

335-C-37  
24 Randolph St.  
Greenhouse  
Risbara

add to Spreadsheet

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
**Processing Form**

*Planning*

Applicant Peter L. Risbara (lessee)  
426 Randolph St. - Ptld, ME 04103

Date 11/22/93  
Randolph St.

Mailing Address nursery/greenhouse

Address of Proposed Site

Proposed Use of Site  
21,294 sq ft / 23'x88'

Site Identifier(s) from Assessors Maps

Acres of Site / Ground Floor Coverage  
 Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Zoning of Proposed Site  
 Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Other Comments: contact person: Peter Risbara : 797-5782  
prop owner George D. Odencrantz  
 Date Dept. Review Due: \_\_\_\_\_

Minor site plan review

**PLANNING DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

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

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

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 \_\_\_\_\_  
 SIGNATURE OF REVIEWING STAFF/DATE

11/21/94

**CITY OF PORTLAND, MAINE**  
**MEMORANDUM**

**TO:** Chair O'Brien and Members of the Portland Planning Board

**FROM:** Craig Carrigan, Development Review Coordinator

**DATE:** January 11, 1994

**SUBJECT:** Risbara Greenhouse, Vicinity of Newton and Randolph Streets

**I. Introduction**

Peter L. Risbara is requesting Site Plan Review for the construction of a greenhouse at 26 Randolph Street. The applicant proposes to lease this property from Mr. Odenchantz. The proposed site is approximately 21,294 sq. ft., is zoned R-2 and is currently vacant.

The applicant proposes to construct a single 22' x 88' greenhouse and a 25' x 70' gravel service area. The applicant is proposing to operate the facility as a commercial greenhouse with resale of seedlings and produce grown on site. The operation will be similar to that which had occurred on site in previous years, but on a larger scale.

The operation of a commercial greenhouse in a residentially zoned area is a permitted use. This type of use exists in several other locations in Portland. Roaks Seven Acre Greenhouse operates facilities off both Washington Street and Ocean Avenue. Sketches of the facilities and tax assessors maps of the property are included in this packet. Aerial photos of the properties will also be available at the public hearing.

Randolph Street is a gravel street which, under sec.14-403 of the zoning ordinance would have to be improved to city standards to the nearest paved street which is Newton Street. The applicant would need to construct about 350 feet of street to meet this requirement. The Risbara's have indicated that the project will not support such an expense, and have filed an appeal with the Zoning Board of Appeals for relief. This item is scheduled for January 20th.

The site proposed by Mr. Risbara differs from the aforementioned property in the following manner.

1. Mr. Risbara's greenhouse will be located on a dead end street. The only ingress or egress will be from Newton Street.
2. There is limited residential development adjacent to Mr. Risbara as compared to the others. Specifically, the areas adjacent to the Ocean Avenue and Washington Street sites are substantially built out. The Randolph Street site still has considerable vacant residential property in the vicinity.
3. The Risbara's proposed facility will be considerably smaller than either of the Roak's sites.

Roak's Washington Street	31,782 sq. ft.
Roak's Ocean Avenue	17,018 sq. ft.
Risbara's Randolph Street	2,464 sq. ft.

## II. Staff Review

This proposal has been reviewed for compliance with the Land Use Code.

### 1. TRAFFIC

Bill Bray has no specific concerns on traffic volumes. He does feel that Randolph Street should be improved beyond the existing gravel surface to mitigate the increased traffic loading.

### 2. PARKING

There is no parking required under the Land Use Code. The applicant is proposing a 25' x 70' gravel service area which could accommodate off street parking.

### 3. BULK/HEIGHT

A photograph of the proposed greenhouse is included as Attachment V. The final construction will be approximately 28' x 88' with a nominal height of 11'-6". There are no anticipated significant environmental impacts from construction of these improvements. The greenhouse will not have a true finished floor but will utilize the existing ground.

### 4. UTILITIES

The applicant is proposing to utilize water and electrical service. The services are currently available adjacent to the lot and should not result in detrimental impact to the system.

### 5. LANDSCAPING

The applicant proposes to install a single row of white pines along to southern property line. No other landscaping is proposed. The applicant is the owner of the adjacent northern parcel.

### 6. DRAINAGE

They do not propose to install any significant stormwater management facilities with construction of these improvements. The plans do reference installation of approximately 5' of crushed stone adjacent to the greenhouse. Given the minimal increase in impervious area this appears adequate to mitigate the anticipated increase.

### 7. SEDIMENT/EROSION CONTROL

The applicant does not propose any significant grade changes. The potential for erosion/sedimentation control is minimal.

8. LIGHTING

The applicant is not proposing installation of any additional exterior lighting.

9. FIRE

The plan has been provided for Fire Department review. No outstanding issues remain.

10. NATURAL RESOURCES

The proposed greenhouse is to be constructed within 100' of a state regulated wetland. Provided that the applicant conforms with the site plan and exercises good judgement in application of fertilizer and pesticides, no adverse impacts to the area are expected.

Attachments:

- I. Site Plan
- II. Randolph Street tax map
- III. Roak's Ocean Avenue map and assessors cards
- IV. Roak's Washington Street map and assessors cards
- V. Photograph of typical

156-F-002 (64)

