evergreen Drive

Dear Mr. Brigham:

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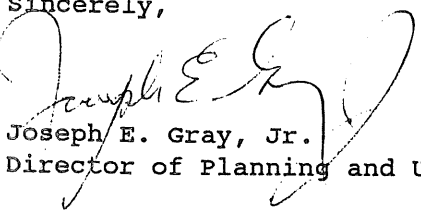
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If there are any questions, please contact the Planning Staff.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Owens McCullough, P.E., Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
- Mary Gresik, Building Permit Secretary
Approval Letter File

EXISTING BUILDING
"IMMUCELL"
FEEL 67.01

EXISTING
4" V. PORTLAND
20" WIDE
SEWER & DRAINAGE
EASEMENT

EXIST. CONC. TUBS
1" DIA.

GR.
LOW
MUD
DIE

MAGNET

ADD (3)
9' x 19'
PARKING
SPACES

(3) RED PINES
5'-6' HGT.

DRIVE

GRADE
TO DRAIN

PROP. C.B.
INV. IN 64.35
INV. OUT 64.30
RIM 67.55

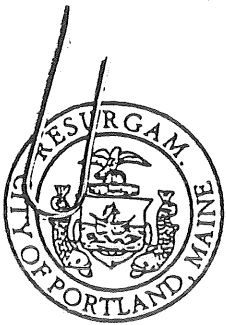
ADD 15 LF
15" RCP
S=0.014

ADD 40 LF
15" RCP
S=0.010

EXISTING CULVERT
40 LF 15" RCP
S=0.010
INV. IN 65.25
INV. OUT 64.70

EXISTING CULVERT
75 LF 15" RCP
S=0.014
INV. IN 64.09
INV. OUT 63.06
(INTO DMH)

EN



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Duane G. Kline, Director of Finance

FROM: Michael O'Sullivan, Development Review Coordinator

DATE: September 1, 1995

SUBJECT: Immucell; 56 Evergreen Drive

1. Please inform Peoples Heritage Bank that the City of Portland hereby releases the escrow account in its entirety, in the amount of \$8,130.00.
2. Immucell Corp has satisfactory completed the parking lot addition, but decided not to pursue the installation of catch basin and filling in of swale in front of their building. This was done for cost considerations. See Mr. Mike Brighon fax dated August 24, 1995 for Immucell request to withdrawal of project and return of escrow account.

Michael J. O'Sullivan 01 Sept 95

Michael J. O'Sullivan
Development Review Coordinator

Joseph E. Gray, Jr. 9/1/95

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

FAX Transmission Sheet

ImmuCell Corporation

56 Evergreen Drive

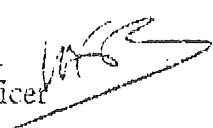
Portland, ME 04103

Phone: (207) 878-2770

FAX: (207) 878-2117

To: Michael O'Sullivan

Copy to: Thomas C. Hatch, President

From: Michael F. Brigham
Chief Financial Officer 

Date: August 24, 1995

Subject: Release of ImmuCell Escrow Funds

should receive 2 page(s) including this cover sheet.

COMMENTS:

When I initiated the process of getting approval from the City for two small projects at our 56 Evergreen Drive location. The first involved adding parking spaces for 7 - 10 additional cars. The second involved connecting two drainage pipes and filling a ditch.

After several verbal discussions, my first written request was submitted on August 26, 1994. On September 7, 1994, Mr. Niehoff referred the matter to Mr. Jaegerman. On September 19, 1994, I received notice from Mr. McCullough of Sebago Technics (who was under temporary contract to the city) stating that the following would be required: 1) a \$300 application fee, 2) a request for minor site plan amendment, 3) drawings by an engineer and 4) a cost estimate and escrow funds. We then hired Land Use Consultants, and on November 4, 1994, Land Use Consultants submitted the full package with blue prints to the City. On November 15, 1994 these plans were approved by Mr. Gray in a letter that was copied to thirteen different City officials or files. On November 22, 1994 we escrowed the required \$8,130 and began work.

By this time, it was so late in November that we only focused on the additional parking project because we needed the parking for the winter. In fact, we were only able to get one coat of black top in place before the frost caused the black top factories to close for the season.

ImmuCell Corporation

Earlier in the summer of 1995, we had the first project completed with the application of a second coat of black top. We also began the process of starting and completing the second project. It was at this time that I first realized that the plans prepared by Land Use Consultants called for a catch basin and the use of reinforced concrete. This seemed to me to be a waste of our money and unnecessary because there was no need for drainage and because there would be no vehicle traffic over the pipes. After two weeks of trying to get through to Ms. Estabrooks to discuss this issue, I was referred to you. My question to you in early June 1995 was, "could we proceed without the catch basin and with PVC piping instead of reinforced concrete?" After discussing this issue with you and with Land Use Consultants, on July 13, 1995, I put this request to you in writing. On July 27, 1995, you visited our site and agreed that my requested changes were reasonable, but stated that you would like a confirming opinion from an engineer. After you spoke to our engineer and obtained his review and approval, you asked me to formalize my request with revised blue print drawings. After paying another engineering fee, on July 31, 1995, I submitted a revised site plan amendment deleting the catch basin and using PVC piping instead of reinforced concrete, as supported by you and by Land Use Consultants.

On August 23, 1995 you informed me that my requested changes had been denied and that I had two options: 1) proceed with the catch basin and reinforced concrete or 2) do no further work and obtain the return of our escrow funds. Due to the high cost of completing the project with the catch basin and reinforced concrete, I have elected to cur my losses and request the return of our escrow funds. Please consider this a formal request for the return of our escrow funds.

Upon looking back on this process that I went through over the last 13 or 14 months, I can not help but be frustrated. I have heard a lot about Governor King's mission that "Maine is on the move for business", but it seems that the City of Portland is not catching on. It should not be so difficult and expensive for taxpayers to make simple improvements to land under the City's domain. Had we been able to proceed as anticipated, both ImmuCell and the City would now benefit from a safer and more attractive piece of land. As it stands, the ditch in front of our building will remain a dangerous "eye sore".

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____

Date _____

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approved															
APPROVED CONDITIONALLY	Not	11, 1994														CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

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Mailing Address _____

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Acreage of Site / Ground Floor Coverage _____

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

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

11/9/94
(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 with conditions per the												CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	Nov. 11, 1994 approval letter and												
DISAPPROVED	attached -												REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

 11/14/94
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY