

343 0013

196 - 196 Allen Avenue, Portland ME

Maintenance Shop

Portland Public Schools

2005-0132



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

2005-0132
Application I. D. Number

6/20/2005
Application Date

Maintenance Shop
Project Name/Description

Portland Public Schools
Applicant
331 Veranda St, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 874-8126 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

196 - 196 Allen Avenue, Portland, Maine
Address of Proposed Site
343 C013
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) _____

2,134 s.f. R3
Proposed Building square Feet or # of Units Acreage of Site Zoning

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 Pla _____ Subdivision _____ Engineer Review _____ Date _____

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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |



96 Allen Ave.
#2005-0132
minor SP
/ receipt of Appl.
notice Sent to
immediato
cubutters

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 Division.

Address of Proposed Development: 196 Allen Ave		Zone: R-3
Total Square Footage of Proposed Structure: 2,134 SF existing 2,410 SF expansion		Square Footage of Lot: 1,320,042
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart# 343	Block# C	Lot# 013
		Telephone #: 874-8115 or 874-8126
Property owner's mailing address: 331 Veranda Street Portland, ME 04103		
Consultant/Agent, mailing address, phone # & contact person: Herb Sample Sample + Drane Arch. 446 Congress St. Portland, ME (761-4231)		Applicant's name, mailing address, telephone #/Fax#/Pager#: Doug Sherwood 331 Veranda Street Portland, ME 04103 (874-8126)
		Project name: Portland Public Schools "Maintenance Shop"
<p>Proposed Development (check all that apply)</p> <p><input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>		
<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p>		
<p>Minor Site Plan Review</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p>		
<p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Deborah Gikes
Portland Public Schools
331 Veranda Street
Portland, ME 04103

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) & 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

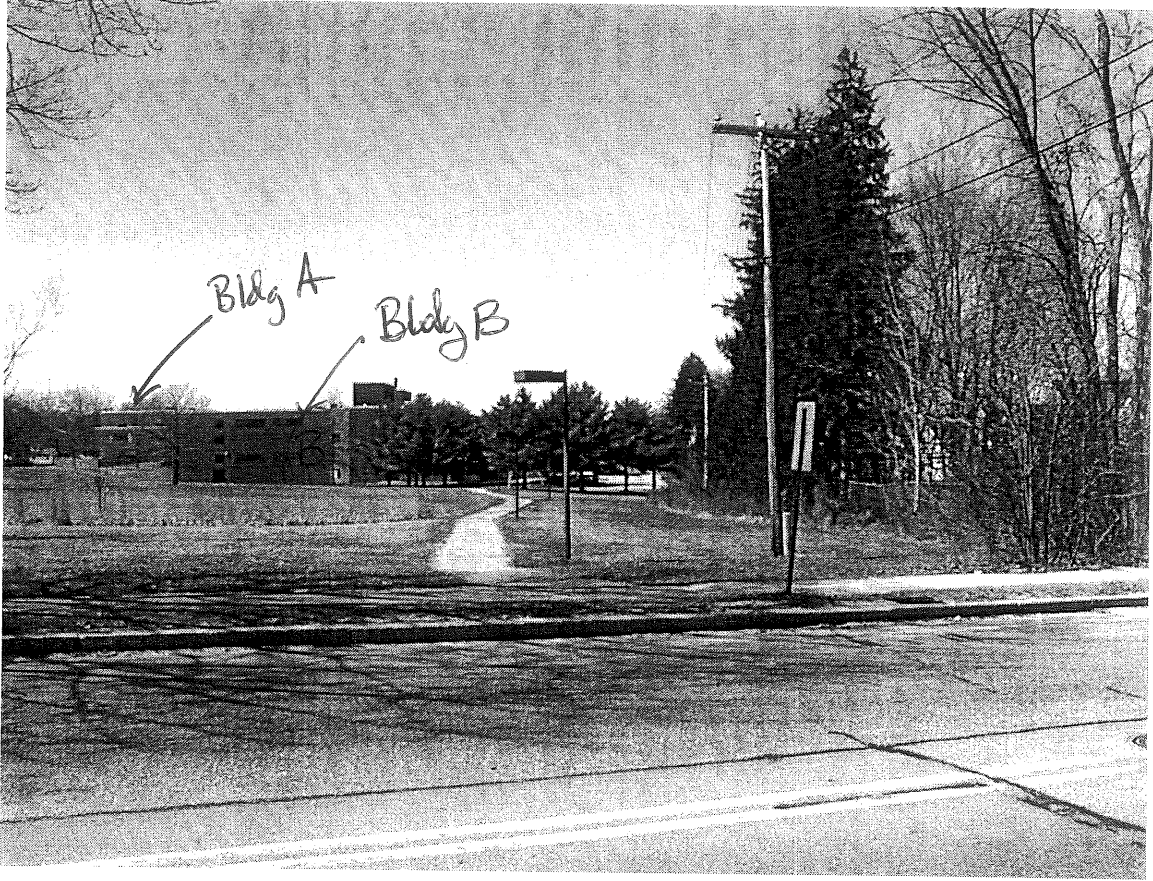
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is 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:

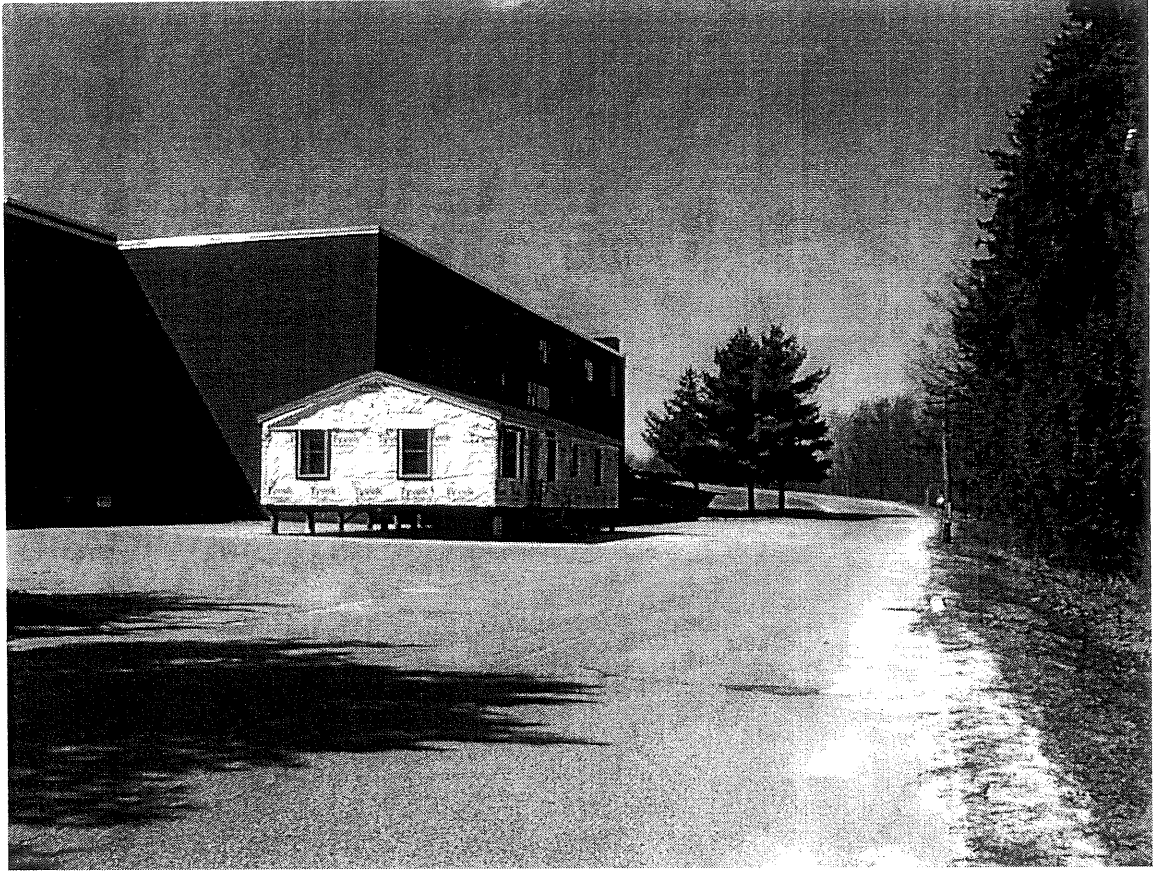
Douglas Rutter Shewell

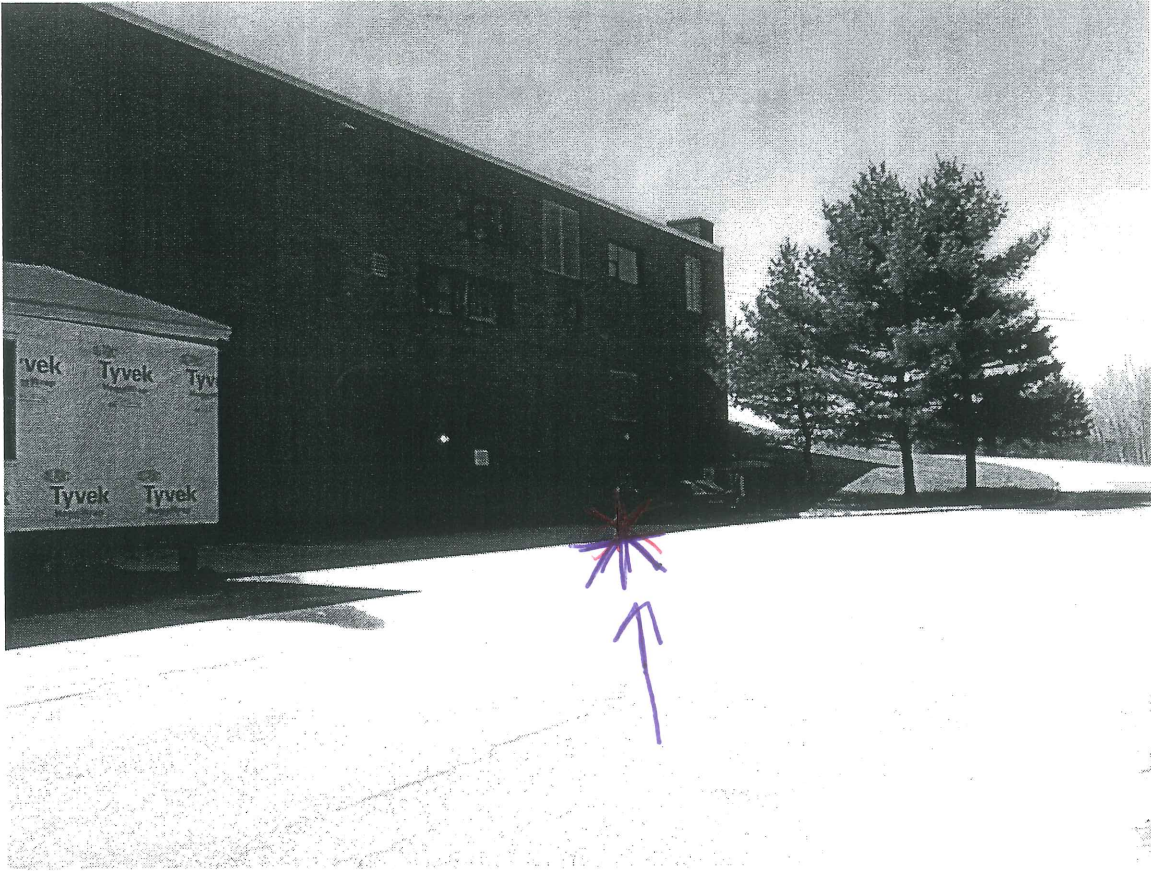
Date: June 20, 2005

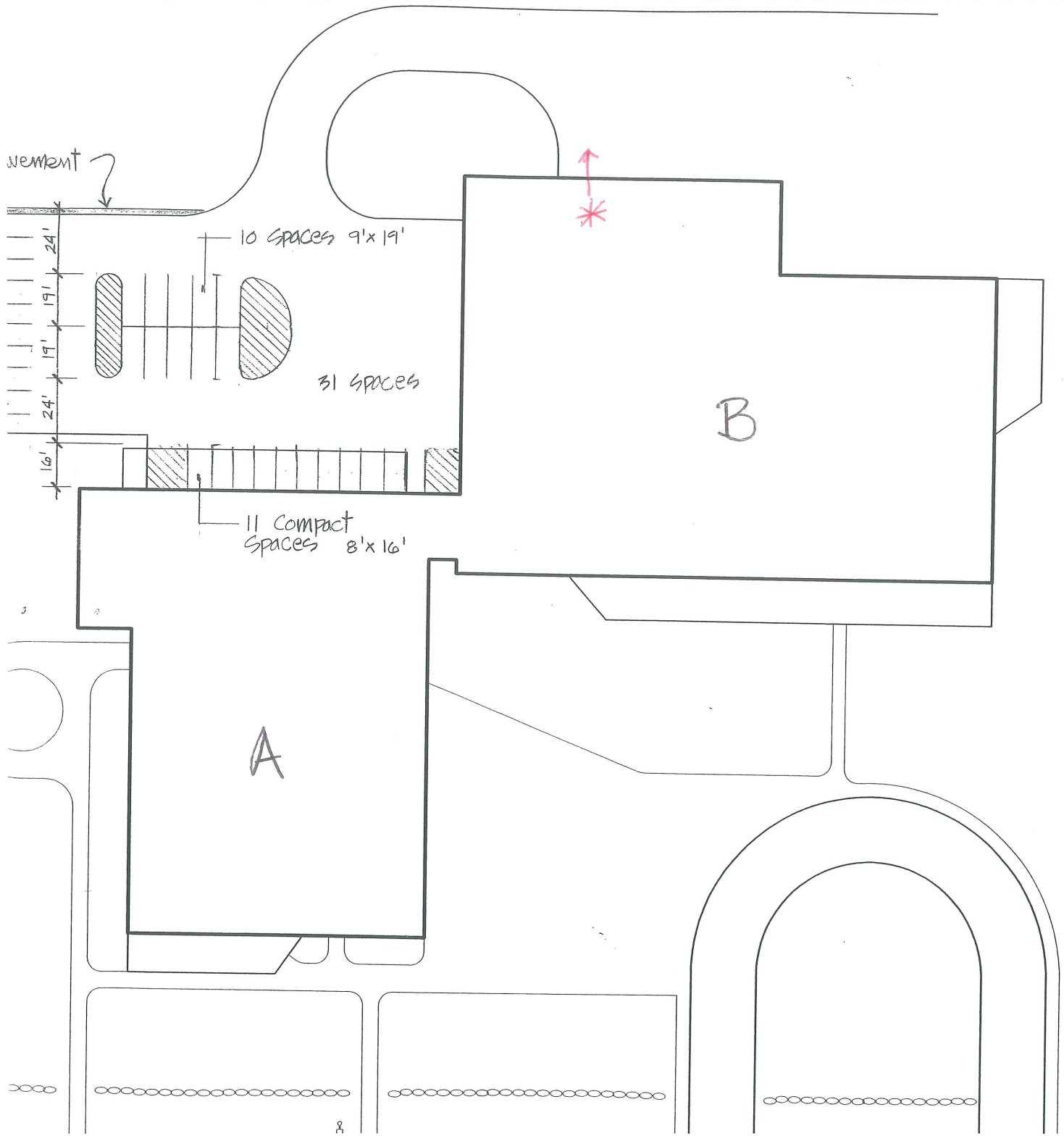
This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



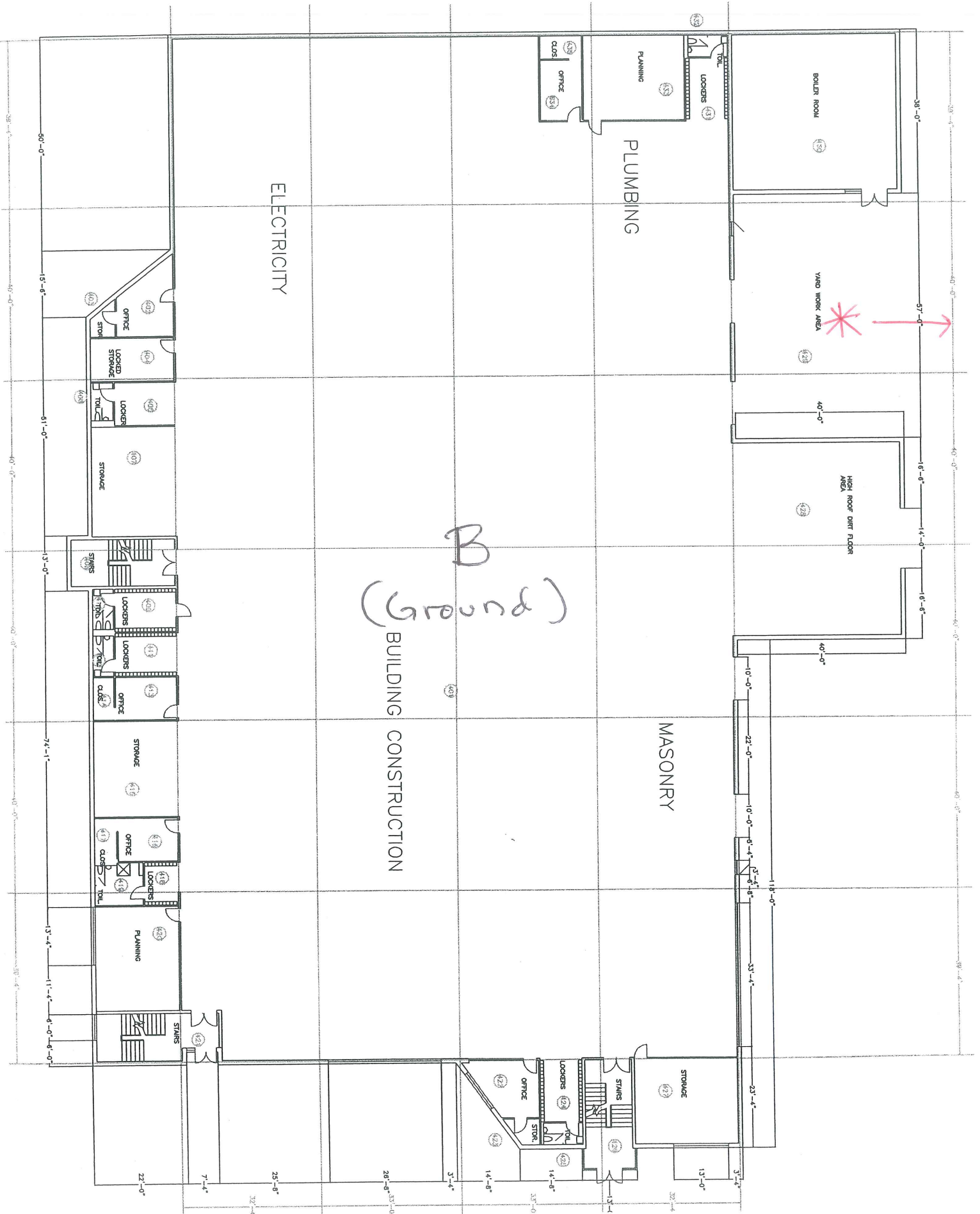








Main Parking Lot & Bus Loop



ELECTRICITY

PLUMBING

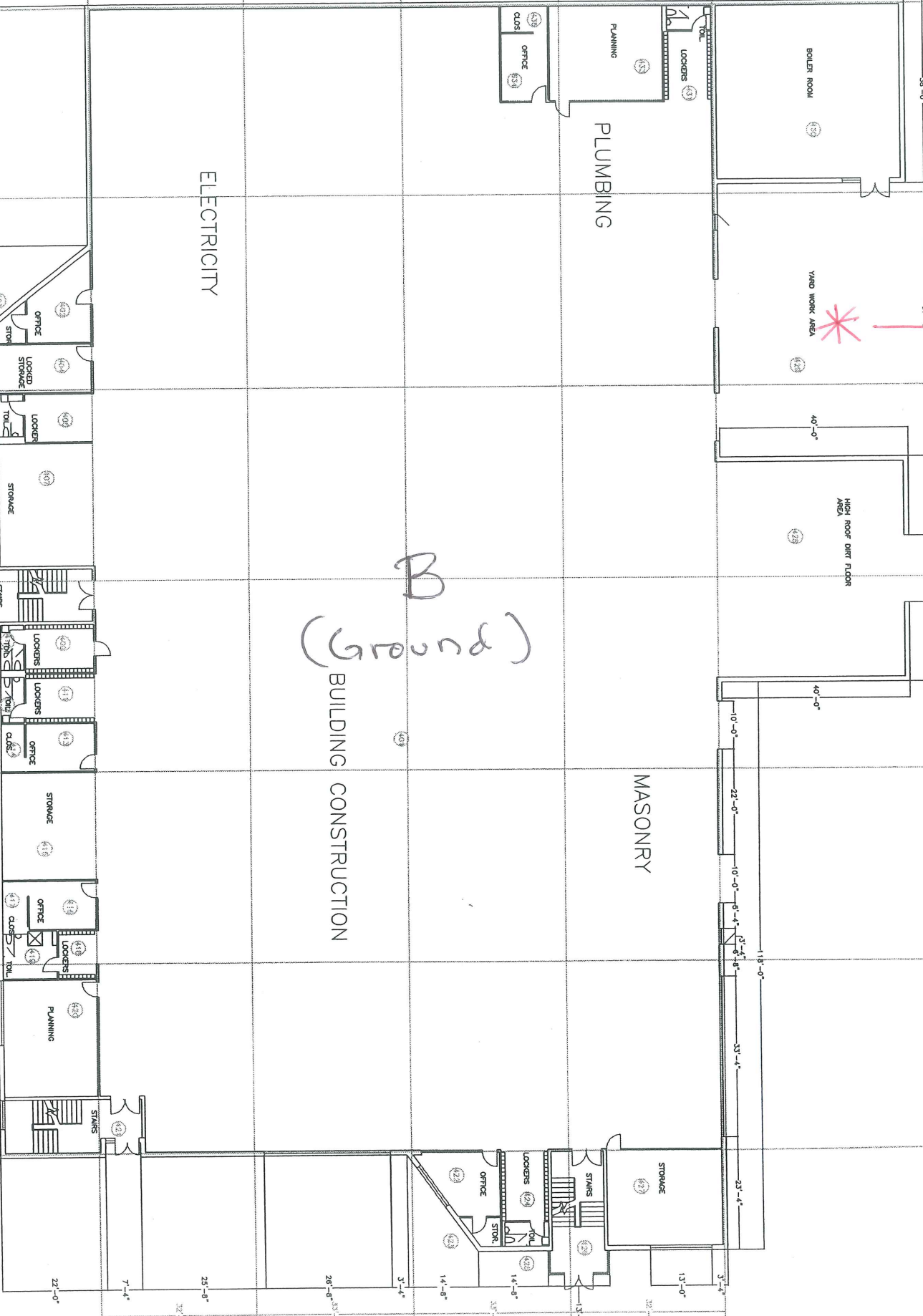
MASONRY

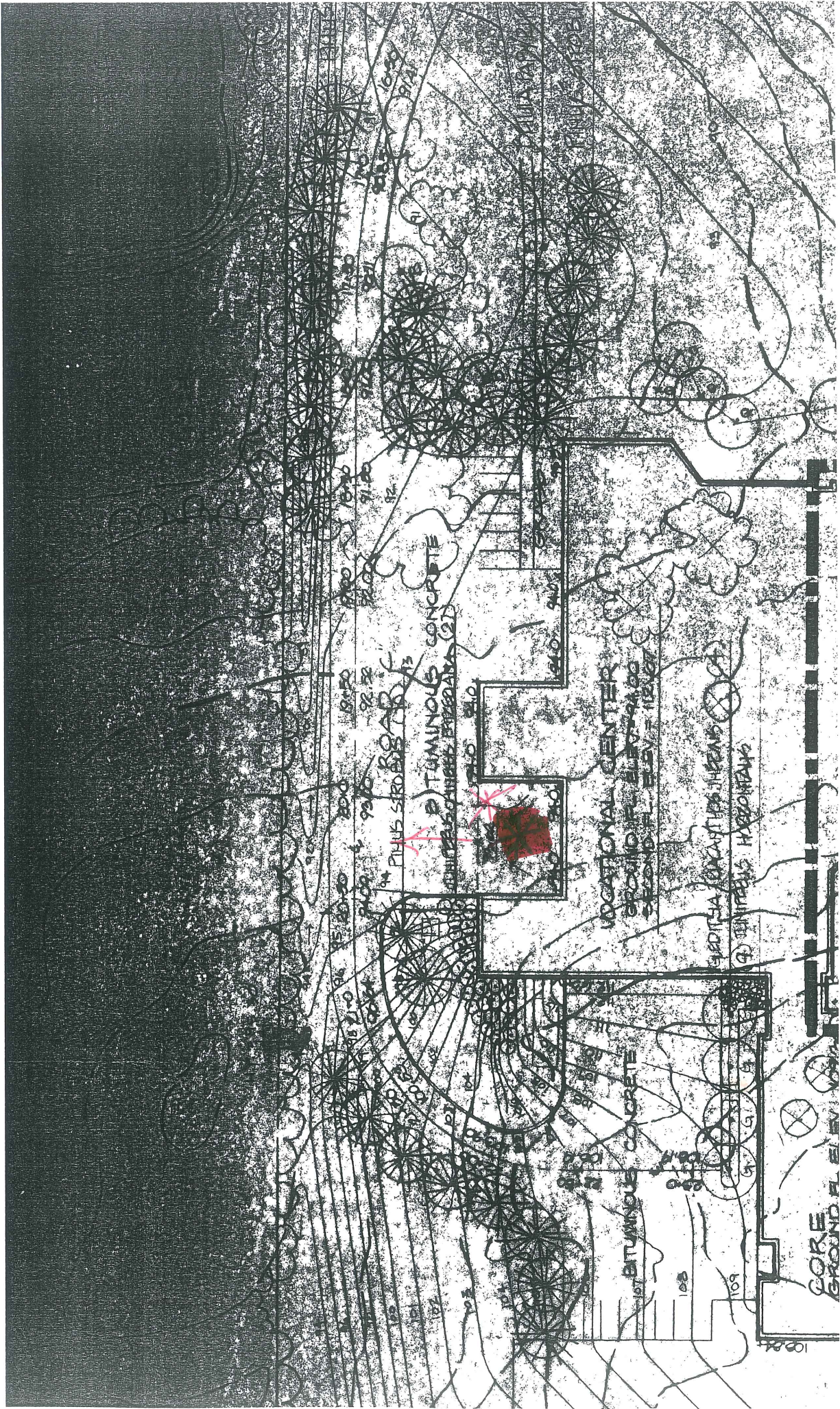
B
(Ground)

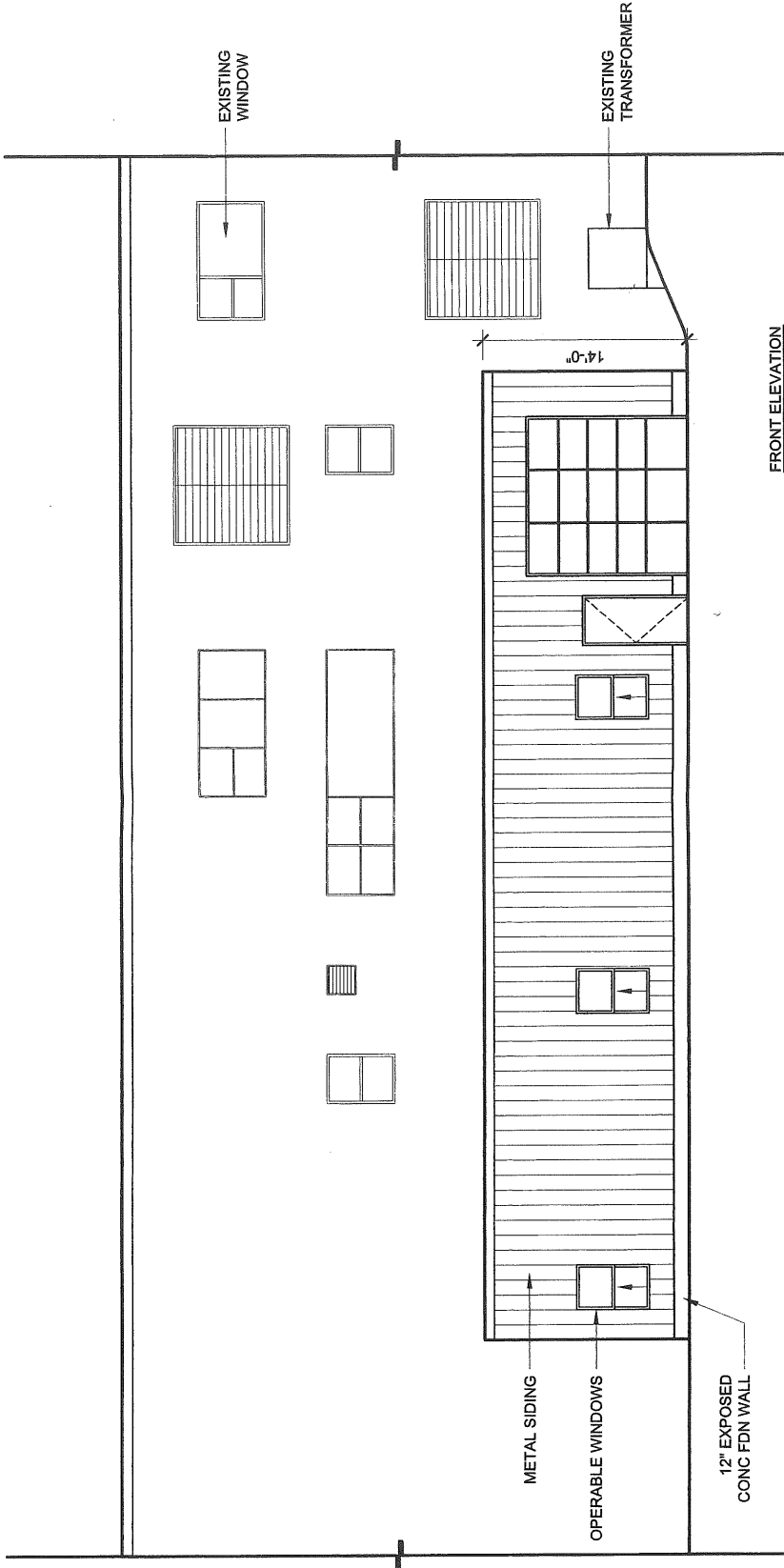
BUILDING CONSTRUCTION

YARD WORK AREA

HIGH ROOF DIRT FLOOR AREA

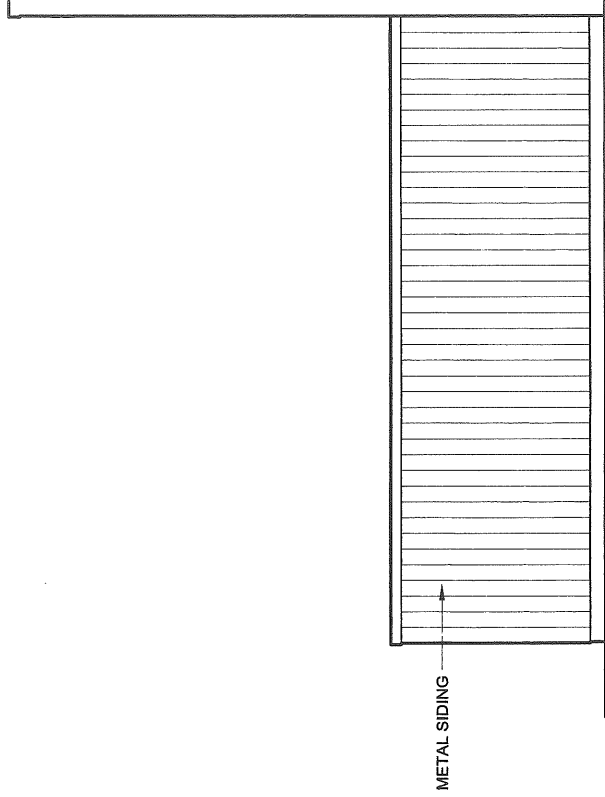






FRONT ELEVATION
SCALE: 1/8"=1'-0"

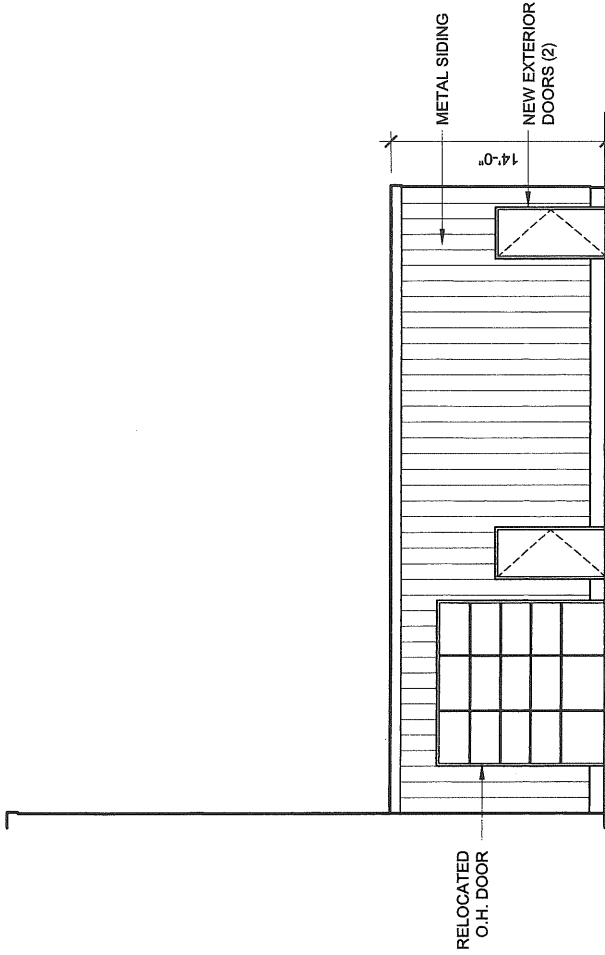
PATHS MAINT. SHOP
SEMPLE & DRANE ARCHITECTS



RIGHT ELEVATION

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

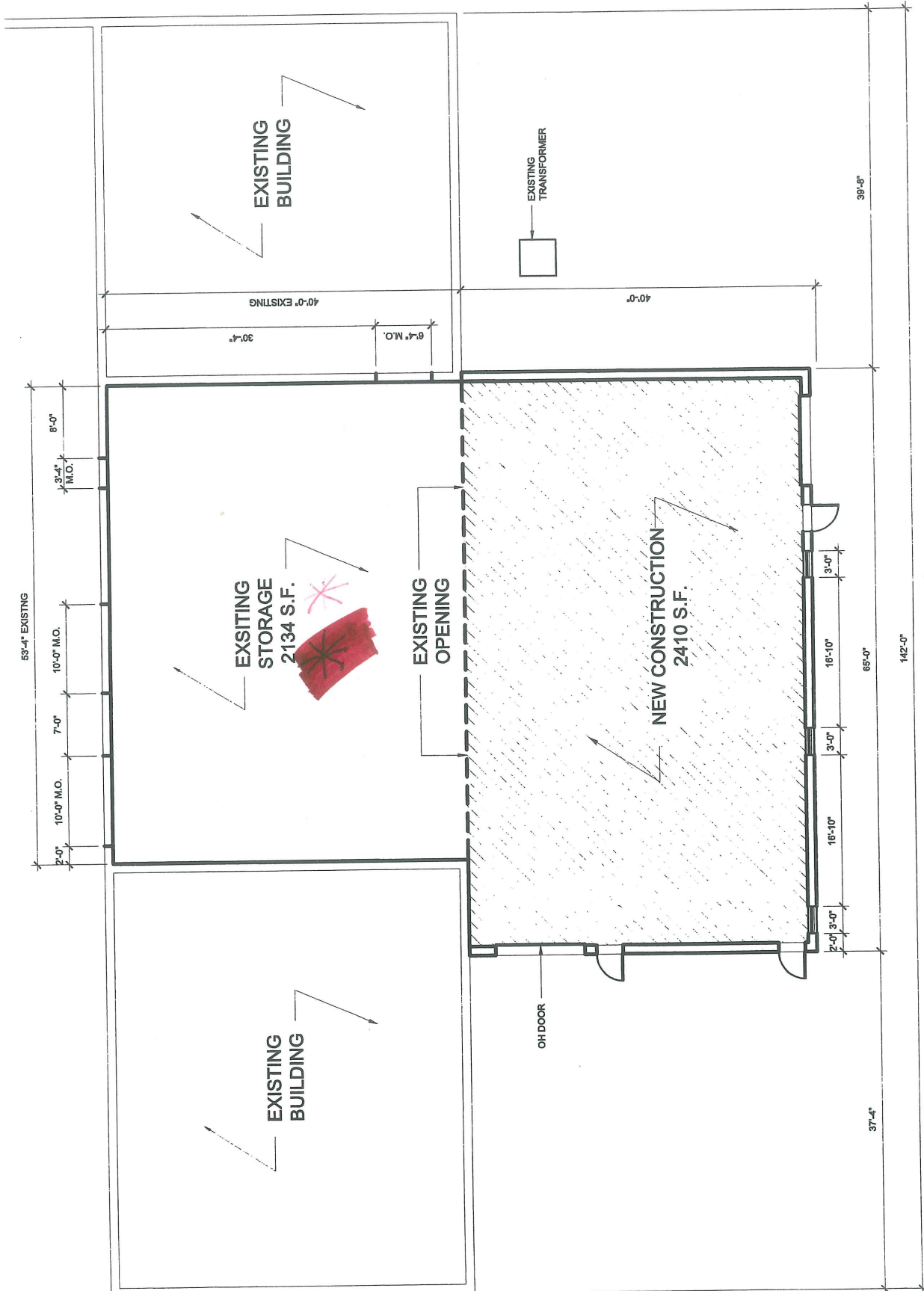
PATHS MAINT. SHOP
SEMPLER & DRANE ARCHITECTS



LEFT ELEVATION

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

PATHS MAINT. SHOP
SEMPLER & DRANE ARCHITECTS





PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

July 20, 2005

Douglas Sherwood
Portland School Department
331 Veranda Street
Portland, ME 04103

RE: Maintenance Shop
CBL: 343 C013

Dear Doug:

On July 20, 2005, the Portland Planning Authority approved the construction of a maintenance facility on the PATHS campus as shown on the approved plan.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. 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.
6. 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. 8828. (Only excavators licensed by the City of Portland are eligible.)