# ROAK'S FLOWERS

## GREENHOUSE NOTES

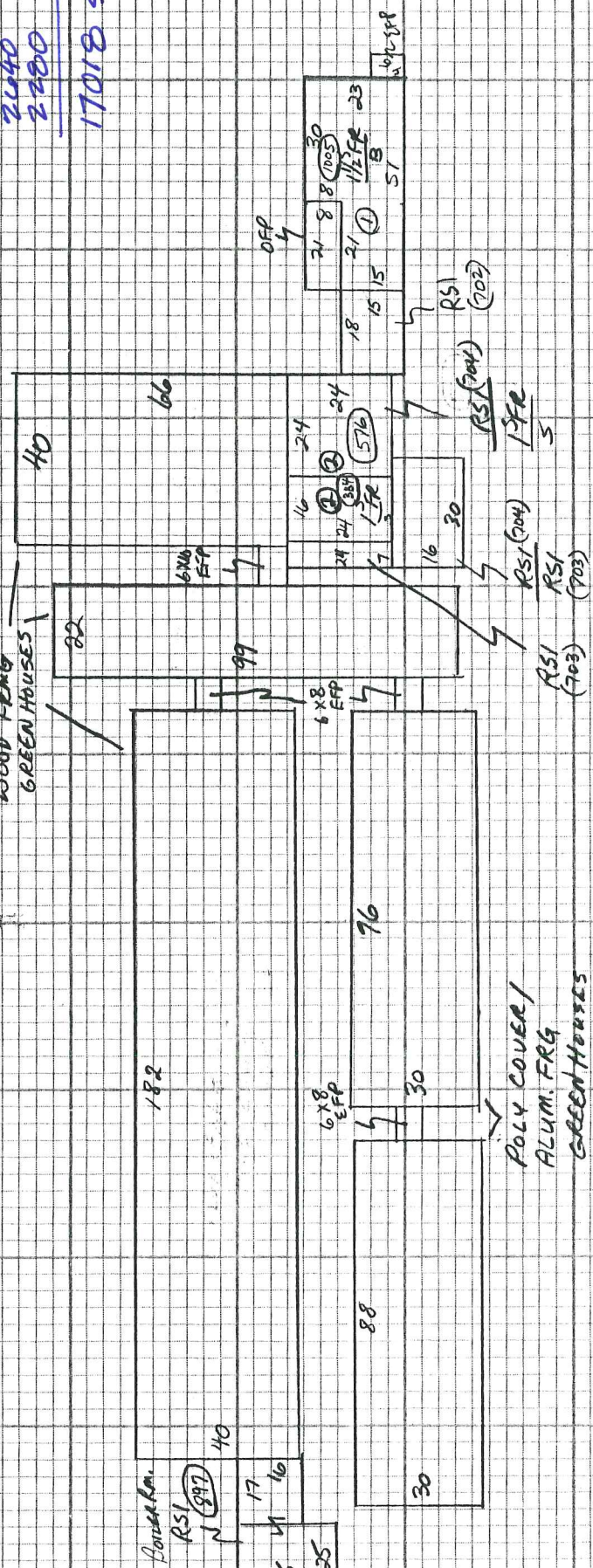
- SMALL CONC FLOORVN
- 40X66 BALANCE IS DIRT.
- ALL HOT WATER HEAT
- ALL SPRINKLER SYSTEM FOR PLANT WATERING.

## GREENHOUSE

- 2640
- 2178
- 7280
- 2440
- 2280
- 17018 S.F.

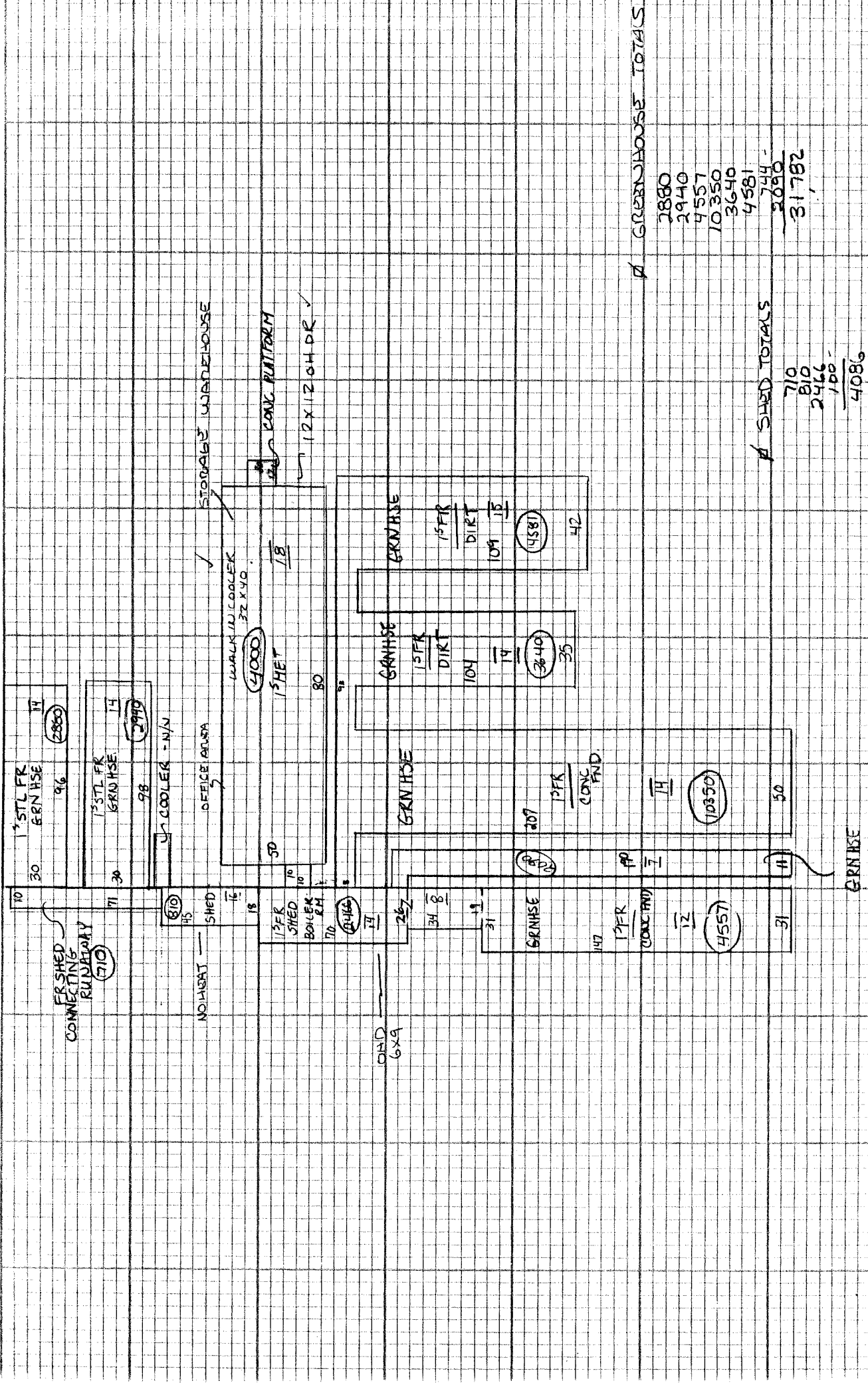
POLY COVER / WOOD FRG GREENHOUSES

POLY COVER / ALUM. FRG GREENHOUSES



OCEAN AVE →

171 A007 (22)



GRN HSE TOTALS

2880
2940
4557
10350
3640
4581
<u>744</u>
31782

SHED TOTALS

710
810
2466
<u>100</u>
4086

11/22/93

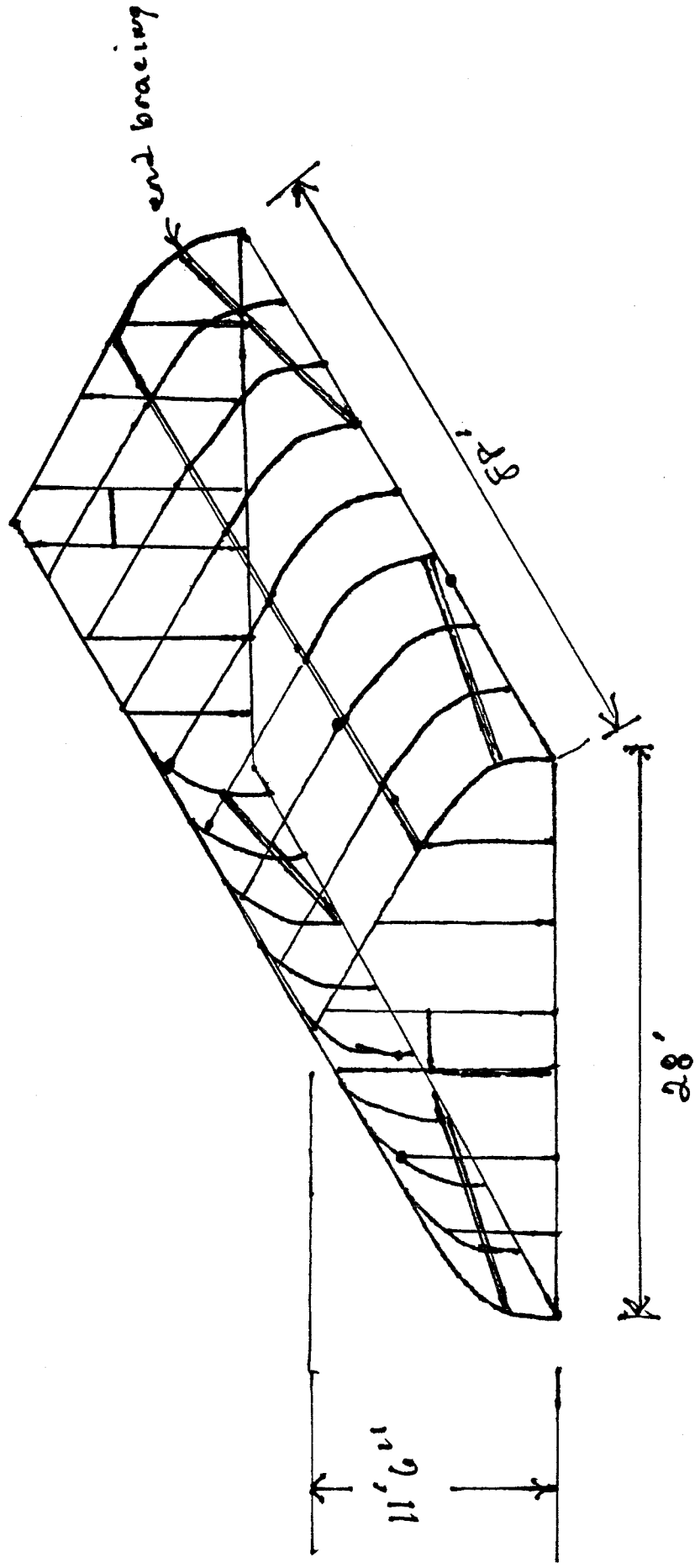
My intention, Peter L. + Claudia A. Sibara, is to construct a tent type nursery greenhouse. To raise seedlings and produce for resale, as we have been doing for the last three years.

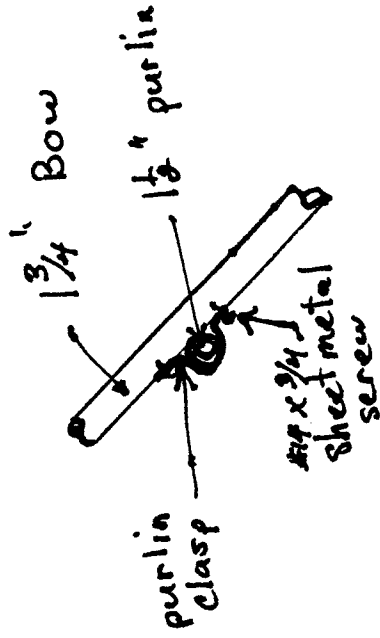
The greenhouse will be 28' x 85', staked to the ground via 2" x 2" galvanized steel pipe. The frame work is 1 3/4" gal. steel pipe, 4' on centers. It will be sheathed with double layers of 6 mil. poly. The pad (floor) is gravel. There will not be sewer, only electrical service will be supplied to site.



# Peter L. Risbara 28' x 88' greenhouse

- 1 3/4" gal. steel bows
- 2" x 2" gal. ground stakes
- 2" x 4" end wall framing 16' o.c.
- 2 layers 6 mil poly.
- forced warm air heat
- 2- 36" fan blowers
- 3- 36" motorized shutters
- gravel floor
- 9' front + rear service doors

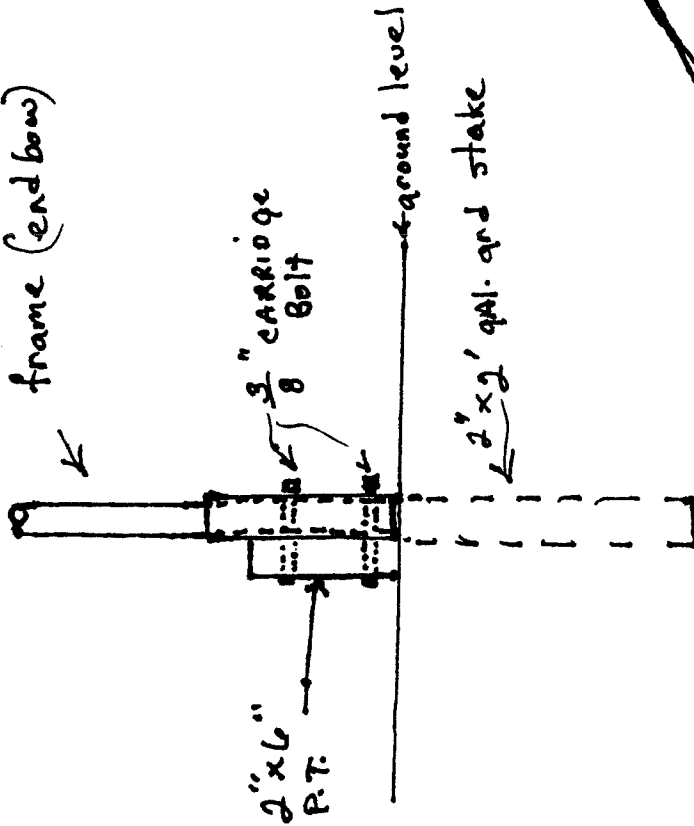




Purlin Connection

1 3/4" gal. steel

frame (end bow)

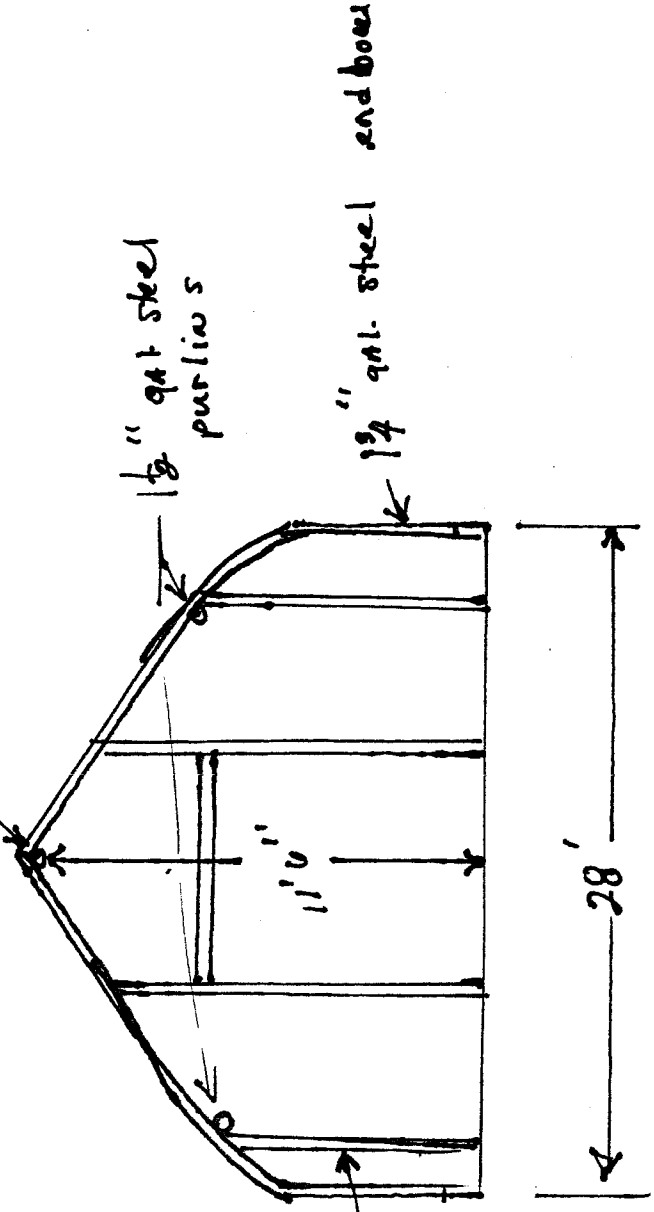


ground Post Detail

2" x 4" end wall

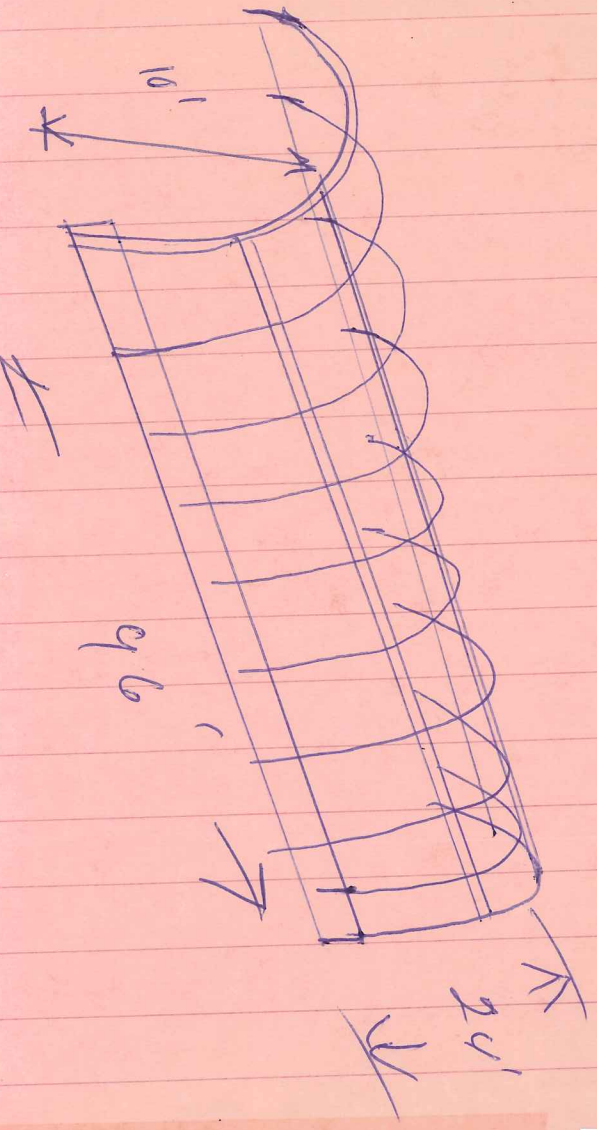
framing 16" o.c.

1 1/2" gal. steel Ridge

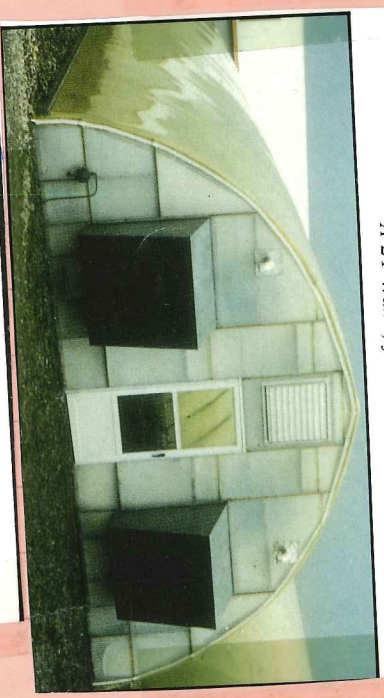


frame  
 2" galvanized steel arches

3 steel purins  
 4 corner braces  
 6 mil poly covering  
 end walls 6"x4" framing  
 1/8" ply sheathing



A 24' frame, just erected.



**24' x 96' COMMERCIAL GROWER SERIES**

- Basic Frame Package .....
- 16, 2" x 4" End Wall Brackets .....
- Aluminum Cover Lock Package .....
- 1, 40' x 100' Ultra-Clear Cover .....
- 1, 40' x 100' Polyon IR Thermofilm .....
- Ultra-Clear End Cover .....
- Air Inflation Kit .....
- 2, 600 Unit Heaters, 150,000 BTU .....
- 2, Heater Hanger Kits .....
- 1, 36" Coolair Fan, 1 Speed, Housing, Shutter and Guard .....
- 1, 36" Coolair Fan, 2 Speed, Housing, Shutter and Guard .....
- 3, 39" Motorized Inlet Shutters .....
- 1, Fan Jet System, 24", Fan, Heat Kit, Motorized Shutter, Poly Air Tube, Support Cable & Hangers .....
- 3, Double Stage Thermostats .....
- Batten Tape, 500' Roll .....
- Poly Patch Tape .....

CITY OF PORTLAND

December 17, 1993

Peter Risbara  
426 Randolph Street  
Portland, ME 04103


Dear Mr. Risbara:

I have completed a review of your proposed greenhouse and have the following comments:

1. You will be required to upgrade Randolph Street to City standards from its intersection with Newton through the frontage of the proposed greenhouse lot. I have attached a copy of Sec. 14-403(b) for your review.
2. A Planning Board workshop has been tentatively scheduled for January 11, 1993 to allow for public notice of the proposal.
3. Your plans need to be revised to include the following:
  - a. Proposed grade changes *NONE*
  - b. Limits of disturbance and erosion control plan and narrative *MINOR*
  - c. Location of nearest fire hydrant
  - d. Location of dumpster (if applicable)
  - e. Outdoor lighting location (if applicable) and catalog "cuts" on the proposed fixtures
4. We need a brief narrative describing the operation proposed on site.
5. We need a copy of the lease, or written authority for this use, from Mr. Odenchantz.
6. Please provide brief drainage calculations and how you propose to mitigate any increase. *21* *WAVE*
7. Please address whether waste disposal from the facility will be public or from a private contractor.

Please give me a call when you have questions.

Sincerely,

  
Craig R. Carrigan, P.E.  
Development Review Coordinator

This Indenture, made the 22<sup>nd</sup> day of October in the year of our Lord one thousand nine hundred and <sup>ninty three</sup>.

Witnesseth, That George D. Odencunz, of Auburn, Maine

do hereby lease, demise and let unto Peter L. Ribara, Ltd number 37 and 38<sup>to 41</sup> Randolph St., Portland, Maine, and do authorize him, at his expense, to construct a greenhouse and to bring public utilities onto the land. 37<sup>to 41</sup>.

To hold for the term of Five (5) years from the 22<sup>nd</sup> of October, one thousand nine hundred and ninty three yielding and

paying therefor the rent of the amount of property tax and shall be paid directly by Lessee to the City of Portland.

And said Lessee do covenant to pay the said rent in no rent to be paid.

and to quit and deliver up the premises to the Lessor or attorney, peaceably and quietly, at the end of the term aforesaid, in as good order and condition, reasonable use and wear thereof or inevitable accident excepted, as the same are or may be put into by the said Lessor and to pay all utilities.

all taxes duly assessed thereon during the term, and for such further time as the Lessee may hold the same; and not make or suffer any waste thereof; and that Lessee will not assign or underlet the premises or any part thereof without consent of Lessor in writing on the back of this lease. And the Lessor may enter to view and make improvements, and, to the extent permitted by law, to expel the Lessee if Lessee shall fail to pay the rent aforesaid, whether said rent shall be demanded or not, or if Lessee shall make or suffer any strip or waste thereof, or shall fail to quit and surrender the premises to the Lessor at the end of said term, in manner aforesaid, or shall violate any of the covenants in this lease by said Lessee to be performed. And the premises shall not be occupied during the said term for any purpose usually denominated extra hazardous as to fire by insurance companies.

In Witness Whereof, the parties have hereunto interchangeably set their hands and seals the day and year first above written.

Signed, Sealed and Delibered in presence of

Susan R. Wyman

SUSAN R. WYMAN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MARCH 17, 1996

George D. Odencunz  
Peter L. Ribara



CITY OF PORTLAND

December 17, 1993

Peter Risbara  
426 Randolph Street  
Portland, ME 04103


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Please give me a call when you have questions.

Sincerely,

  
Craig R. Carrigan, P.E.  
Development Review Coordinator

from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the corporation counsel and to encumber and run with the land.

➔ (b) *Minimum requirements for street improvements on unimproved and improved but unpaved streets.* For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavements, curbs and, if located on a designated school walking route, sidewalks, in accordance with the minimum technical standards promulgated by the public works authority pursuant to section 14-498(a) of article IV of this chapter. Where the nearest permanently paved street does not have granite curbing, the public works authority may waive the requirement of curbing under this section, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur: (1) A plan of the street improvements required by this section shall be submitted to the public works authority; and (2) upon determination by the public works authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth in section 14-501. Also as set forth in section 14-501, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (b) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence.

(c) *Exceptions.* The requirements of this section shall not apply to the following city streets upon their construction by the public works authority to such standards as are determined by the authority to be the most feasible:

(1) Dingley Court;

(2) Morgan Court.

(Code 1968, § 602.18.B; Ord. No. 193-84, § 1, 11-19-84; Ord. No. 178-87, 11-2-87; Ord. No. 372-89, 3-20-89; Ord. No. 273-90, 3-19-90)

#### Sec. 14-404. Accessory use.

The term "accessory use" shall include only the following:

- (1) A subordinate use of land or building which is customarily incidental to the main building or to the principal use of the land and which is located on the same lot with the principal building or use. No "garage sale," "lawn sale," "attic sale," "rummage sale," or other similar casual sale of tangible personal property which is advertised by

ZONE: R-2

USE IS PERMITTED

QUESTIONS:

1. WHERE DID NO DISTURBANCE COME FROM.
2. CURB & SIDEWALK? (NARRATIVE)
3. NO PROPOSED GRADES - any changes
4. NO EROSION CONTROL
5. NO LIMIT OF DISTURBANCE
6. NO SOLID WASTE SHOWN (DUMPSTER)
7. NO SCREENING SHOWN ON THERE SIDE OF PROPERTY
8. NO OUTDOOR LIGHTING
9. FIRE HYDRANT LOCATION?
10. NO NARRATIVE
11. HOW FAR DOWN DOES THE CRUSHED STONE EXTEND.
12. COPY OF LEASE FROM COSECURANTE
13. EROSION CONTROL.

Q: DOES THE PROPOSED USE OF COMMERCIAL GREENHOUSE - PERMITTED IN THE R-2 ZONE - REQUIRE THE INSTALLATION OF CURB & SIDEWALK ALONG THE FRONTAGE.

14. GO TO BOARD

UPGRADE THE 14403 b TO NEAREST  
PAVED STREET. SEWER STORM DRAIN  
PERMIT, CURB.



Inspection Services  
Samuel P. Hoffses  
Chief



*Planning  
C Carrigan*

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 27, 1994

RE: 420 Randolph ST.

Peter L. Risbara  
426 Randolph St.  
Portland, ME 04103

Dear Sir:

Your application to construct a greenhouse 28' X 88' has been reviewed and a permit is herewith issued subject to the following requirements:

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Requirements

Inspection Services Approved William Giroux  
Fire Department Approved LT. Gaylen McDougal  
Public Works Approved Craig Carrigan  
Planning Division Approved Craig Carrigan

Building Code Requirements

Your application for your proposed greenhouse doesn't have a construction plan. Please submit this plan for approval before work begins.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

S. Samuel Hoffses  
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator  
LT Gaylen McDougal, Fire Prevention Bureau  
Craig Carrigan, PE., Development Review Coordinator

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)  
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Chapter 305)

TYPE OR PRINT IN BLACK INK ONLY



Name of Applicant: Peter L. Kisbaca

Address: 426 Randolph St Town/City: Portland

State: Me. Zip Code: 04103 Tel.No: 797-5782

Name of Wetland, Water Body or Stream: UNKNOWN

Name of Nearest Road and Directions to Site: NEAREST ROAD Randolph St. Take Newton

off Rt 302 go to end of Newton, left on Randolph first  
turn on left. Stream out back.

Town/City: Portland County: Cumberland

Description of Project: Constructing a hoop plastic covered  
greenhouse no sewer. Staying approx. 65-80 feet  
from stream.

1. Attach a check for \$25 made payable to Treasurer State of Maine.
2. Attach to this form a location map with project site clearly marked.
3. Attach photographs showing existing site conditions. (unless not required under standards)
4. For projects below mean low water, submit a copy of the project design plan to the Bureau of Public Lands.

I am filing notice of my intent to carry out work which meets the requirements for Permit by Rule under DEP Regulation, Chapter 305. I will comply with Section 1 and all the standards contained in the Section(s) checked below:

- |  |   |
|--|---|
| <input type="checkbox"/> Sec.(2)Dist. of Soil Mat.                 | <input type="checkbox"/> Sec.(11)General Permits of State Transprt. Fac.          |
| <input type="checkbox"/> Sec.(3)Intake Pipes                       | <input type="checkbox"/> Sec.(12)Restoration of Natural Areas                     |
| <input type="checkbox"/> Sec.(4)Maint. Repair & Replace of Struct. | <input type="checkbox"/> Sec.(13)Fish. & Wild. Creation, Enhance. & Water Quality |
| <input type="checkbox"/> Sec.(5)Mooring                            | <input type="checkbox"/> Sec.(14)Piers, Wharves & Pilings                         |
| <input type="checkbox"/> Sec.(6)Movement of Rocks or Veg. by Hand  | <input type="checkbox"/> Sec.(15)Public Boat Ramps                                |
| <input type="checkbox"/> Sec.(7)Outfall Pipes                      | <input type="checkbox"/> Sec.(16)Select Sand Dune Projects                        |
| <input type="checkbox"/> Sec.(8)Riprap                             | <input type="checkbox"/> Sec.(17)Transfers  |
| <input type="checkbox"/> Sec.(9)Crossings (Utility Lines, etc.)    | <input type="checkbox"/> Sec.(18)Maintenance Dredging                             |
| <input type="checkbox"/> Sec.(10)Stream Crossing                   |   |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until 14 days after receipt by the Department.

Signature of Applicant: Peter L. Kisbaca Date: 11-15-93

Send white and yellow form with attachments via certified mail to the ME Dept. of Environmental Protection State House Station 17 Augusta, Maine 04333

Retain pink copy as record of permit. Permits are valid upon receipt by the DEP for one year. No further authorization by DEP will be issued after receipt of notice. Permits issued under this section are invalid if the DEP finds any application standard has not been met. Work carried out in violation of any standard is subject to enforcement action, including a fine of up to \$25,000 for each day of violation.

For office use only			
Proj. No. <u>1001</u>	FP <u>35.00</u>	Date <u>12/2/93</u>	Def. <u>OK</u>
		Date	Acc. Date <u>12/10/93</u>

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
**Processing Form**

*Planning*  
*C. Carrigan*

Applicant Peter L. Risbara (lessee)  
426 Randolph St. - Ptd, ME 04103

Date 11/22/93

Mailing Address nursery/greenhouse

Address of Proposed Site Randolph St.

Proposed Use of Site \_\_\_\_\_  
21,294 sq ft / 28'x88'  
 Acreage of Site / Ground Floor Coverage

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Other Comments: contact person: Peter Risbara : 797-5782

Date Dept. Review Due: prop owner George D. Odencrantz

Minor site plan review

**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 CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 \_\_\_\_\_ 11/28/94  
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND

January 21, 1994

Peter Risbara  
426 Randolph Street  
Portland, ME 04103

Re: 26 Randolph Street

Dear Mr. Risbara:

On November 2, 1994 the Portland Planning Authority granted minor site plan approval for a commercial greenhouse with the following condition:

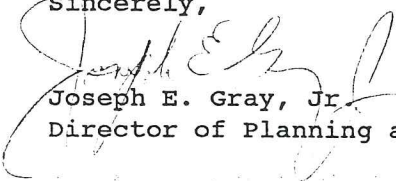
1. That the white pine buffer be established by June 30, 1994.

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 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.

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

Sincerely,

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

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Administrator  
George Flaherty, Director of Parks and Public Works  
John Rague, Principal Engineer  
✓ Craig Carrigan, PE, Development Review Coordinator  
William Bray, Deputy Director of Parks and Public Works  
Jeff Tarling, City Arborist  
Paul Niehoff, Materials Engineer  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Louise Chase, Building Permit Secretary  
Approval Letter File

CITY OF PORTLAND

January 21, 1994

Peter Risbara  
426 Randolph Street  
Portland, ME 04103

Dear Mr. Risbara:

I wanted to drop a note to inform you of what in all likelihood will occur if an additional greenhouse is proposed for the site.

1. The application will be referred to the Planning Board for comment.
2. You will be required to either upgrade the street or return to the Board of Appeals.

This is not meant to discourage you from expansion, but to let you know up front what will happen. I can safely tell you that it's a lot easier the second time around.

If you have any questions please do not hesitate to call me at 874-8300, ext. 8722. Good luck.

Sincerely,



Craig R. Carrigan, PE  
Development Review Coordinator

# APPLICATION LOG SHEET

Application Date 11/22/93

Type of Application MINOR UPGRADED TO MAJOR

Workshop Date(s) JAN 11, 93 (TENTATIVE)

Planning Board JAN 11, 93 } WAVE

Approval Date \_\_\_\_\_

Performance Guarantee WAVED FOR ALEX.

Defect Guarantee \_\_\_\_\_

Comments: \_\_\_\_\_

CONTACTED OWNER WITH MEMO OF 12/17/93 - HOLD UP ON WHETHER IT GOES TO P.B. OR NOT

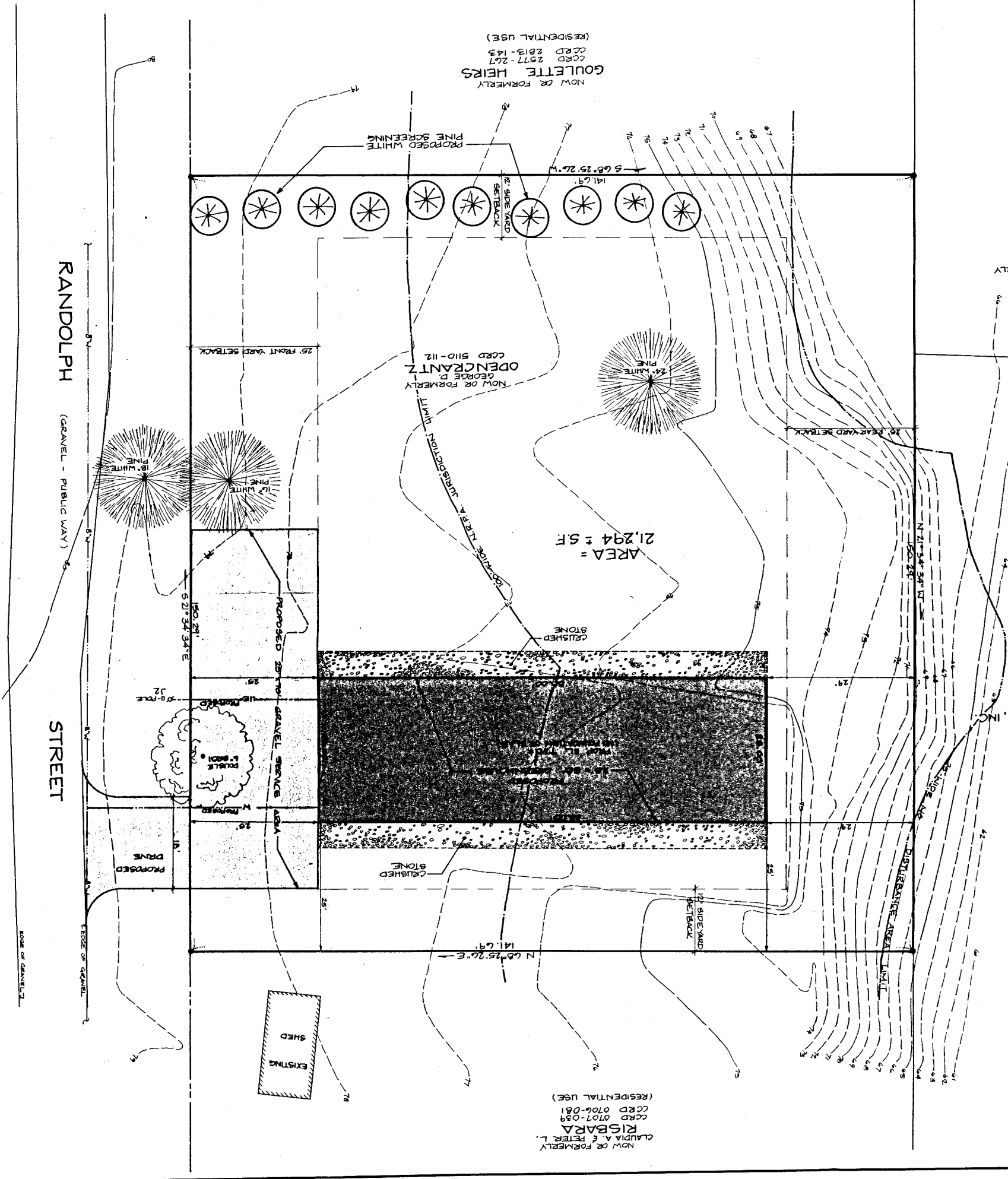
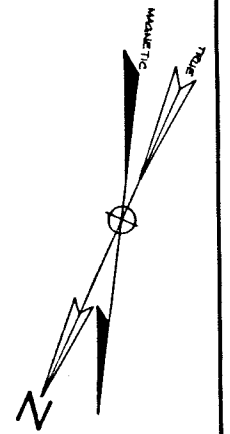
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LEGEND

