

357-A-1

910-910 Riverside St

Scale Pads/City Reclamation
L.R. Higgins

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

I. D. Number
19970114

Planning Department Copy

12/11/1997

Application Date

Scale Pads/City Reclamation S

Project Name/Description

910 - 910 Riverside St

Address of Proposed Site

357 A001

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) Pads/Scales

Approx 23 acres

I-M

Zoning

Proposed Building square Feet or # of Units

L.R. Higgins

Applicant

P.O. Box 600, Scarborough, ME 04074

Applicant's Mailing Address

Eric Higgins

Consultant/Agent

797-6200

Applicant or Agent Daytime Telephone, Fax

797-6900

Age of Site

Check Review Required:

Site Plan Subdivision PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Zoning Variance Other

Use (ZBA/PB)

Fees Paid: Site Plan Subdivisio Engineer Review Date 12/11/1997

Planning Approval Status:

Approved Approved w/Conditions Denied

Reviewer Kandice Talbot

Approval Date 12/12/1997 Approval Expiration 12/12/1998 Extension to 12/12/1997 Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** signature 12/12/1997 date

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue 12/29/1997 date

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue 12/29/1997 date

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

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

Performance Guarantee Required* Not Required

date amount expiration date

date amount expiration date

date amount expiration date

date amount expiration date

date amount expiration date

date amount expiration date

date amount expiration date

date amount expiration date

date amount expiration date



CITY OF PORTLAND

December 15, 1997

Eric Higgins
L.R. Higgins
P.O. Box 600
Scarborough, ME 04074

Re: 910 Riverside Street

Dear Mr. Higgins:

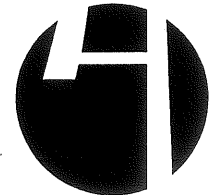
On December 12, 1997 the Portland Planning Authority granted minor site plan approval for concrete pads for a set of scales and a hydraulic conveyor system at 910 Riverside Street.

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 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 preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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 preconstruction meeting.

O:\PLANDEV\REVIEW\910A\PPR\VLTR.WPD



L. R. HIGGINS, INC.

Post Office Box 600
Scarborough, ME 04070-0600
Landfill: 207/839-2448
Transfer Station: 207/797-6200

December 9, 1997

Address: 910 Riverside Street, Portland

Owner: City of Portland

Items: Scale and Conveyors

We are requesting, on behalf of the City of Portland, building permits for two items at the Riverside Recycling Facility. A set of scales was on the original site plan but deleted during construction; a hydraulic conveyor system for picking recyclables is a new item.

The scale is located on the site plan and is on approximately 900 (10' x 90'') square feet of concrete. It is used for weighing incoming vehicles. It should not affect drainage or wildlife areas.

The conveyors are located on the site plan and are on approximately 2,320 (20' x 116') square feet of concrete. It is used for picking material. It, too, should not affect drainage or wildlife areas.

Both items have been submitted as changes to our Maine Dept. of Environmental Protection permit. We received verbal approval for both items, written approval is underway. Both items have been installed, taking approximately a week each to install. Both items have been invoiced and paid.

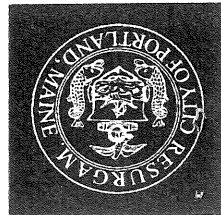
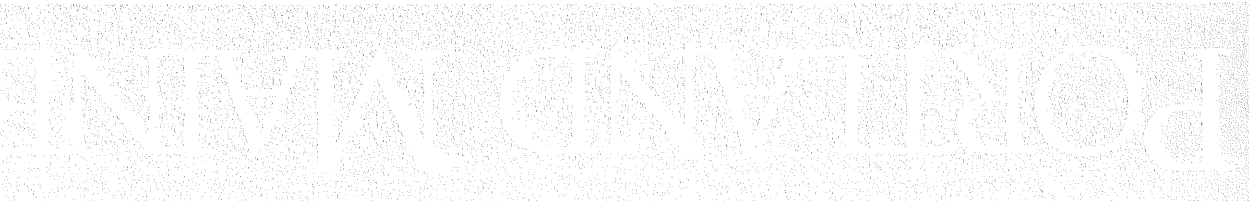
Please let me know if there is any other information you need.

Sincerely,

Eric M. Higgins
Vice President

EMH:kyc

Earning Your Trust . . . And Your Business Since 1948



Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

February 7, 2006

Troy Moon
City of Portland
Department of Public Works
55 Portland Street
Portland ME 04101

RE: Riverside Transfer Station, 910 Riverside Street, Portland
CBL: 357A1; 358A1; 359A1; 360A1; 361A2; 362A1; 363A1; 364A1; 365A1; 366A1; 367A1

Dear Mr. Moon,

On February 7, 2006 the Portland Planning Authority approved updates and improvements to increase the operational efficiency of the existing Transfer Station located on Riverside Street, comprising the creation of a new residential drop-off area with separate access, a new exit onto Riverside Street for commercial traffic, a new perimeter access road and fire access lanes and a new fire training area for the City of Portland Fire Department, as shown on the approved plans with the following conditions:

- A. That the applicant will plant at least 20 white pines (or other species as recommended by the City of Portland Arborist) along the inside of the perimeter fence along Riverside Street, (outside the fence) and to fill in gaps in the row of pines along Riverside Street on the outside of the perimeter fence, the exact locations to be assessed and agreed with the City of Portland Arborist. Such planting to take place before November 1, 2006.
- B. That the relocated trail will be constructed around the perimeter of the new fence, connecting to both ends of the existing trail, with the applicant undertaking any clearance required and constructing the trail with erosion control mix to provide a stable walking surface. Such works to be completed by November 1, 2006.
- C. That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s).

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.

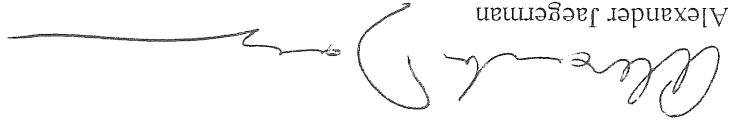
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall 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 Jean Fraser, Planner, at 874-8728 or jfr@portlandmaine.gov..

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jean Fraser, Planner
Jay Reynolds, Development Review Coordinator

Marge Schmuckal, Zoning Administrator Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littlell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

cc.

Andrew D. Johnston, PE, CEEng, CEHy, MCWEM
Senior Civil Engineer
St. Germain & Associates Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092

CITY OF PORTLAND
Planning and Urban Development Department
MEMORANDUM



TO: Kandi Talbot, Planner

FROM: Steve Bushey, Development Review Coordinator

DATE: July 22, 1997

RE: 910 Riverside Street; Certificate of Occupancy Request

I have reviewed the completed site work at 910 Riverside Street and find that a permanent certificate of occupancy could be issued upon the receipt of an as built plan from the applicant.

Steve Bushey P.E.

cc: Code Enforcement Office

3. The 1" underground plastic conduit near the face of the building was installed as part of the weight scales. This underground conduit was installed by the manufacturer of the weight scales and is used only for electronic cable conveying information from the weight scales to the computers within the attendant building. It is our understanding from L. R. Higgins, Inc. that the method of installation for this weight scale is typical for these applications.

2. The applicant has installed building-mounted lights in three locations as referenced on the enclosed plan. The lights are located on the easterly, westerly and northerly sides of the building and directed toward the entrance road, weight scales and operations area. The primary function of the lights will be to provide coverage during the times of the year when sunlight is not sufficient for the early morning or late afternoon operations.

1. Enclosed is an as-built survey that was recently completed as part of a requirement by the Maine Department of Environmental Protection. The as-built survey depicts the constructed location of the office/attendant building. We would ask that you accept this as a revised site plan indicating the actual location of the building.

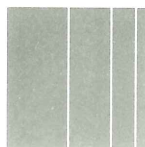
I appreciated the opportunity to speak with you this past week regarding the Development Review Coordinator's memorandum dated June 13, 1997. The memorandum outlined four comments that requested additional information prior to issuance of a certificate of occupancy. In this regard, we offer the following for your consideration:

Dear Kandy:

L. R. Higgins, Inc. - 910 Riverside Street

Ms. Kandice Talbot
Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

June 25, 1997
93315

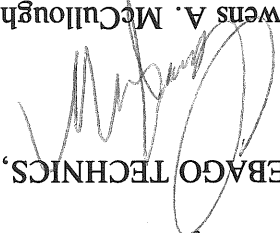


- 4. The required white pines are scheduled for installation within the next two weeks and are part of the landscape plan for the entire recycling facility. The City of Portland is presently holding a retainage from L. R. Higgins, Inc. for landscaping the entire facility.

At the request of L. R. Higgins, Inc., we offer the above information and the attached plan for staff consideration in granting this certificate of occupancy. If you have any questions, please feel free to contact Eric Higgins at L. R. Higgins, Inc. or me.

Sincerely,

SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E.

Project Manager

OAM:jc

Enc.

cc: Eric Higgins - L. R. Higgins, Inc.

c: Kandi Talbot, Planning Department

James T. Wendel, P.E.

It is my opinion that no type of certificate of occupancy permit be issued until a revised site plan is submitted showing the actual location of the building and other items resolved.

- 4. The required white pines have not been planted.
- 3. There is a 1" underground plastic conduit near the face of the building that is exposed at the surface; the conduit may likely not be deep enough and subject to damage.

Conduit

- 2. The plan required a pole mounted light; there appears to be two building mounted flood lights on the end of the building instead.

- 1. The building is not located per the plan. It appears to be located approximately 50' westerly and 20' southerly of the required location; which is closer to the property line. No operational problems appear to exist. However the building setback may need to be checked.

On June 13, 1997 I reviewed the site for compliance with the conditions of approval dated 2/13/97 for a 15'x50' office/attendant building. My comments are:

RE: Request for Certificate of Occupancy
L.R.Higgins, Inc.
910 Riverside Street (357-A_001)

DATE: June 13, 1997

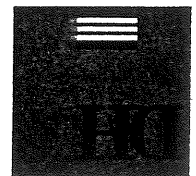
FROM: Jim Wendel, Development Review Coordinator

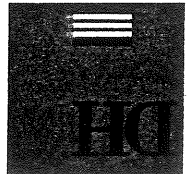
TO: Code Enforcement

MEMORANDUM

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

DELUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896





DELUCA HOFFMAN ASSOCIATES, INC.
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- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
FROM: Jim Wendel, Development Review Coordinator
DATE: June 13, 1997
RE: Request for Certificate of Occupancy
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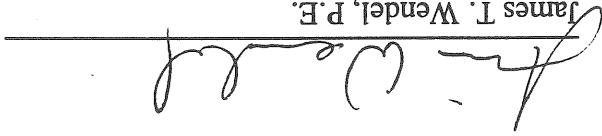
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2. The plan required a pole mounted light; there appears to be two building mounted flood lights on the end of the building instead.

3. There is a 1" underground plastic conduit near the face of the building that is exposed at the surface; the conduit may likely not be deep enough and subject to damage.

4. The required white pines have not been planted.

It is my opinion that no type of certificate of occupancy permit be issued until a revised site plan is submitted showing the actual location of the building and other items resolved.


 James T. Wendel, P.E.

c: Kandi Talbot, Planning Department



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

I. D. Number 970116

Application Date 970116 16 January 1997

Project Name/Description Portland Dump/Riverside

Address of Proposed Site 357-A-001
Assessor's Reference: Chart-Block-Lot 910 Riverside St

Applicant L.R. Higgins, Inc.

Applicant's Mailing Address Owens McCullough - 856-0277

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Warehouse/Distribution Office Retail Other (specify) Change of Use Residential

Proposed Building Square Feet or # of Units

Acrage 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"/> Single-Family Minor	<input type="checkbox"/> Other

Fees paid: site plan _____ \$300.00 subdivision _____

Approval Status:

Approved w/Conditions listed below

Denied

Reviewer Kradia Talbot

1. pavement surface. sheets be kept clean of tracked soil.
 2. erosion control measures shall conform to GMP as outlined
 3. in the ME Erosion Control Handbook for construction
 3. Electrical Service shall be coordinated with GMP
- Approval Date 2/13/97
Approval Expiration 2/13/98
Extension to _____ date _____
Additional Sheets Attached

Condition Compliance

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted

Inspection Fee Paid

Performance Guarantee Reduced

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

Pink - Building Inspections
Blue - Development Review Coordinator
Green - Fire
Yellow - Planning
2/9/95 Rev5 KT.DPUD

Address: 910 Riverside St

O:\PLAN\CORRESP\KANDM\LETTERS\910R\VER.WPD

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 beginning any site construction or issuance of a building permit.

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

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.

1. Pavement surface shall be kept clean of tracked soil.
2. Erosion control measures shall conform to Best Management Practices as outlined in the "Maine Erosion and Sedimentation Control Handbook for Construction" published by CCSWCD and Maine DEP.
3. Electrical service shall be coordinated with CMP.

On February 13, 1997 the Portland Planning Authority granted minor site plan approval for a 15' x 50' office/attendant building at 910 Riverside Street with the following conditions:

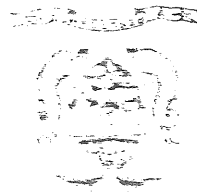
Dear Owens:

Re: 910 Riverside Street

Owens McCullough
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098

February 14, 1996

CITY OF PORTLAND



Planning & Urban Development

Joseph E. Gray Jr.
Director

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

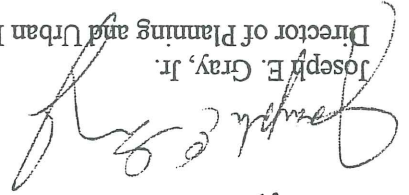
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5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

6. 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 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc:

Alexander Jaegerman, Chief Planner

Kandice Talbot, Planner

P. Samuel Hoffses, Chief of Building Inspections

Marge Schmuckal, Zoning Administrator

Kathi Staples PE, City Engineer

Development Review Coordinator

William Bray, Deputy Director/City Traffic Engineer

Jeff Tarling, City Arborist

Natalie Burns, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention

Mary Gresik, Building Permit Secretary

Kathleen Brown, Assistant Director of Economic Development

Susan Dougherty, Assessor's Office

Approval Letter File

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

Planning & Urban Development

February 14, 1996

Owens McCullough
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098

Re: 910 Riverside Street

Dear Owens:

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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.

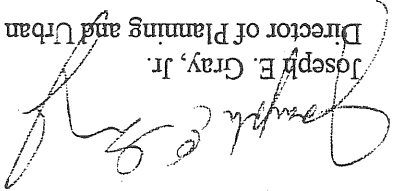
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O:\PLAN\CORRESP\KANDNLETTERS\910RIVER.WPD

Approval Letter File
 Susan Dougherty, Assessor's Office
 Kathleen Brown, Assistant Director of Economic Development
 Mary Gresik, Building Permit Secretary
 Lt. Gaylen McDougall, Fire Prevention
 Natalie Burns, Associate Corporation Counsel
 Jeff Tarling, City Arborist
 William Bray, Deputy Director/City Traffic Engineer
 Development Review Coordinator
 Kathi Staples PE, City Engineer
 Marge Schmuckal, Zoning Administrator
 P. Samuel Hoffes, Chief of Building Inspections
 Kandice Talbot, Planner
 Alexander Jaegerman, Chief Planner

cc:

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


Sincerely,

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

L.R. Higgins, Inc.

Applicant

Applicant's Mailing Address
Owens McCullough - 856-0277

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Warehouse/Distribution Retail Office 15' x 50'
Change of Use Residential Other (specify)

Acres of Site Zoning

Proposed Building Square Feet or # of Units

Check Review Required:

Site Plan (major/minor)

Subdivision # of lots

Flood Hazard

Shoreland

Zoning Conditional Use (ZBA/PB)

Zoning Variance

Approval Status:

Approved w/Conditions listed below

Denied

Reviewer Jim Wendel

1. Pavt Surfaces shall be kept clean or tracked soil
2. Erosion Control Measures shall conform to Best Management Practices as outlined in the "ME E & S Control Handbook For Construction" published by C&S WCO & MEDP.
3. The Plan should note how the power & telephones will get to the Bldg.

Additional Sheets Attached

Approval Date 1/17/97

Approval Expiration 1/98

Extension to date

Condition Compliance signature date

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Performance Guarantee Reduced

date

remaining balance

signature

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: 910 Riverside St

970116

I. D. Number

970116 16 January 1997

Application Date

Portland Dump/Riverside

Project Name/Description

910 Riverside St

Address of Proposed Site

357-A-001

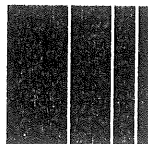
Assessor's Reference: Chart-Block-Lot

Change of Use Residential

14-403 Streets Review

D&P Local Certification

Other



Sebago Technics
Engineering & Planning for the Future

January 15, 1997
93315

Alexander Jaegerman, Chief Planner
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Minor Site Plan Submittal - L. R. Higgins, Inc.
Riverside Street Recycling Facility (15' x 50' Building)

Dear Alex:

On behalf of L. R. Higgins, Inc., we have assembled the following minor site plan submittal for a proposed 15' x 50' office/attendant building at the Riverside Street Recycling Facility. As you are aware, L. R. Higgins, Inc. is under contract with the City of Portland to run and operate the new Riverside Street Recycling Facility located at the Hamlin Pit site.

This facility was approved by the Maine Department of Environmental Protection in 1996 with facility construction completed this past December. Part of the operational requirements for L. R. Higgins is to monitor incoming vehicles which includes an inspection of these vehicles, collection of fees, and maintaining records for the day-to-day operations. This requires that L. R. Higgins construct a small office/attendant building to house an attendant, administrative help, and facility records.

As presented on the enclosed site and architectural plan, the 15' x 50' building will be located opposite the existing maintenance building along the entrance road. Vehicles entering the site must travel along the entrance road to the attendant building where inspections will occur and paper work can be processed. The office/attendant building will be a wood-framed structure with T-111 exterior siding, asphalt shingled roof, and structural slab-on-grade. At this time, the only utility services to the building will be electrical and telephone since water and restrooms are readily available in the existing maintenance building. Since the site is fully developed, only a minimal amount of earthwork will be required to install the structural slab-on-grade foundation and a small parking area immediately adjacent to the building.

Mr. Jaegerman

-2-

January 15, 1997

Upon the staff's review of this minor site plan submittal, please feel free to contact us if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

Owens A. McCullough, P.E.
Project Manager

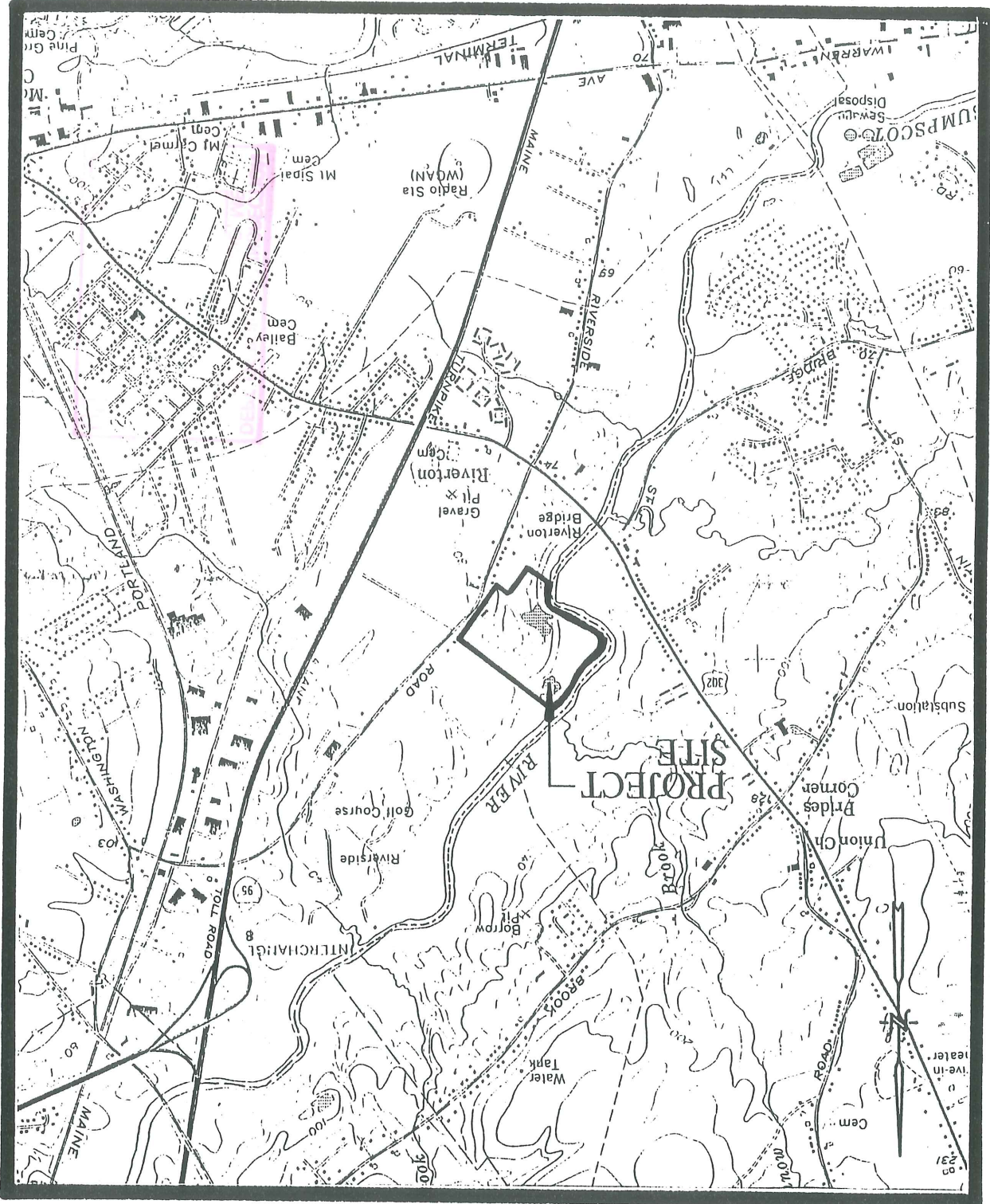
OAM:jc

Enc.

cc: Eric Higgins - L. R. Higgins, Inc.

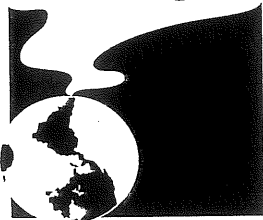


SITE LOCATION MAP
U.S.G.S. TOPOGRAPHIC
7.5 MIN. QUADRANGLE
PORTLAND WEST
SCALE: 1"=2,000'



LETTER OF TRANSMITTAL

846 Main Street, Suite 3
 Westbrook, Maine 04092
 info@stgermain.com
 Telephone 207-591-7000
 Facsimile 207-591-7329



ST. GERMAIN
 & ASSOCIATES, INC.
 ENVIRONMENTAL MANAGEMENT

To: Jean Fraser

Company: City of Portland

Date: February 27, 2006

Address: BY HAND

City, State, ZIP: _____

RE: Riverside Street Plans

WE ARE SENDING YOU:

- ATTACHED
- PRINTS
- SAMPLES
- UNDER SEPARATE COVER VIA _____
- PLANS
- SPECIFICATIONS
- PROPOSALS
- COPY OF LETTER
- OTHER

COPIES	DATE	NO.	DESCRIPTION
2	JAN 2006	3	Improvement Plans

THESE ARE BEING TRANSMITTED AS INDICATED BELOW:

FOR APPROVAL FOR YOUR USE AS REQUESTED

FOR REVIEW OTHER

COMMENTS: JEAN

PLEASE FIND ATTACHED AN ADDITIONAL TWO COPIES OF THE PLANS, AS REQUESTED.

Signed: _____

From: Jean Fraser
To: Johnston (St.Germain), Andrew
Date: 12/11/2005 10:27:48 AM
Subject: Riverside Transfer Facility

Andrew,

Further to your e-mail exchange with Sarah Hopkins, I just thought I'd write to let you know where things have got to and I will call if there is a need for more information or clarification of the submission; I will also write formally once I know what issues there may be.

I have seen the site and am awaiting comments - particularly from the Review Engineer and Traffic Engineer in view of the extent of the regrading and the new exit for commercial vehicles.

One issue has already been identified: you have stated that no further landscaping is proposed and that the existing perimeter landscaping will remain. The City Arborist was involved in the 1997 Site Plan Review and the approved plan reflected the concern then for more tree planting (not all of which was carried out - or perhaps some of the trees have died). The City Arborist has recently looked at the site and the proposed amendments and considers that further planting will be needed to strengthen the buffer and to replace trees lost as a result of the proposals. Detailed comments will be included in a letter.

I can be contacted at 874 8728 if you want more info.

Jean (Fraser)
 Planning

CC: Sarah Hopkins

Application ID Number: 2005-0246

Department: Fire

Status: Approved with Conditions

Reviewer: Cptn Greg Cass

Approval Date: 12/01/2005

Expiration Date: 12/01/2006

Extension Date: []

Comments: []

OK to Issue Permit

Name: [] Date: [] Date 2: []

Conditions Section:

Request an additional hydrant or dry pipe be installed on the west side for coverage. On the same side of the road as the training area will allow us to train without blocking the road.

Create Date: 12/01/2005 By: cassg

Update Date: 12/01/2005 By: cassg

From: Jean Fraser
To: Hopkins, Sarah
Date: 1/29/2005 12:39:59 PM
Subject: Re: Riverside Transfer Facility - Site Plan Amendment

Sarah
 I went on site yesterday and just want to run through it tomorrow - one issue is the loss of perimeter pine trees which were planted/preserved in the 1997 application. They have not proposed replacement planting or any landscaping.

At your meetings did you discuss the firefighting training area?

Jean

>>> Sarah Hopkins 1/29/2005 12:03:44 PM >>>

Hi Andrew,
 I have forwarded the information on to Jean Fraser. Jean will be reviewing the submission.
 -sarah

>>> "Andrew Johnston" <andrewj@stgermain.com> 1/28/2005 11:44:41 AM >>>

Dear Sarah,
 I was asked to drop you a quick note to check on the status of the Riverside Transfer Station Site Plan Amendment application. Please let me know if we can provide you with any further information, or clarification of the previously submitted materials.
 Regards,
 Andrew

Andrew D. Johnston, PE, CEng MCIWEM
 Senior Civil Engineer
 St. Germain & Associates, Inc.
 846 Main Street, Suite 3
 Westbrook, Maine 04092
 Tel: (207) 591 7000
 Fax: (207) 591 7329
andrewj@stgermain.com

From: Sarah Hopkins
To: Andrew Johnston
Date: 11/29/2005 12:03:44 PM
Subject: Re: Riverside Transfer Facility - Site Plan Amendment

Hi Andrew,
 I have forwarded the information on to Jean Fraser. Jean will be reviewing the submission.
 -sarah

>>> "Andrew Johnston" <andrewj@stgermain.com> 11/28/2005 11:44:41 AM >>>

Dear Sarah,
 I was asked to drop you a quick note to check on the status of the Riverside Transfer Station Site Plan Amendment application. Please let me know if we can provide you with any further information, or clarification of the previously submitted materials.
 Regards,
 Andrew

Andrew D. Johnston, PE, CEng MCIEWEM
 Senior Civil Engineer
 St. Germain & Associates, Inc.
 846 Main Street, Suite 3
 Westbrook, Maine 04092
 Tel: (207) 591 7000
 Fax: (207) 591 7329
 andrewj@stgermain.com

CC: Jean Fraser

LETTER OF TRANSMITTAL

846 Main Street, Suite 3
 Westbrook, Maine 04092
 info@stgermain.com
 Telephone 207-591-7000
 Facsimile 207-591-7329



ST. GERMAIN
 & ASSOCIATES, INC.
 ENVIRONMENTAL MANAGEMENT

TO: Jenn Feaster
 COMPANY: City of Portland
 DATE: 20th January 2006
 ADDRESS: By Hand
 CITY, STATE, ZIP: _____
 RE: Riverside St.

WE ARE SENDING YOU:

- ATTACHED
- PRINTS
- SAMPLES
- UNDER SEPARATE COVER VIA
- PROPOSALS
- COPY OF LETTER
- OTHER
- PLANS
- SPECIFICATIONS

COPIES	DATE	NO.	DESCRIPTION
10	JAN '06	1	SITE PLAN - REVISED PER FIRE DEPT.

THESE ARE BEING TRANSMITTED AS INDICATED BELOW:

- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW
- OTHER

COMMENTS: _____

Signed: _____

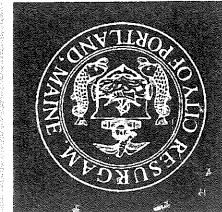
[Handwritten Signature]

Process following Approval of Application: Riverside Transfer Station
 Appl.# 8005-0246 910 Riverside Street

Action	Comment re particular application	Date completed
Approved by Planning Board	Administrative	
Approval letter prepared and sent		2/7/06 ✓
Sign off in UI for Planner		✓
Sign off in UI for DRC		✓
Update UI re dates and conditions		✓
Send copies to others as appropriate		✓
Send Perf. Guar. Est. form & sample letters		N/R.
Conditions met	1 A } JT + JT met w/ Raymond 2 B } early Feb 07 when both of these being prepared.	
	3 C } Condition met Feb 07	
	4 } mounted lights being outlet to wall -	
	5 } of "cut-off" design	
	6 } 7.12.07 from St Germaine	
	7 } (signed off)	
	8 }	
Update Urban Insight re approvals/permit		✓
Extra plans requested as needed		
Revised plans received		
Plans stamped and distributed - list of who these went to	DRC - Jay Reynolds PW - Bill Clarke PW - Eric Labelle Assessors	sent 2/21/06
Outstanding action re condition that can be done later	In of inspections the Dept	
Other	Self Funding Merge Schmuckel. } 4.10.06	

JF/4.13.06 revised 2.1.07

See Letter
 7.12.07 from
 St Germaine
 (signed off)



Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

February 7, 2006

Troy Moon
City of Portland
Department of Public Works
55 Portland Street
Portland ME 04101

RE: Riverside Transfer Station, 910 Riverside Street, Portland
CBL: 357A1; 358A1; 359A1; 360A1; 361A2; 362A1; 363A1; 364A1; 365A1; 366A1; 367A1

Dear Mr. Moon,

On February 7, 2006 the Portland Planning Authority approved updates and improvements to increase the operational efficiency of the existing Transfer Station located on Riverside Street, comprising the creation of a new residential drop-off area with separate access, a new exit onto Riverside Street for commercial traffic, a new perimeter access road and fire access lanes and a new fire training area for the City of Portland and Fire Department, as shown on the approved plans with the following conditions:

- A. That the applicant will plant at least 20 white pines (or other species as recommended by the City of Portland Arborist) along the inside of the perimeter fence along Riverside Street, between the existing driveway (gated off) at the southwest of the site and the adjacent property (outside the fence) and to fill in gaps in the row of pines along Riverside Street on the outside of the perimeter fence, the exact locations to be assessed and agreed with the City of Portland Arborist. Such planting to take place before November 1, 2006.
- B. That the relocated trail will be constructed around the perimeter of the new fence, connecting to both ends of the existing trail, with the applicant undertaking any clearance required and constructing the trail with erosion control mix to provide a stable walking surface. Such works to be completed by November 1, 2006.
- C. That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s).

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 Works 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 Jean Fraser, Planner, at 874-8728 or jf@portlandmaine.gov.

Sincerely,


Alexander Jaegerman

Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jean Fraser, Planner
Jay Reynolds, Development Review Coordinator

Marge Schumackal, Zoning Administrator Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

cc. Andrew D. Johnston, PE, CEng, CEnv, MCIWEM
Senior Civil Engineer
St. Germain & Associates Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092

From: Jean Fraser
To: Moon, Troy
Date: 2/1/2007 3:21:38 PM
Subject: Riverside Transfer Station

Troy,

One of the conditions of the site plan approval for the improvements was:

A. That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s).

to date I have not received anything and I was wondering whether this is going forward?

thanks
Jean (Fraser)
Planner

From: Jean Fraser
To: Tarling, Jeff
Date: 2/1/2007 3:23:03 PM
Subject: Riverside Transfer Station

Jeff,

The following were 2 of the conditions on the site plan approval (dated Feb 7th, 2006) for the updates/improvements at the transfer station.

Nov 1 has come and gone and I wondered if you could verify or otherwise that these 2 conditions have been complied with?

Thanks
Jean

A. That the applicant will plant at least 20 white pines (or other species as recommended by the City of Portland Arborist) along the inside of the perimeter fence along Riverside Street, between the existing driveway (gated off) at the southwest of the site and the adjacent property (outside the fence) and to fill in gaps in the row of pines along Riverside Street on the outside of the perimeter fence, the exact locations to be assessed and agreed with the City of Portland Arborist. Such planting to take place before November 1, 2006.

B. That the relocated trail will be constructed around the perimeter of the new fence, connecting to both ends of the existing trail, with the applicant undertaking any clearance required and constructing the trail with erosion control mix to provide a stable walking surface. Such works to be completed by November 1, 2006.

From:

Jean Fraser

To:

Moon, Troy

Date:

2/1/2007 3:21:38 PM

Subject:

Riverside Transfer Station

Troy,

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A. That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s).

to date I have not received anything and I was wondering whether this is going forward?

thanks

Jean (Fraser)

Planner

From:

Troy Moon

To:

Jean Fraser

Date:

2/2/2007 8:09:49 AM

Subject:

Re: Riverside Transfer Station

We're finalizing the details now. Should have drawings to you shortly.

>>> Jean Fraser 2/1/2007 3:21:38 PM >>>

Troy,

One of the conditions of the site plan approval for the improvements was:

A. That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s).

to date I have not received anything and I was wondering whether this is going forward?

thanks

Jean (Fraser)

Planner

From: Jean Fraser
To: Moon, Troy
Date: 3/27/2007 3:51:22 PM
Subject: HHW Building Drawings

Troy,

I refer to you Memo of Feb 7th, 2007 which detailed the proposals for the Universal Waste and Household Hazardous Waste Handling Area.

I have reviewed the proposals as required in the Condition C of the FEB 7, 2006 Approval letter.

I confirm that the proposals are generally acceptable except that the lighting does not comply with the Public Works Technical Standards which I quote below. Please ensure that the wall mounted lighting (and any other lighting) utilizes "cut-off" design of lamp so that the bulb is not below the fixture housing. While I appreciate this is a somewhat hidden location, the objective is to avoid glare for drivers and others using the site. The Standards contain other requirements which do not apply to this location.

From PW Technical Standards: Section XV: Site Lighting Standards

"All fixtures, including wall packs, shall be a "cut-off" type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

Mounting heights of all fixtures shall be the minimum necessary to meet the need. Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting."

Jean Fraser
Planner



PORTLAND MAINE

Planning Division
Jean Fraser, Planner

7.17.07

Re: 910 Everards Street
Site Plan Review for
Universal Waste Bldg
(part of SP Appl. # 2005-0246-
Cond # 3 related).

I confirm that the Site Plan
condition relating to this
building (review + approval of
proposed building + its lighting)
have been met. The attached
revisions should be referenced in your
An S-mail and UI entry
also confirm. Jean Fraser

(This sent to inspectors
(and to Phil Diers, DEC))

RECEIVED

JUL 17 2007

City of Portland
Planning Division

July 12, 2007

Ms. Jean Fraser

Planner
Planning Division
4th floor City Hall
389 Congress Street
Portland, ME 04101

RE:

City of Portland, Maine
Supplemental Submission, Site Plan Application
Riverside Transfer Station
Portland, Maine
St. Germain File No.: 2844.1

Dear Ms. Fraser:

St. Germain & Associates, Inc., on behalf of City of Portland Department of Public Works, is pleased to provide the following supplemental submission. The purpose of this submission is to indicate that the lighting installed on the universal waste building at the Riverside Transfer Station will be cut-off lighting in accordance with the city of Portland's Technical Standards and Guidelines Section XV: Site Lighting Standards.

The elevations submitted with the General Building Permit application (in May 2007) showed lighting fixtures that were not labeled as cut-off fixtures. Please let this letter and attached documentation serve as an update of that application. No other changes to the elevations are implied by the attached drawings.

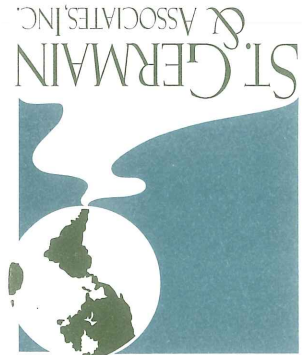
Should you have any questions during the review of the enclosed materials, please contact Troy Moon at (207) 874-8467 or me at (207) 591-7000.

Sincerely,
ST. GERMAIN & ASSOCIATES, INC.

Mark S. St. Germain
Project Manager

enclosures

cc: Jeannie Bourke, City of Portland
Troy Moon, City of Portland
Jim Hiltner, CPRC Corp.



info@stgermain.com

Facsimile 207-591-7329

Telephone 207-591-7000

Westbrook, Maine 04092

846 Main St., Suite 3

**CITY OF PORTLAND
APPROVED SITE PLAN**

**Subject to Dept. Conditions
Date of Approval: 02-07-06**

#2005-0246 with Cond 3 must

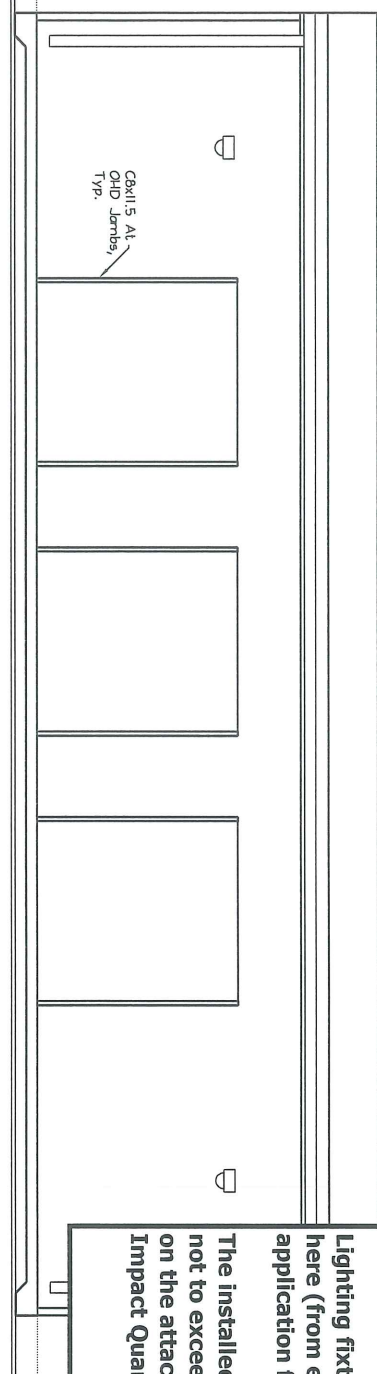
based on this
council meeting as approved
7.17.07

www.stgermain.com

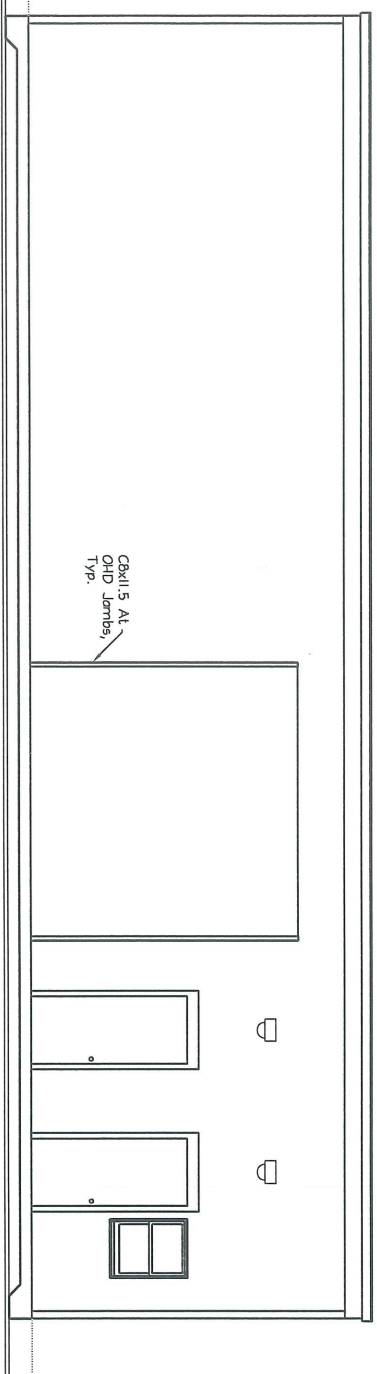
**Supplemental Submission
July 12, 2007**

Lighting fixtures will differ from those shown here (from elevations submitted with the application for building permit in May 2007).

The installed fixtures will be cut-off fixtures, not to exceed 250 watts such as those shown on the attached specification for Lumark IP Impact Quarter Sphere fixtures.



SOLID WASTE BUILDING NORTH ELEVATION
Scale: 1/2" = 1'-0"



SOLID WASTE BUILDING SOUTH ELEVATION
Scale: 1/2" = 1'-0"

**CITY OF PORTLAND
APPROVED SITE PLAN**


Subject to Dept. Conditions

Date of Approval: 02-07-06

2005-0246

with cond. # 3 being not based on flow amendment which was approved 7.19.07

MacLeod Structural Engineers, PA



404 Main Street
Gorham, Maine 04038
phone: (207) 839-0980
fax: (207) 839-0982

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Reproduction of This Document Without The Written Consent of
MacLeod Structural Engineers, P.A. is Prohibited.

UNIVERSAL WASTE BUILDING
SOLID WASTE TRANSFER

PORTLAND

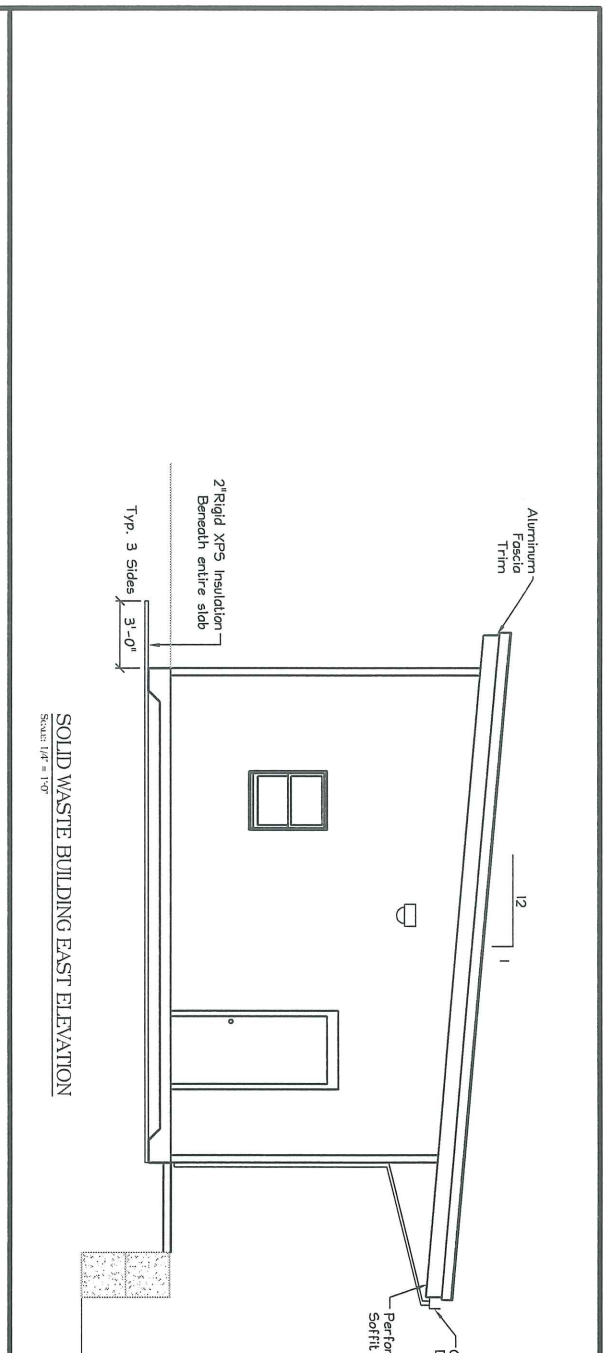
SHEET TITLE: NORTH - SOUTH ELEVATIONS

THIS DRAWING IS ISSUED: Submitted For Permit

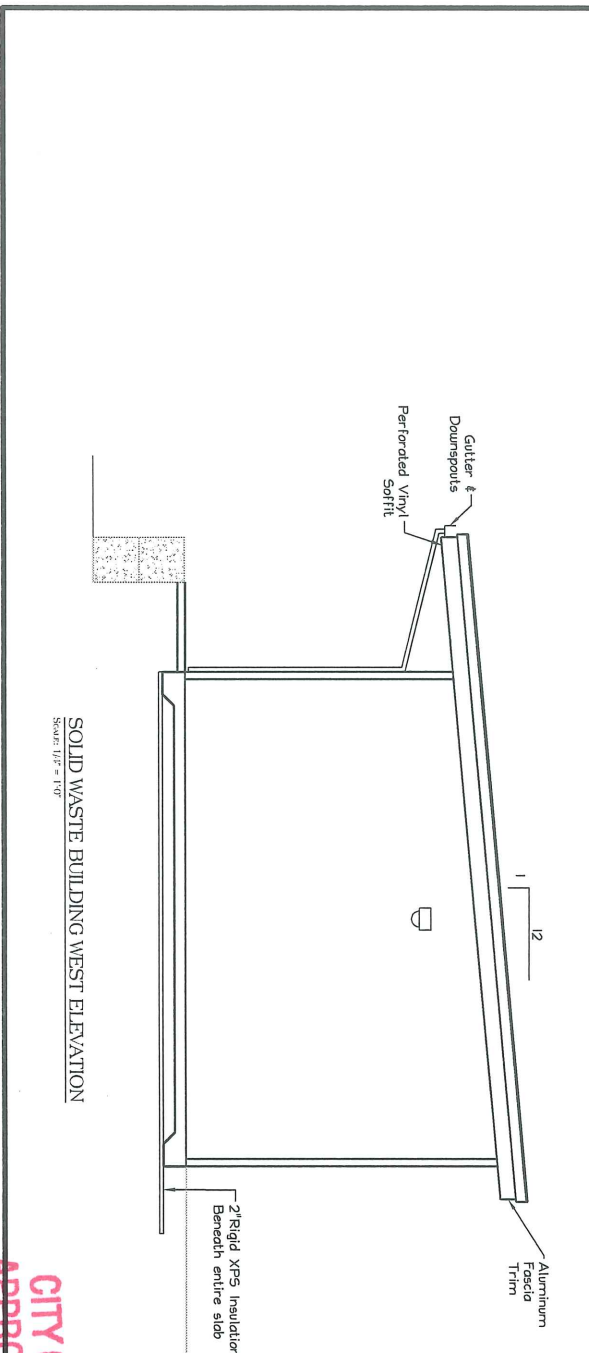
DRN BY: BWM/RAW	DATE: 3/14/2007	PROJ:
CHKD BY: BWM	SCALE: AS NOTED	DWG:

Supplemental Submission
July 12, 2007

Lighting fixtures will differ from those shown here (from elevations submitted with the application for building permit in May 2007).
 The installed fixtures will be cut-off fixtures, not to exceed 250 watts such as those shown on the attached specification for Lumark IP Impact Quarter Sphere fixtures.



SOLID WASTE BUILDING EAST ELEVATION
 Scale: 1/4" = 1'-0"



SOLID WASTE BUILDING WEST ELEVATION
 Scale: 1/4" = 1'-0"

CITY OF PORTLAND
APPROVED SITE PLAN

Subject to Dept. Conditions

Date of Approval: 02-07-06

2005-0246

with cold # 3 being met board on this amendment which was approved 7-17-07

MacLeod Structural Engineers, PA  404 Main Street Gorham, Maine 04038 phone: (207) 839-0980 fax: (207) 839-0982		UNIVERSAL WASTE BUILDING SOLID WASTE TRANSFER PORTLAND SHEET TITLE: EAST - WEST ELEVATIONS THIS DRAWING IS ISSUED: <input checked="" type="checkbox"/> Submitted For Permit	
DRN BY: BWM/RAW CHKD BY: BWM	DATE: 3/14/2007 SCALE: AS NOTED	PRO:	DWG:

Copyright © 2006 MacLeod Structural Engineers, P.A.
 Reproduction Of This Document Without The Written Consent Of
 MacLeod Structural Engineers, P.A. Is Prohibited.

DESCRIPTION

SPECIFICATION FEATURES

A...Housing
The housing is a two-piece design of die-cast aluminum for precise control of tolerances and repeatability.

B...Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-Box or wall with "Hook-N-Lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated alien head set screws

C...Optical Modules
All optical modules utilizes high performance 95% reflective sheet. Strong Type II optical module is standard.

D...Ballast
HID luminaires supplied with high power factor ballast with Class H insulation. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-20°F) for MH. Compact Fluorescent luminaires feature program start, high efficient multi-voltage 50/60Hz ballast with -18°C (0°F) minimum starting.

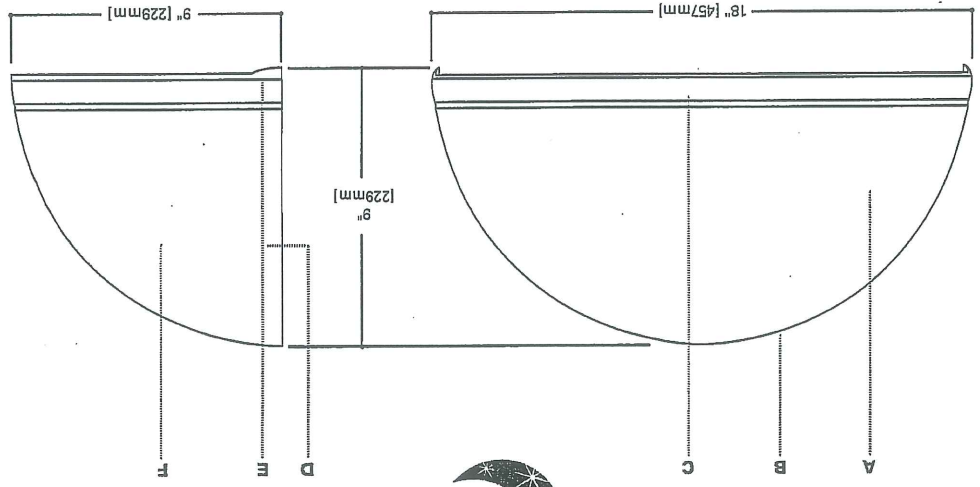
E...Door
Die-cast door mounted with 1/8" heat- and impact-resistant clear tempered glass lens, with internal plated steel clips and sealed with EPDM gasketing. Hinged door secured in place via two (2) captive fasteners.

F...Finish
Durable polyester powder coat finish. Standard color is bronze. Optional white, black and silver colors available. Other finish colors available. Consult your Cooper Lighting Representative concerning special color requirements.

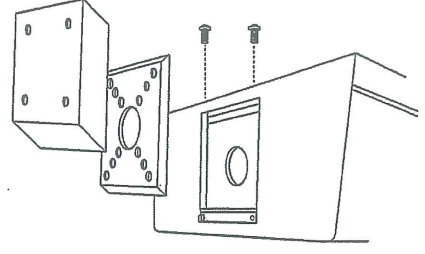
APPLICATION

The **IMPACT** Quarter Sphere cut-off wall luminaire has a traditional style of spherical form with geometrical symmetry and balance that gives a blended form to complement site design. U.L. listed and CSA Certified for wet locations in down damp location in up mounted applications.

The **IMPACT**'s rugged die-cast construction, full cutoff classified optics is perfect for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities providing facade and security lighting needs.



HOOK-N-LOCK MOUNTING (Mounting attachment included, J-Box not included.)



COOPER LIGHTING

TECHNICAL DATA

25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted—Wet Location
Up Mounted—Damp Location

- IES FILES
Metal Halide
175W (MHL-17)
High Pressure Sodium
150W (HPL-15)
Compact Fluorescent
26W (PLP26)
32W (PLP32)
42W (PLP42)
52W (PLP52)

ENERGY DATA

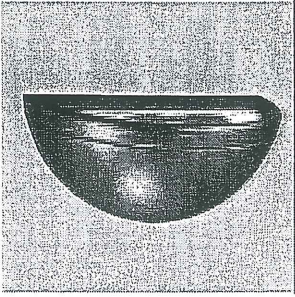
- High Reactance Ballast Input Watts
60W HPS HPF (66 Watts)
50W MH HPF (72 Watts)
70W HPS HPF (81 Watts)
70W MH HPF (90 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)
CWA Ballast Input Watts
175W MH HPF (210 Watts)
Electronic Ballast Input Watts
26W PL HPF (29 Watts)
32W PL HPF (36 Watts)
42W PL HPF (46 Watts)
52W PL HPF (55 Watts)



ADH021645

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 02-07-06
with lead # 3
#2005-0246
being met based on this amendment which was approved 7-17-07

IP IMPACT
QUARTER
SPHERE



5 0 - 1 7 5 W
High Pressure Sodium
Metal Halide
2 6 - 5 2 W
Compact Fluorescent
WALL MOUNT
LUMINAIRE

IMPACT
Cut-off Wall Luminaires

From: Jean Fraser
To: Barhydt, Barbara; Bourke, Jeanie; Dobson, Lannie; Moon, Troy; Nugent, Mike
Date: 7/2/2007 3:55:18 PM
Subject: Re: Permit #070520 910 Riverside St.

I apologize for the delay in confirming the planning position on this, which I assume relates to the Universal Waste Building proposed for the site. However, a comment re this had been entered by me in UI on March 27, 2007 and below I elaborate on that.

The site plan application was determined in Feb 2006 and at that time they did not have the details and elevations of this building - so it was a condition (condition C " *That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s)* ").

The detailed elevations and plans were submitted in Feb 07 and on March 27, 2007 I confirmed that they were acceptable except in respect to the lighting and that cut off lighting (in compliance with PV standards) should be installed to avoid glare to drivers and others using or near the site. I included the PV standards and anticipated confirmation of a revised lighting fixture or other information (so far not seen).

Jean

>>> Barbara Barhydt 6/21/2007 8:18:50 AM >>>

Thank you for the e-mail Mike. Jean Fraser was the planner on this project and she returns from vacation on Monday. I am cc'ing her on this, so she can check into the status of the elevations for you.

Thank you.

Barbara

>>> Mike Nugent 06/20 9:39 PM >>>

I have a couple of questions for the design professional, one for Barbara, Troy can probably help:

(1) The Use Group selected by the designer is "S". What specific materials will be stored and processed in this building, We need to narrow it down to S1 or S2, and make sure that we don't have any "H" (high hazard) implications.

(2) On the statement of special inspections, a number of duties assigned to Summit are crossed out, please explain.

(3) Because the building is being placed on a "slab", all of the frost protection and compaction specified in the geotechnical report will be important. Please confirm that this will be completed and documented in the final Special Inspections Report.

(4) Barbara, The building elevations as submitted are significantly different from the elevations submitted at site plan, has this been approved?

Thanks!

CC: DiPierro, Phillip; info@stgermain.com

From: Barbara Barhydt
To: Bourke, Jeanie; Dobson, Lannie; Fraser, Jean; Moon, Troy; Nugent, Mike
Date: 6/21/2007 8:19:13 AM
Subject: Re: Permit #070520 910 Riverside St.

Thank you for the e-mail Mike. Jean Fraser was the planner on this project and she returns from vacation on Monday. I am cc'ing her on this, so she can check into the status of the elevations for you.

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Barbara

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(4) Barbara, The building elevations as submitted are significantly different from the elevations submitted at site plan, has this been approved?

Thanks!

CC: info@stgermain.com

- no elevs of any bldg submitted with site plan
- was condition
- details submitted + approved except lightning

From: Barbara Barhydt
To: Bourke, Jeanie; Dobson, Lannie; Fraser, Jean; Moon, Troy; Nugent, Mike
Date: 6/21/2007 8:19:13 AM
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3) Because the building is being placed on a "slab", all of the frost protection and compaction specified in the final Special Inspections Report. Please confirm that this will be completed and documented in the final Special Inspections Report.

4) Barbara, The building elevations as submitted are significantly different from the elevations submitted at site plan, has this been approved?

Thanks!

CC: info@stgermain.com

From: Jean Fraser
To: Moon, Troy
Date: 3/27/2007 3:51:22 PM
Subject: HHW Building Drawings

Troy,

I refer to you Memo of Feb 7th, 2007 which detailed the proposals for the Universal Waste and Household Hazardous Waste Handling Area.

I have reviewed the proposals as required in the Condition C of the Feb 7, 2006 Approval letter.

I confirm that the proposals are generally acceptable except that the lighting does not comply with the Public Works Technical Standards which I quote below. Please ensure that the wall mounted lighting (and any other lighting) utilizes "cut-off" design of lamp so that the bulb is not below the fixture housing. While I appreciate this is a somewhat hidden location, the objective is to avoid glare for drivers and others using the site. The Standards contain other requirements which do not apply to this location.

From PW Technical Standards: Section XV: Site Lighting Standards
"All fixtures, including wall packs, shall be a "cut-off" type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

Mounting heights of all fixtures shall be the minimum necessary to meet the need. Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting."

Jean Fraser
Planner

Enclosed for your review.

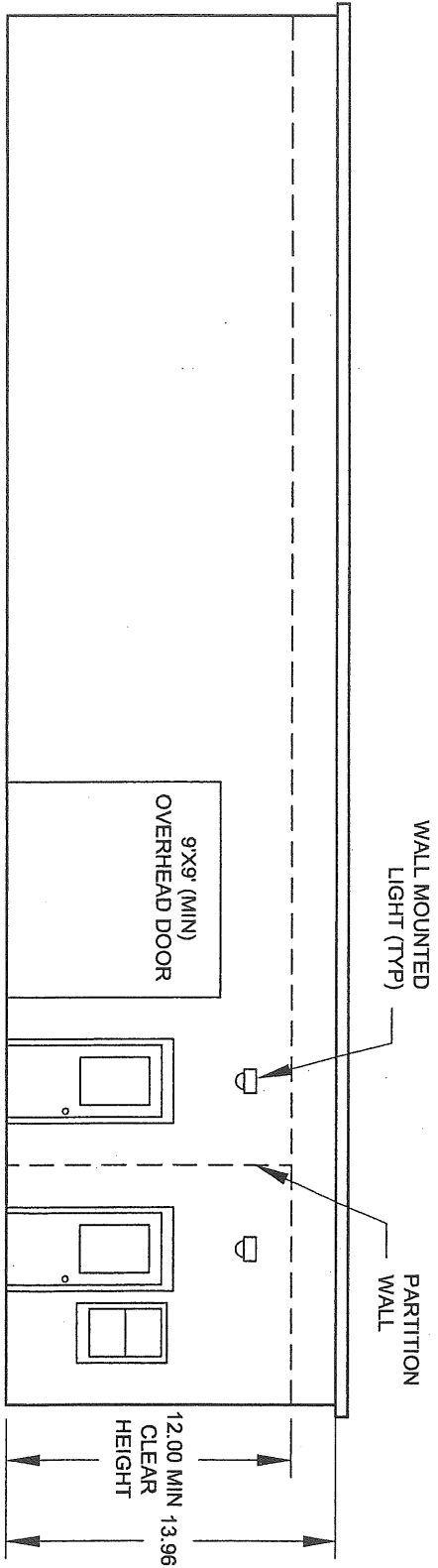
To: Jean Fraser
From: Troy H. Moon
CC:
Date: February 7, 2007
Re: HHW Building Drawings

Memo

55 Portland St.
 Portland, ME 04101
 (207) 874-8467 (phone)
 (207) 874-8816 (fax)

City of Portland, ME
Dept. of Public Works

SOUTH ELEVATION



NOTES:

1. THIS FIGURE HAS BEEN PREPARED FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION.
2. SEE FIGURE 1 FOR ADDITIONAL NOTES.
3. SEE FIGURE 1 FOR HORIZONTAL DIMENSIONS.

NOT FOR CONSTRUCTION

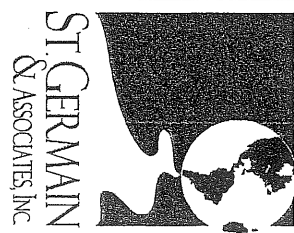
TITLE:

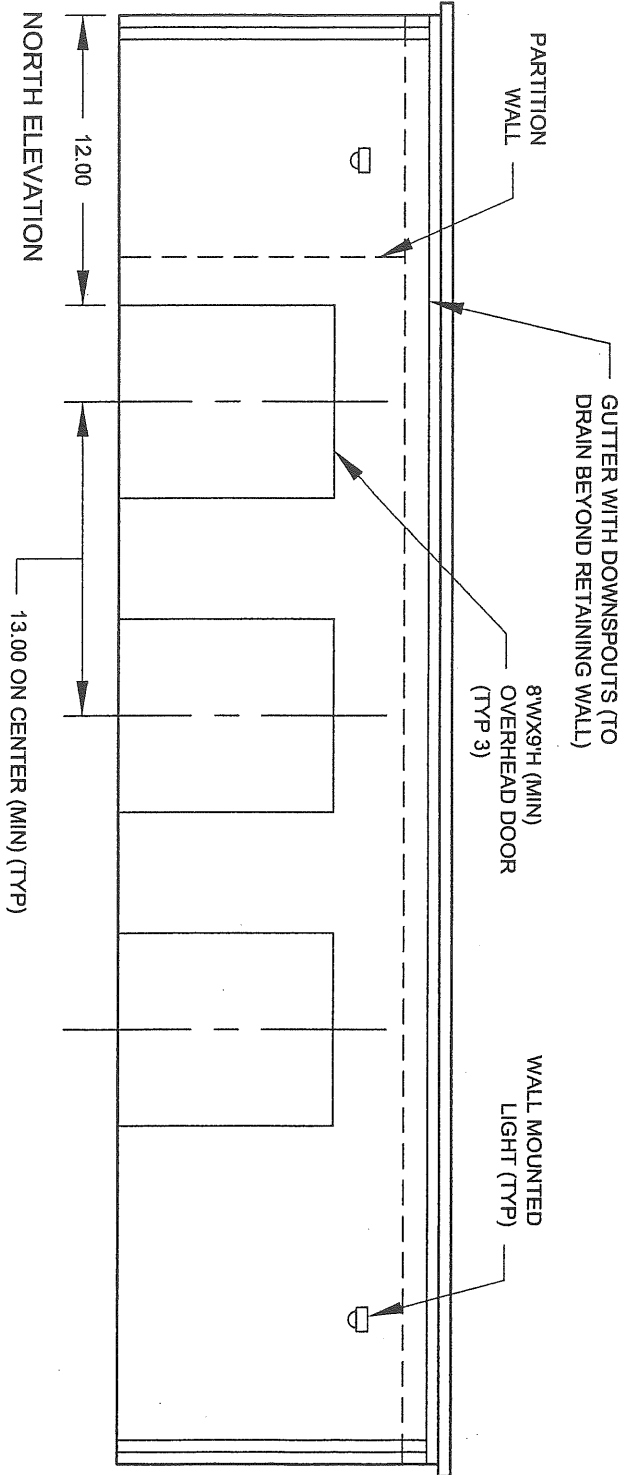
FIGURE 3
UNIVERSAL WASTE BUILDING
SOUTH ELEVATION
 CITY OF PORTLAND
 SOLID WASTE TRANSFER FACILITY
 RIVERSIDE STREET
 PORTLAND, MAINE

PREPARED FOR:
 CITY OF PORTLAND
 PORTLAND, MAINE

DATE: 12/22/06 **PROJECT:** 2844.2
SCALE: 1/8"=1'-0"

846 Main St., Suite 3
 Westbrook, Maine 04092
 Telephone 207-591-7000
 Facsimile 207-591-7329
 www.stgermain.com





NOTES:

1. THIS FIGURE HAS BEEN PREPARED FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION.
2. SEE FIGURE 1 FOR ADDITIONAL NOTES.
3. SEE FIGURE 1 FOR HORIZONTAL DIMENSIONS.
4. SEE FIGURE 4 FOR VERTICAL DIMENSIONS.

NOT FOR CONSTRUCTION

TITLE:

FIGURE 4
UNIVERSAL WASTE BUILDING
NORTH ELEVATION
 CITY OF PORTLAND
 SOLID WASTE TRANSFER FACILITY
 RIVERSIDE STREET
 PORTLAND, MAINE

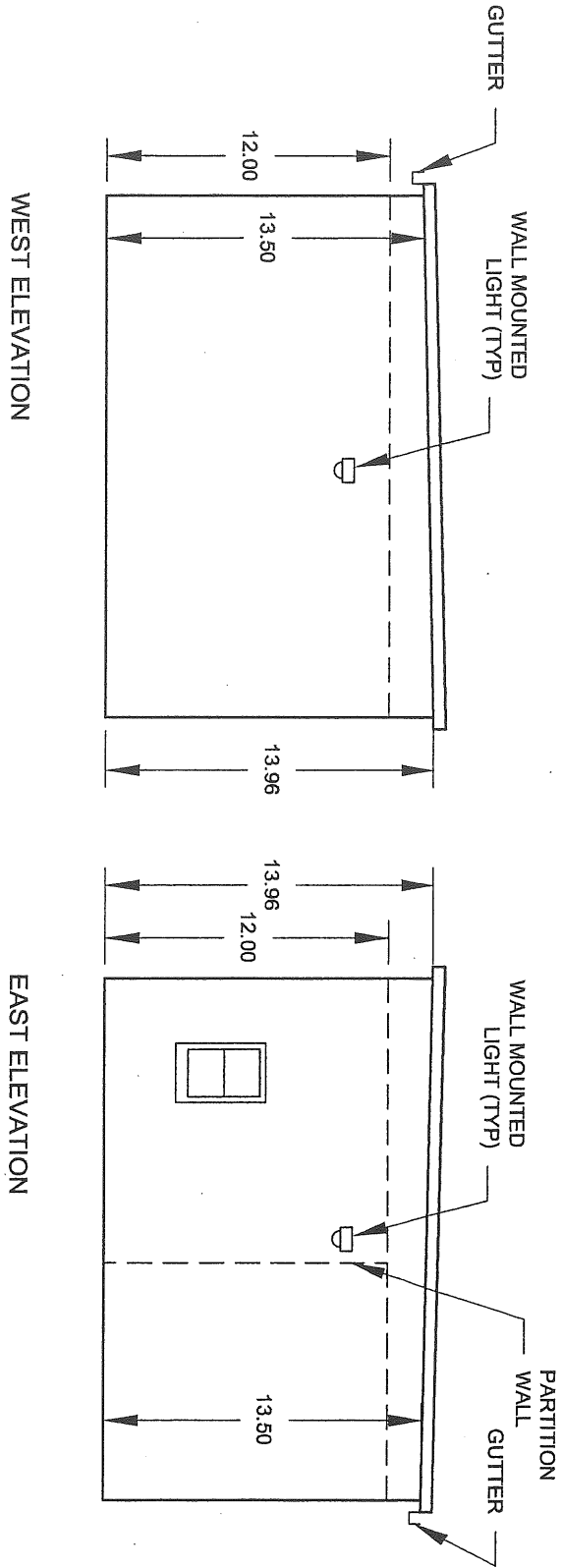
PREPARED FOR:

CITY OF PORTLAND
 PORTLAND, MAINE

DATE: 12/22/06 **PROJECT:** 2844.2
SCALE: 1/8"=1'-0"

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ST GERMAIN
 & ASSOCIATES, INC.



WEST ELEVATION

EAST ELEVATION

NOTES:

1. THIS FIGURE HAS BEEN PREPARED FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION.
2. SEE FIGURE 1 FOR ADDITIONAL NOTES.
3. SEE FIGURE 1 FOR HORIZONTAL DIMENSIONS.

NOT FOR CONSTRUCTION

TITLE:

FIGURE 5
UNIVERSAL WASTE BUILDING
WEST AND EAST ELEVATIONS
 CITY OF PORTLAND
 SOLID WASTE TRANSFER FACILITY
 RIVERSIDE STREET
 PORTLAND, MAINE

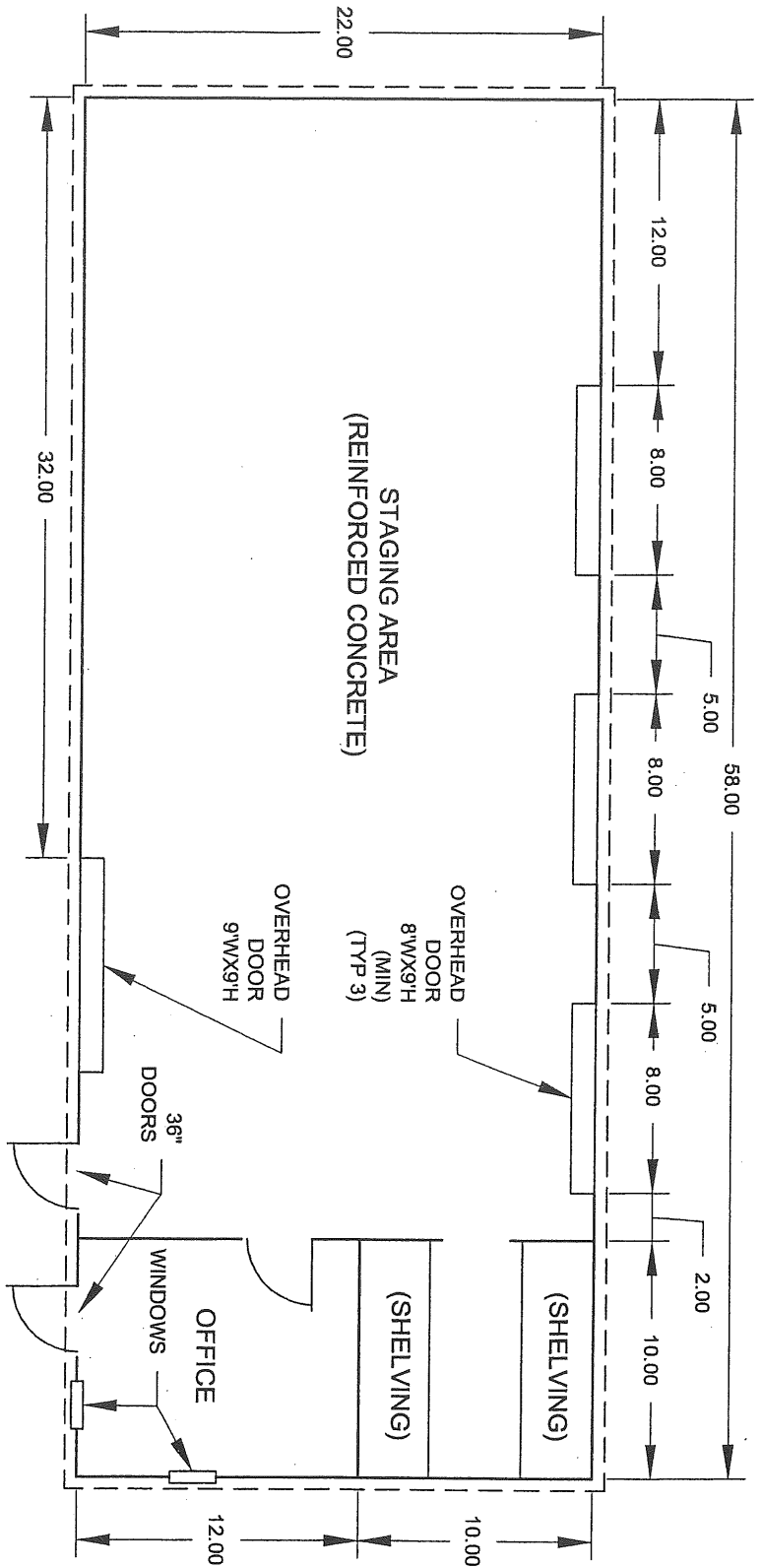
PREPARED FOR:
 CITY OF PORTLAND
 PORTLAND, MAINE

DATE: 12/22/06 **PROJECT:** 2844.2
SCALE: 1/8"=1'-0"

846 Main St., Suite 3
 Westbrook, Maine 04092
 Telephone 207-591-7000
 Facsimile 207-591-7329
 www.stgermain.com



FLOOR PLAN



NOTES:

1. THIS FIGURE HAS BEEN PREPARED FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION.
2. OFFICE FINISHED WITH INSULATION, DRYWALL, PAINTED, AND TRIM.
3. VINYL SIDING.
4. RUBBER MEMBRANE ROOF AT MINIMUM PITCH OF 1/4:12 (DO NOT USE ASPHALT SHINGLES)
5. ROOF SUPPORTED WITH WOOD TRUSS SYSTEM.
6. NO PLUMBING.
7. BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2005 (OR LATEST VERSION APPROVED BY CITY OF PORTLAND AT TIME OF CONSTRUCTION).
8. ALL BUILDING DATUM ELEVATIONS ARE TO BE TAKEN FROM THE NORTH-EAST CORNER OF THE BUILDING.
9. STAGING AREA TO BE FREE OF SUPPORT COLUMNS AND HAVE A CLEAR SPAN TO THE HEIGHT OF 12'.

NOT FOR CONSTRUCTION

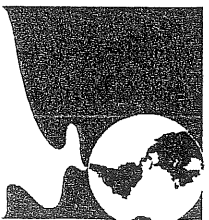
TITLE:

FIGURE 2
 UNIVERSAL WASTE BUILDING
 PLAN
 CITY OF PORTLAND
 SOLID WASTE TRANSFER FACILITY
 RIVERSIDE STREET
 PORTLAND, MAINE

PREPARED FOR:
 CITY OF PORTLAND
 PORTLAND, MAINE

DATE: 12/22/06 PROJECT: 2844.2
 SCALE: 1/8"=1'-0"

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ST GERMAIN
 & ASSOCIATES, INC.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life * www.portlandmaine.gov



Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

February 7, 2006

Troy Moon
City of Portland
Department of Public Works
55 Portland Street
Portland ME 04101

RE: Riverside Transfer Station, 910 Riverside Street, Portland
CBL: 357A1; 358A1; 359A1; 360A1; 361A2; 362A1; 363A1; 364A1; 365A1; 366A1; 367A1

Dear Mr. Moon,

On February 7, 2006 the Portland Planning Authority approved updates and improvements to increase the operational efficiency of the existing Transfer Station located on Riverside Street, comprising the creation of a new residential drop-off area with separate access, a new exit onto Riverside Street for commercial traffic, a new perimeter access road and fire access lanes and a new fire training area for the City of Portland Fire Department, as shown on the approved plans with the following conditions:

- A. That the applicant will plant at least 20 white pines (or other species as recommended by the City of Portland Arborist) along the inside of the perimeter fence along Riverside Street, (outside the fence) and to fill in gaps in the row of pines along Riverside Street on the outside of the perimeter fence, the exact locations to be assessed and agreed with the City of Portland Arborist. Such planting to take place before November 1, 2006.
- B. That the relocated trail will be constructed around the perimeter of the new fence, connecting to both ends of the existing trail, with the applicant undertaking any clearance required and constructing the trail with erosion control mix to provide a stable walking surface. Such works to be completed by November 1, 2006.
- C. That the details of the proposed new Universal Waste and Residential Gate House buildings, including lighting, be submitted for approval prior to issuance of a building permit for the structure(s).

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 Works 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 Jean Fraser, Planner, at 874-8728 or jfr@portlandmaine.gov..

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jean Fraser, Planner
Jay Reynolds, Development Review Coordinator

Marge Schmuckal, Zoning Administrator Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

cc. Andrew D. Johnston, PE, CEng, CEnv, MCIWEM
Senior Civil Engineer

St. Germain & Associates Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092

From: Jean Fraser
To: Tarling, Jeff
Date: 2/9/2007 11:20:14 AM
Subject: Re: Fwd: Riverside Transfer Station

Hi Jeff,
 Thanks for keeping me in the loop and I would like attend - but I think its easier for me to meet you at the site at 10am - I just got some plans from Troy Moon and this is a good opportunity (especially as we have no DRG) to wrap this up I hope.

thanks
 Jean

>>> Jeff Tarling 2/8/2007 11:20:28 AM >>>

Hi Jean -
 We are planning to meet with Troy Moon and the folks from Riverside Recycling on Monday morning at 10 AM at their site. I mentioned this to Jamie Parker from Portland Trails who is planning to attend.

Thanks for the reminder, it worked out well since Portland Trails had this section as a focus project this Winter. If you can attend I can either pick you up at City Hall or meet you at Riverside Street.

Thanks,

Jeff Tarling

>>> Troy Moon 2/7/2007 3:33:51 PM >>>

OK - we'll see you out at Riverside on the 12th at 10:00. Please bring any plans or thoughts you guys have.

>>> Jeff Tarling 2/2/2007 8:19:47 AM >>>

Troy -
 Yes, let me know and we can meet out there, you can stop by Arbor Street first to review if you like... Phil would also like to attend.

Thanks,

Jeff

>>> Troy Moon 2/2/2007 8:15:27 AM >>>

Are you available on Feb. 12th at 10:00? I'll see if the Commercial Paving folks are available then.

>>> Jeff Tarling 2/2/2007 7:40:22 AM >>>

Hi Troy - This happened to come in today...

Let me know when you would like to meet.

Jeff

>>> Jean Fraser 2/1/2007 3:23:03 PM >>>

Jeff,

The following were 2 of the conditions on the site plan approval (dated Feb 7th, 2006) for the updates/improvements at the transfer station.

Nov 1 has come and gone and I wondered if you could verify or otherwise that these 2 conditions have been complied with?

Thanks
Jean

A. That the applicant will plant at least 20 white pines (or other species as recommended by the City of Portland Arborist) along the inside of the perimeter fence along Riverside Street, between the existing driveway (gated off) at the southwest of the site and the adjacent property (outside the fence) and to fill in gaps in the row of pines along Riverside Street on the outside of the perimeter fence, the exact locations to be assessed and agreed with the City of Portland Arborist. Such planting to take place before November 1, 2006.

B. That the relocated trail will be constructed around the perimeter of the new fence, connecting to both ends of the existing trail, with the applicant undertaking any clearance required and constructing the trail with erosion control mix to provide a stable walking surface. Such works to be completed by November 1, 2006.

CC: Barhydt, Barbara

From: Jean Fraser
To: Johnston, Andrew
Date: 2/8/2006 4:47:47 PM
Subject: RE: Riverside Transfer Station

Andrew,

The approval letter has been signed and circulated.

I have now had a chance to speak to Jay Reynolds (he is on 874 8632 if you want to check on anything direct with him) and he feels there is no need for him to attend the preconstruction meeting given it is PW. So you can carry on with the implementation and he will be checking on the conditions at some point- though no doubt Jeff Tarling (City Arborist) will also be keeping an eye on this!

Jay has asked you to send in the electronic files as per requirement 1, but you don't need to send in the 7 sets of final plans as I have these already.

I suggest you speak to Jay at some stage about the Certificate of Occupancy. I am not sure what happens to acknowledge that the conditions are met.

When and if they decide to go forward with the larger building, further details will need to be submitted and reviewed.

Think that is it...for now.

Jean
>>> "Andrew Johnston" <andrewj@stgermain.com> 2/7/2006 3:12:31 PM >>>

Jean,
Thanks. I will pass this information on, and stand by to provide more plan sets as necessary.

Andrew

-----Original Message-----
From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Tuesday, February 07, 2006 3:03 PM
To: Andrew Johnston
Subject: RE: Riverside Transfer Station

Thanks Andrew.

The standard items (second part) are not conditions but requirements. We keep them in the approval letter but just don't require them - they will be part of the inspection process (see below). We'll get this signed later today or tomorrow.

Once the approval letter gets to you, I may need a few more copies of plans but I will let you know. These get stamped by me as 'approved' and then circulated as part of a formal handover to the next stage which is the "inspection" process.

Jay Reynolds of this office (sits 2 desks away from me) is the Development Review Coordinator and he takes it through the "inspection" stage - so he will be the Planning rep to the Preconstruction Meeting - I would not attend this usually.

Jean

Day is away today but is in tomorrow - so I will have to wait to speak to him and then will let you know if he can make the Monday morning meeting you suggest.

>>> "Andrew Johnston" <andrewj@stgermain.com> 2/6/2006 3:31:32 PM >>>
Jean,

I have reviewed the approval conditions with Jim Hillner and Troy Moon and conditions A,B, and C appear fine.

On the Standard Conditions numbers 2 and 4 do not appear to apply to this project. It seems that these are asking the City of Portland to put up performance guarantees for their own work. Similarly the sentence at the end of the approval requiring completion of site work prior to issue of a Certificate of Occupancy does not appear to apply in this case.

I would be happy to schedule a pre-construction meeting with Troy Moon and yourself to review the construction schedule and other related items. I suggest 8 o'clock next Monday morning (13th February). Troy has indicated that he is available Monday morning, and I plan on visiting the site then myself. Please let me know if this suits your schedule.
Regards,
Andrew Johnston

Andrew D. Johnston, PE, CEng, CEnv, MCiWEM Senior Civil Engineer
St.Germain & Associates, Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092
Tel: (207) 591 7000
Fax: (207) 591 7329
andrewj@stgermain.com

-----Original Message-----
From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Thursday, February 02, 2006 5:19 PM
To: Andrew Johnston
Subject: Riverside Transfer Station

Andrew,

Please find a draft of the approval letter attached.

Please note it is a draft and there could be changes when it comes to being signed.

Let me know if any major issues on Monday as discussed.

Jean

CC: Reynolds, Jay

From:

Sarah Hopkins

To:

Jay Reynolds; Jean Fraser

Date:

2/7/2006 1:17:55 PM

Subject:

Re: Approval letter for Riverside Transfer Station

I believe that we regularly waive fees for City projects. I would leave the language in the letter, though. We just won't require it.

>>> Jean Fraser 02/07/2006 1:02:09 PM >>>

I sent this to Sarah as a draft for clearance (after discussion with Jay) without asking the two of you about standard requirements 2 and 4 (re performance guarantee, inspection fee and defect guarantee)-

As Public Works are the applicant do these apply or is there special wording?

They are keen to start (continue) and are suggesting a pre-construction meeting for Feb 13th 8am.

Guess I need to finalize this letter....advice please. (draft is attached)

Jean

From: "Andrew Johnston" <andrewj@stgermain.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 2/6/2006 3:32:35 PM
Subject: RE: Riverside Transfer Station

Jean,
I have reviewed the approval conditions with Jim Hiltner and Troy Moon and conditions A,B, and C appear fine.

On the Standard Conditions numbers 2 and 4 do not appear to apply to this project. It seems that these are asking the City of Portland to put up performance guarantees for their own work. Similarly the sentence at the end of the approval requiring completion of site work prior to issue of a Certificate of Occupancy does not appear to apply in this case.

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Regards,
Andrew Johnston

Andrew D. Johnston, PE, CEng, CEnv, MCIWEM
Senior Civil Engineer
St.Germain & Associates, Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092
Tel: (207) 591 7000
Fax: (207) 591 7329
andrewj@stgermain.com

-----Original Message-----

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Thursday, February 02, 2006 5:19 PM
To: Andrew Johnston
Subject: Riverside Transfer Station

Andrew,

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Let me know if any major issues on Monday as discussed.

Jean

CC: <jhiltner@cpcrs.com>, <marks@stgermain.com>, <thm@portlandmaine.gov>

From: "Andrew Johnson" <andrewj@stgermain.com>
To: <jf@portlandmaine.gov>
Date: 1/30/2006 10:33:49 AM
Subject: Riverside Street Transfer Station - Site Plan Amendment

Dear Jean,
I just wanted to check in on the status of the approval for the Riverside Street Site Plan Amendment. I hope that you received the revised plans last week and that the Fire Dept and review engineer are satisfied that the review comments have been adequately addressed. If there are any outstanding issues, please contact me at your earliest convenience and I will be happy to discuss them with you.
Regards,
Andrew Johnson

Andrew D. Johnson, PE, CEng, CEnv, MCIWEM
Senior Civil Engineer
St.Germain & Associates, Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092
Tel: (207) 591 7000
Fax: (207) 591 7329
andrewj@stgermain.com

CC: <marks@stgermain.com>

Call now Feb 6.

From: Jean Fraser
To: Johnston (St.Germain), Andrew
Date: 1/20/2006 11:48:28 AM
Subject: Riverside Transfer Station

Andrew-

Received the plans this morning and assume you spoke to Greg Cass- I also assume that PW/Fire will do more or less what they want when they want but this will be inspected as per any other scheme because there are some external issues.

Re the plans, you originally submitted three plans and I think at least plan 2 needs updating to reflect the new grate cover- could you check the other 2 plans and if necessary submit updated plans so that the approved plan set is as per your letter and the discussions.

Otherwise it can be cleared in a few days.

Jean

MEMORANDUM

05-246

TO: Jean Fraser, City of Portland Planner

FROM: Dan Goyette, PE – Development Review Coordinator, Woodard & Curran, Inc.

DATE: January 18, 2006

RE: Riverside Transfer Station, 910 Riverside Street

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed project for 910 Riverside Street, the Riverside Transfer Station. The project involves improvements to the layout and grading of the existing transfer station located at the site.

Documents Reviewed

- Revised Site Plan and Cover Letter, dated January 13, 2006, prepared by St. Germaine & Associates, Inc.

Comments

The applicant has addressed all comments and concerns from our December 12, 2005 letter. At this time we have no other comments with regards to this project.

DRG

203848.03

cc: File

846 Main St., Suite 3
Westbrook, Maine 04092
Telephone 207-591-7000
Facsimile 207-591-7329
info@stgermain.com



ST. GERMAIN
& ASSOCIATES, INC.

