

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner  
Rick Knowland, Senior Planner  
Joe Gray, Jr, Director of Planning and Urban Development

**FROM:** Jim Wendel, P.E., Development Review Coordinator

**DATE:** May 1, 1998

**RE:** Request for Certificate of Occupancy  
Supervalu Distribution Center  
56 Milliken Street

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On April 17 and May 1, 1998 I reviewed the site for compliance with the site plan approval dated April 28, 1995, the original site plan approval dated July 12, 1994 and the Site Location of Development Law approval dated January 11, 1996. The following plans were obtained from the project engineer at Sebago Technics and used for reference :

- a. Site Plan for warehouse expansion, shts 1-5 of 5, Rev A, dated 6/30/94 for shts 1-3, Rev C , dated 5/23/98, for sht 4 and Rev A, dated 7/8/94 for sht 5
- b. Site Plan for Truck Parking Expansion, Rev B, dated 4/24/95, shts 1 & 2 of 2

My comments are:

1. The remaining silt fence located along the northerly property and around the culvert inlet installed across the entrance drive should be removed.

**It is my opinion that when item 1 above is completed** all of the conditions of approval will have been satisfactorily completed and a **permanent certificate of occupancy could be issued** assuming Code Enforcement has no outstanding issues.

JN1350.10disk4/suprvalu

## MEMORANDUM

**TO:** Duane Kline, Finance Department  
**FROM:** Joe Gray Jr., Director of Planning and Urban Development  
**DATE:** May 1, 1998  
**RE:** Request for Reduction in Performance Guarantee

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A request by SUPERVALU Distribution Center, 56 Milliken Street, has been made for a full release of the performance guarantee amount.

Original Sum	\$40,000.00
Reduction Amount	<u>\$40,000.00</u>
Remaining Sum	\$0.00

**APPROVED**

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Joe Gray, Jr., Director of  
Planning and Urban Development

- c. Rick Knowland, Senior Planner  
Code Enforcement  
Jim Wendel, Development review Coordinator

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

Cyrus Hagge, Chair  
John H. Carroll, Vice Chair  
Joseph R. DeCoursey  
Kenneth M. Cole III  
Jaimey Caron  
Kevin McQuinn  
Deborah Krichels

January 11, 1996

Mr. Shawn Frank  
Sebago Technics  
12 Westbrook Common  
Westbrook, ME 04098

RE: SuperValu Warehouse Expansion - 56 Milliken Street

Dear Mr. Frank:

On January 9, 1996, the Portland Planning Board voted 6-0 (Carroll absent) on the following motion regarding the SuperValu warehouse expansion at 56 Milliken Street.

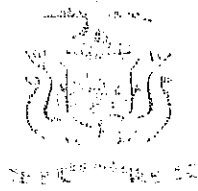
The SuperValu site plan has been reviewed by the Planning Board under the Site Location of Development Law excepting the stormwater management plan, as well as the Site Plan Ordinance. The plan is in conformance with the Site Plan Ordinance of the Land Use Code and the Site Location of Development Law subject to the following conditions of approval:

- i. That the stormwater and erosion control plans be subject to review and approval by a third party engineer, in conjunction with DEP's review of the stormwater management plan.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #39-95, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.



CITY OF PORTLAND

May 31, 1995

6/5/95

Mr. Shawn Frank  
Sebago Technics  
12 Westbrook Common  
P.O. Box 1339  
Westbrook, ME 04098-1339

RE: Supervalu-Maine Site Plan Revisions, 56 Milliken Street

Dear Mr. Frank:

On May 30, 1995 the Portland Planning Authority approved a revision to the Supervalu-Maine facility at 56 Milliken Street. The approved revisions include modifications to parking lot islands, a 448 square foot addition to the building and landscaping.

This letter approves this revision to the Supervalu-Maine site plan including local review under the Site Location of Development Law, originally approved by the Planning Board on July 12, 1994.

As previously discussed, when you submit the plan for the new expansion, landscaping for the site will be reviewed in a comprehensive manner. With the relocation of three trees adjacent to the front parking area, I would anticipate that one or two additional trees will be required in this area when we review the upcoming expansion.

If there are questions concerning this letter, 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
- Marge Schmuckal, Zoning Administrator
- Richard Knowland, Senior Planner
- George Flaherty, Director of Environmental/Intergovernmental Services
- Kathi Staples, Project Engineer
- Michael O'Sullivan, Development Review Coordinator
- William Bray, Deputy Director/City Traffic Engineer
- Jeff Farling, City Arborist
- Paul Niehoff, Materials Engineer
- Natalie Burns, Associate Corporation Counsel.
- Lt. Gaylen McDougall, Fire Prevention
- Mary Gresik, Building Permit Secretary
- Kathleen Brown, Assistant Director of Economic Development
- Approval Letter File



CITY OF PORTLAND

April 28, 1995

Shawn Frank  
Sebago Technics  
12 Westbrook Common  
P.O. Box 1339  
Westbrook, ME 04098

RE: Supervalu-Maine  
56 Milliken Street

Dear Mr. Frank:

On April 28, 1995 the Portland Planning Authority approved a revision to the Supervalu-Maine site plan located at 56 Milliken Street. The approved revision includes adding a 100' by 190' paved area for 15 tractor trailer parking spaces.

This letter approves this revision to the Supervalu-Maine site plan including local review under the Site Location of Development Law, originally approved by the Planning Board on July 12, 1994.

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

Sincerely,



Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Kathi Staples, Project Engineer, Parks and Public Works  
Michael O'Sullivan, 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

94242

Planning & Urban Development

Joseph E. Gray Jr.  
Director



# CITY OF PORTLAND

April 28, 1995

Shawn Frank  
Sebago Technics  
12 Westbrook Common  
P.O. Box 1339  
Westbrook, ME 04098

RE: Supervalu-Maine  
56 Milliken Street

RECEIVED  
5/3/95  
SEBAGO TECHNICS

Dear Mr. Frank:

On April 28, 1995 the Portland Planning Authority approved a revision to the Supervalu-Maine site plan located at 56 Milliken Street. The approved revision includes adding a 100' by 190' paved area for 15 tractor trailer parking spaces.

This letter approves this revision to the Supervalu-Maine site plan including local review under the Site Location of Development Law, originally approved by the Planning Board on July 12, 1994.

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

Sincerely,

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

- cc: Alexander Jaegerman, Chief Planner
- Richard Knowland, Senior Planner
- P. Samuel Hoffses, Chief of Building Inspections
- Marge Schmuckal, Zoning Administrator
- George Flaherty, Director of Environmental/Intergovernmental Services
- Kathi Staples, Project Engineer, Parks and Public Works
- Michael O'Sullivan, Development Review Coordinator
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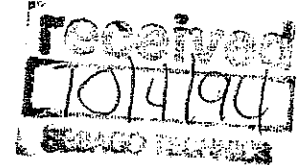
Planning & Urban Development

Joseph E. Gray Jr.  
Director



**CITY OF PORTLAND**

September 29, 1994



Shawn Frank, PE  
Sebago Technics  
12 Westbrook Commons  
P.O. Box 1339  
Westbrook, ME 04039-1339

Re: Site Plan Revisions, SuperValu, 56 Milliken Street

Dear Mr. Frank:

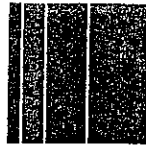
This letter is to confirm approval of the revisions to the approved site plan of the SuperValu project located at 56 Milliken Street. The revisions as outlined in your letter, dated September 26, 1994, include increasing the radius of the entrance, reconfiguring two internal parking islands, and adding a catch basin. The revised plan has been reviewed and approved by the City staff.

If you have any questions regarding the revision, please contact the Planning staff at 874-8300, ext. 8728.

Sincerely,

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

- cc: Alexander Jaegerman, Chief Planner
- Barbara Barhydt, Acting Senior Planner
- P. Samuel Hoffses, Chief of Building Inspections
- William Giroux, Zoning Administrator
- George Flaherty, Director of Environmental/Intergovernmental Services
- Kathy Staples, Project Engineer, Parks and Public Works
- Owens McCullough, PE, 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



**Sebago Technics**  
*Engineering & Planning for the Future*

September 26, 1994  
94242

Alex Jaegerman, Chief Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Administrative Review of Site Plan Revisions, Supervalu, Riverside Industrial Parkway**

Dear Alex:

Attached please find a photo copy of changes made during construction of the Supervalu parking addition at their site on Riverside Industrial Parkway. These revisions were field determined based upon the use of the improvements by existing traffic on site. The revisions are as follows:

1. The westerly radius of the entrance to the site has been increased from 50 feet to 90 feet to allow for better vehicular maneuvers on site.
2. In conjunction with the increase in radius, the closest two interior islands are slightly reconfigured to facilitate the truck traffic. The main island radius is increased to 50 feet which leads to the loss of one parking space. The most westerly island is cut back by 25 feet.
3. An additional catch basin is proposed as shown to increase the outlet points for pavement runoff.

We believe these revisions are relatively minor and are hopeful that they can be approved through administrative review. All previously approved landscaping will still occur within the realigned islands.