---	PROPERTY BOUNDARY LINE
---	ROAD RIGHT OF WAY SIDE LINE
---	ADJUTERS BOUNDARY LINE
---	EDGE OF TRAVELED WAY
---	PROPOSED SURFACE CONTOUR
---	EXISTING SURFACE CONTOUR
---	PROPOSED SURFACE CONTOUR
---	EXISTING UTILITY POLE
---	PROPOSED UNDERGROUND ELECTRIC SERVICE
---	EXISTING WATER MAIN
---	PROPOSED WATER SERVICE
---	BUILDING SETBACK LINE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	QUEYER MARKER SET OR TO BE SET
---	75'-WIDE NO DISTURBANCE AREA
---	LIMIT
---	100'-WIDE N.R.P.A. JURISDICTION LIMIT

RECEIVED  
NOV 2 1993  
CITY OF PORTLAND, ME  
DEPT. OF BUILDING INSPECTION

NOTES

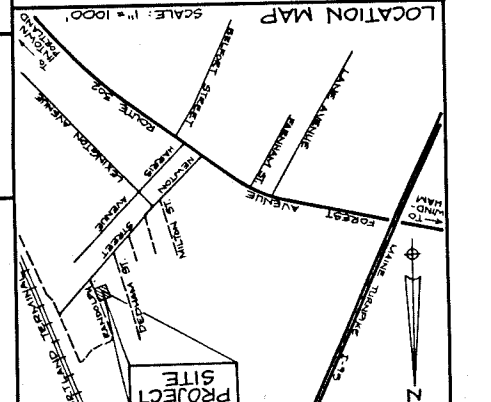
1. APPLICANTS ARE PETER L. AND CLAUDIA A. RISBARA, 422 RANDOLPH STREET, PORTLAND, MAINE. LAND IS LEASED FROM GEORGE D. OPENCRANTZ.
2. ZONE IS R2 (RESIDENTIAL).
3. EXISTING USE IS UNIMPROVED FIELD.
4. PROPOSED USE IS COMMERCIAL GREENHOUSE.
5. PROPERTY IS LOCATED IN A "C" ZONE (AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE PORTLAND F.E.M.A. MAP).

SURVEYOR'S STATEMENT

PETER L. AND CLAUDIA A. RISBARA, EXCLUSIVELY, LAND USE CONSULTANTS, INC. HEREBY STATES TO THAT:

1. LAND USE CONSULTANTS, INC. HAS CONDUCTED A STANDARD BOUNDARY SURVEY OF THE PRE-MISSED HEREON, UNDER MEASUREMENT, WITH EXCEPTIONS:
2. THIS WORK MEETS OR EXCEEDS THE STANDARDS OF THE MAINE BOARD OF LAND SURVEYORS CATEGORY I, PROFESSIONAL LAND SURVEYORS.
3. THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOHN D. ROBERTS  
DATE: 11-19-93  
MAINE PROFESSIONAL LAND SURVEYOR #1155  
LAND USE CONSULTANTS, INC.  
EXCEPTIONS:  
NO REPORT OR DESCRIPTION HAS BEEN WRITTEN TO DATE.



SITE PLAN

Job No. 2742

Sheet 01

Revision	Date
Drawn SMC	
Checked I.T.	
Scale 1" = 70'	
Date NOVEMBER 16, 1993	
RECORD OWNER:	
GEORGE D. OPENCRANTZ	

PROPOSED GREENHOUSE

RANDOLPH STREET

PETER L. & CLAUDIA A. RISBARA

422 RANDOLPH STREET, PORTLAND, ME.

LAND USE CONSULTANTS  
Land Planning - Engineering - Surveying  
One Main Street, Suite 200  
Portland, ME 04101  
Tel: 772-8182

ATTACHMENT I





BACK CREEK HOUSING ASSOC.

CHRYSLERS

ROCKS

271555

44422

144922

SHEET 140-A

SHEET 140-A

OCEAN AVENUE

WELLWOOD ROAD

TORREY STREET

BAY STREET

READ STREET

STREET

SHEET 159-D

SHEET 155-B

SHEET 155-B

SHEET 141 INSERT

HALL SHEET 160-B STREET

N# 156

ATTACHMENT III

FOR FURTHER INFORMATION SEE...  
UNIT OWNERS SHUD RESTRICTION RECORD...  
CHUBBING COUNTY RECORDS...  
FOR FURTHER INFORMATION SEE...  
~ BAYVIEW CONDOMINIUM ~  
9 PART OF 178596R  
51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100  
101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200  
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701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800  
801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900  
901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



INSERT  
PART A-6  
WILKINSON HILL DRIVE

SHEET 174-D

SHEET 170-D

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941  
943  
945  
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1005  
1007  
1009

WASHINGTON

WILSON AVENUE

NOTES: For further reference see Cumberland County Registry of Deeds. Declaration recorded in Book 7836 Page 144-145

ALDENS WALK CONDOMINIUM

INSERT LINE X-X

SHEET 411-D

SHEET 410-D

SHEET 409-D

SHEET 172-B

Attachment IV No 171