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 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.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

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Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

Please file in 58 Alder St
Bayside Bowl

Barbara Barhydt - Bayside Bowl

From: Pat Finnigan
To: Barbara Barhydt
Date: Friday, June 10, 2011 11:58 AM
Subject: Bayside Bowl
CC: Penny St. Louis
Attachments: Bayside Bowl 6-9-11.pdf

Hi, Barbara -

Attached is the letter that was sent to Justin Alford regarding Bayside Bowl. He will be calling you to discuss providing the performance bond, and David Matero will be in point person for the project.

Thank you for efforts on this to date. If you do have any questions, please feel free to call me.
- Pat



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EXECUTIVE DEPARTMENT
Patricia A. Finnigan, Acting City Manager

June 9, 2011

Senator Justin Alford
134 Sheridan Street
Portland ME 04101

Project Name: Outdoor Patio, Bowl Portland **Project ID:** 2011-204
Address: 58 Alder Street

Dear Senator Alford:

You have requested a permit to create a seasonal outdoor patio adjacent to Bayside Bowl located at 58 Alder Street. The proposed project is located in the B-7 zone and requires a Level 1, site alteration permit.

We have reviewed the plans prepared by David Matero of DayMatero Studio. You propose to pave approximately 2,757 sq ft on the site for use as an outdoor seating space and outdoor game area (such as horseshoes and cornhole toss). The total patio area will measure 4,140 sq ft. You also propose to place a metal interlocking fence around the perimeter which will be removed when the patio closes for the season.

Background

The ordinance requires several site improvements in order to build the patio. As you know, the City plans to do extensive construction work adjacent to 58 Alder Street. That infrastructure project will involve extending Somerset Street, as well as the discontinuance and realignment of the section of Kennebec Street adjacent to Bayside Bowl. If the City required you to complete the site improvements as required by the ordinance, the Somerset/Kennebec Streets construction work would undoubtedly necessitate ripping out and redoing much of your site improvement work. In addition, the exact design and engineering requirements for your site improvements are not known at this time and will not be known until the final design and construction of the Somerset/Kennebec Street project is completed.

In recognition of the extensive planned road construction work which will be taking place adjacent to Bayside Bowl, we are taking a practical approach to your request which meets the objectives of the ordinance and will facilitate the coordination of the street improvement work with your business expansion plans including building the patio project.

A. Immediate Requirements

In order to meet the objectives of the ordinance in the near term while the Somerset/Kennebec Street construction project is underway, you will be required to do the preliminary site improvements described below.

1. Performance Bond. In recognition of the impending Somerset Street improvements, and in order to coordinate improvements to public ways and sidewalks, you will need to post a performance bond. The bond will guarantee the costs of constructing the sidewalk improvements on Alder Street adjacent to the area of the proposed patio/outdoor seating area. The bond will cover the cost of installing a sidewalk and curbing which meets the City's technical specifications (granite curb and brick sidewalk), based on plans and cost estimate you have provided. The sidewalk will need to be installed within 5 years or upon completion of the Somerset/Kennebec Street construction project.

2. Fencing and Landscaping. Given the seasonal nature of the project, the proposed removable fencing is permitted, just as one would use temporary barriers at a sidewalk café to provide separation between pedestrians and the patrons. If the applicant decides in the future to install permanent fencing, the City's technical specifications will apply.

Landscaping, including trees, will be required to be planted as part of the permanent site work. In the meantime, at a minimum, planters with flowers and/or plants are expected to be included as part of the project.

3. Property survey and property pins. A property survey is on file; property pins need to be set at all property corners.

C. Future Improvements

Within 5 years of receiving the Level 1, site alteration permit, or upon completion of the Somerset/Kennebec Street construction project, you will be expected to make the permanent site improvements as required in the zone at that time. These include:

1. Sidewalks. Install the curb and sidewalk work along Alder Street which was guaranteed through the performance bond. In addition, based upon the actual location and construction of Somerset and Kennebec Streets, you will need to submit curb and sidewalk plans along the newly constructed Somerset Street, which meet the City's technical specifications (Technical Manual 1.8.1).

2. Drainage. A drainage plan will need to be submitted which accounts for the changes in grade due to street and sidewalk elevations. (Technical Manual, Section 5).

3. Landscaping. The site plan ordinance requires street trees for all development sites (Section 14-526 (b) (2) (e) (iii)). You will need to submit a landscaping plan which meets this design standard (Technical Manual Section 4.6.3).

Senator Justin Alford
June 9, 2011
Page Three

4. Fences. The B-7 Design Standard E-11 requires fences or walls along public streets, trails, alleys, or public spaces to be of high quality, durable and weather resistant materials such as brick, stone, wood and high grade metals.

5. Traffic Impact Analysis. The applicant will be required to provide a traffic impact analysis that reflects the use of the outdoor space to determine if additional parking or traffic improvements are necessary to meet the ordinance.

We appreciate your patience as we considered and worked through the issues presented by your proposal. Due to its timing and the fact that it is located adjacent to the planned major street construction project, we want to ensure the projects are coordinated and neither you nor the City are in the position of wasting time and money by constructing infrastructure which would needlessly be replaced in the future.

Thank you for your commitment to Bayside, creating jobs, and expanding what is proving to be an exciting entertainment destination in Portland.

In order to complete the permit process please contact Barbara Barhydt at 874-8719

Sincerely,



Patricia A. Finnigan
Acting City Manager

cc: Penny St. Louis, Director, Planning & Urban Development Dept.
Barbara Barhydt, Development Review Manager