January 13, 2006

Ms. Jean Fraser
City of Portland Planning Department
City Hall, 389 Congress Street
Portland, Maine 04101

RE: City of Portland, Maine.
Minor Site Plan Application
Riverside Transfer Station
Portland, Maine

Dear Ms. Fraser:

Further to your letter dated December 28, 2005 and our recent email and telephone correspondence, please find attached a revised Site Plan for the referenced project. Also attached is a summary of our responses to the review comments in your letter. Should you have any questions during the review of the enclosed materials, please contact me at (207) 591-7000.

Sincerely,

ST. GERMAIN & ASSOCIATES, INC.

Andrew D. Johnston, PE, CEng, CEnv, MCIWEM
Senior Civil Engineer

enclosures:

cc: Troy Moon, City of Portland
Jim Hillner, CPRC

on the outside of the perimeter fence. The exact locations of the plantings will be discussed and agreed with the City Arborist.

C. A formal Landscape Plan is not considered necessary for the proposed improvements to the site. New plantings along the frontage and perimeter of the site will be designed to meet the recommendations of the City Arborist, as noted above.

Lighting

A. Although new lighting may be proposed at the site in the future, none is proposed at this time. Any future lighting will be designed to meet the City of Portland Ordinance requirements and detailed designs, catalog cuts and photometric plans will be provided for review by the city prior to installation.

Trail System

A. Since receiving the review comments from the City Planning Department it has been brought to our attention that there was a trail that ran along the perimeter and through the western side of the site, near to the Fire Training Area. The trail connects the tramway park and the golf course. The trail runs across the new fence line that encloses the new fire training area and the operational area of the facility. For reasons of public safety it is imperative that the operational areas of the transfer station and the fire training area should be securely fenced. Activities within these areas are inherently dangerous and no public access should be allowed. Therefore, the applicant will re-locate the trail around the perimeter of the new fence, connecting to both ends of the existing trail. The applicant will undertake any clearing required and construct the trail with erosion control mix to provide a stable walking surface.

Tel. Conn.

Riverside Transfer
Darts w/ Raymond, PLS X 8467

If outlined current version

- ① Ratio for five acres
- ② three
- ③ impact on Portland Trails

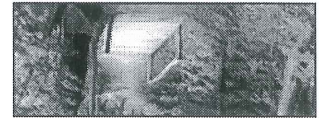
Raymond said ~~that~~ ① + ② need
confirming; if not sure as yet re ③

Table 13
applies to Portland Trails
Main Community

The note attached - also felt it
would be helpful to ensure the plan
for a formal path is not lost.

In discussion Raymond + Andrew Johnson
it seems like this path has completed status;
Andrew felt easy to put walking path.

11. Riverton Trolley Park



Map and Trail Guide

Photos

Back to Trails

Home



Click for symbol legend

METRO Bus Route: 2

Parking is available on Riverside Street next to the ball field.

Trail Access:

This short loop trail winds through a densely wooded area, by river frontage and an open field. The trail connects with the Riverton Golf Course for cross-country skiing in winter.

Description:

In 1896 Riverton Trolley Park welcomed throngs of people from the city who paid five cents to take the trolley from Portland. The park featured an outdoor amphitheater, croquet court, boat rides, a trout pond, a "casino" building by John Calvin Stevens, and scenic pathways. While little remains of its previous glory, the park is still a beautiful place for a walk, and searching the terrain for clues of the past can be a fun challenge. The Friends of Riverton Trolley Park is working towards further renovation of this unique spot.

Description:

13 Jan - spoke to Dan Cummings, Dir. Portland Trails. He confirmed section only, transfer station no formal arrangement but would like one for the future. (D)



HOME

© Portland Trails . 305 Commercial Street
Portland, Maine 04101
207.775.2411 . info@trails.org

Site designed and maintained by
Protean Graphics

From: Jean Fraser
To: Johnston (St.Germain), Andrew
Date: 1/11/2006 1:33:57 PM
Subject: Riverside Transfe Station

Andrew,

Further to our telephone conversation on Monday, I confirm:

1. I have spoken to Sarah Hopkins and we agree that as long as your letter confirms that the planting will be done in accordance with the letter of Dec 28th, then we can condition the approval to say that "..., the exact locations to be agreed on site with the City Arborist and completed within ... of ... (am still considering the exact wording).

2. I saw Dan Goyette of Woodard & Curran (our Review Engineer) and mentioned what you had said regarding the radius and the issue generally so he is in the picture. Hopefully you two will be able to agree a solution.

Another point has recently been brought to my attention - I do not have the whole story as I write as I need to speak to Portland Trails, but I understand there is a trail (part of the Portland Trail system and it is shown on their maps) that runs along and within the site on the west side (and near the fire training area). Apparently the boundary fence at this location was moved recently and now blocks this trail- and no alternative routing was discussed or provided. Also I believe there is public access to the area near the fire training area- so we need to look into this. It may also be something we can condition but I don't have all the facts- just wanted you to be aware of it.

Jean (Fraser)
 Planning
 874 8728

From: "Andrew Johnston" <andrewj@stgermain.com>
To: <jf@portlandmaine.gov>
Date: 1/5/2006 1:39:54 PM
Subject: FW: Riverside Street Transfer Station

agreed in tel. conv. 1.9.06.

Dear Jean,
Thank you for the letter of review comments for the referenced project. I will be addressing these formally as soon as I get a response from the Fire Department on the access issue.

In your phone message you indicated that the comment on the road radius had come from the Fire Dept., is there someone other than Chief LaMontagne who should be contacting about this? I would like to get it resolved as quickly as possible so that I can make any necessary plan revisions.

As far as the Landscape and Tree Planting issues are concerned, I am not sure that a landscaping plan is truly warranted. The site is City property, and therefore I assume that the improvements would be undertaken by the City, although I am not sure which department takes responsibility for this. It would appear that some time and effort could be saved here by direct communication between the arborist and the City department responsible for plantings.

I would welcome your thoughts on these matters.
Regards,
Andrew

Andrew D. Johnston, PE, CEng MCWEM
Senior Civil Engineer
St. Germain & Associates, Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092
Tel: (207) 591 7000
Fax: (207) 591 7329
andrewj@stgermain.com

-----Original Message-----
From: Andrew Johnston [mailto:andrewj@stgermain.com]
Sent: Tuesday, January 03, 2006 3:07 PM
To: fjf@portlandmaine.gov
Subject: Riverside Street Transfer Station

Dear Chief LaMontagne,
We recently received review comments on the proposed plan to improve the Riverside Street Transfer Facility, as discussed during our meeting at the site in November. One of the comments from the review engineer suggested that the turning radius provided at the residential transfer area (internal radius of 35 feet, outside radius of 48 feet) may be insufficient for fire fighting apparatus access to this area. I have used these dimensions at several locations over the years and they appear to have met the requirements for most, if not all fire fighting apparatus.

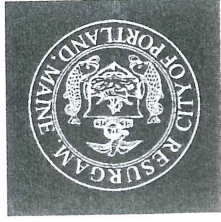
I wonder if you could clarify whether the Portland Fire Department has any specialized equipment that requires a greater turning radius than this for access. If so, I will be happy to change the plans to reflect your

OK / need conditions as also re lighting, sure cost of CR. City Arboretum as agreed w/ that location be but condition of planning in letter they confirm to SH re Jan 11 06
AS to speak to Dan re required radius.
AJ to speak to SH re Jan 11 06
City drawings planning sure cost of CR. agreed w/ City Arboretum as that location be but condition of planning in letter they confirm to SH re Jan 11 06

requirements. thanks in advance for your assistance with this.
Regards,

Andrew D. Johnston, PE, CEng MCiWEM
Senior Civil Engineer
St. Germain & Associates, Inc.
846 Main Street, Suite 3
Westbrook, Maine 04092
Tel: (207) 591 7000
Fax: (207) 591 7329
andrewj@stgermain.com

CC: <thm@portlandmaine.gov>



Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mark S. St. Germain, Project Manager
St. Germain & Associates, Inc.
846 Main Street, Suite 3
Westbrook, ME. 04092

Dear Mr. St. Germain,

Re: Site Transfer Station

I confirm
Approval
WH-E-M
Further to
comment

Mark St Germain
cell 415-12-98-05
1000

In office, we have the following

1. Road

A. At
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C. Oll
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The perspective, as the changes are an
ation area has a radius of 35 feet. This
ratus to maneuver around the corner
r to be adequate proposed signage to
proceed up the one way road for the

on office files
591-7000

2. Storm

A. Th
me
stc
B. The Review Engineer has commented that the applicant has proposed the use of a
high capacity grate catch basin in the commercial off loading area. The only detail
ent has not proposed any significant
ns or drainage patterns; the existing
The Review Engineer has commented that the applicant has proposed the use of a
high capacity grate catch basin in the commercial off loading area. The only detail

Reviewed call 12-29 am
left meeting re ledger and
12-30-05 leaving at 10:15
no home. left another message

From: Jean Fraser
To: Johnston (St.Germain), Andrew
Date: 12/23/2005 1:47:33 PM
Subject: Fwd: Riverside Transfer Facility

Andrew,

Further to this e-mail of last week, I now have comments and am in the process of writing formally to Mark St. Germain (who is listed as the contact person on the application).

The letter will not go out until next week and I tried to telephone Mark St Germain this morning regarding one aspect of it (see below)- as he has not yet returned my call I am letting you know of the issue and I would appreciate it if one of you could get back to me early next week. I would like to know whether this issue was discussed with the Fire Chief (as other fire-related matters were).

The Review Engineer has noted that the one-way road for the residential part of the transfer station has a radius of 35 feet and that this is not adequate to allow for fire fighting equipment to maneuver around the corner.

The Fire Department have stated to me that they need access to all parts of the site; we would need to be satisfied that the width/turn radii of the loop through the residential transfer station allows fire access/egress to and from all parts of that area.

Also, for info, the Fire Dept. have also asked for another hydrant/dry pipe to be installed on the west side of the site for coverage- to be on the same side of the road as the fire training area to allow training without blocking the road.

Look forward to talking to you or someone next week. I am on 874-8728.

Thanks
 Jean (Fraser)
 Planning

>>> Jean Fraser 12/14/2005 4:06:11 PM >>>

Andrew,
 Just to let you know that I have most of the comments back and will soon be writing to you- I am seeking clarification regarding one of the comments before I do that as it might be more substantial than the others- but it might 'go away'...

so will be in touch

Jean (Fraser)
 Planning

From: Gregory Cass
To: Jean Fraser
Date: 12/19/2005 8:14:13 AM
Subject: Re: Riverside Transfer Station - Fire issues

Yes we need access to the entire site. I missed this when I did my review. Thank you for picking up in this.

Greg

>>> Jean Fraser 12/15/2005 4:53:43 PM >>>

Greg,

The issue here is whether or not fire apparatus NEED access via the narrower route with the tight corner, or whether they would be able to adequately access any fire from above. The Engineer is saying that IF fire access is needed over this route the bend is too tight- however, given the nature of the site maybe there would never be a need for fire access over this route.

Hopefully you can clarify whether access is needed at that point...

Thanks

Jean (8728)

>>> Gregory Cass 12/15/2005 9:01:56 AM >>>

I don't have anything in writing that states required turning radius. I believe the largest full circle radius is 65' for Ladder 1. If we need to widen lets do it. I really haven't had to address this issue before, I will agree to what ever the engineer says.

>>> Jean Fraser 12/14/2005 3:58:21 PM >>>

Greg,

We spoke about this last week but since then the new Review Engineer has brought something to my attention that I would like to have your comments on:

He has commented:

"The one way road for the residential transfer station area has a radius of 35 feet. This is not adequate to allow for fire fighting apparatus to maneuver around the corner. "

Thanks
Jean



910 Rivarado St.
#2005-0440
Notice south de l'ord. - H.
- Blvd. Zave



City of Portland Site Plan Application

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

Address of Proposed Development: 410 Riverside St, Portland Zone: IM			
Total Square Footage of Proposed Structure: 2,620 sq +/-	Square Footage of Lot: 11,891,880 sq +/- (incl. golf course property)		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Tax Assessor's Chart, Block & Lot: 357 A 1 360 A 1 358 A 1 361 A 2 359 A 1 362 & 363 & 364 & 365 & 366 & 367-A-1 </td> <td style="width: 50%; padding: 5px;"> Property owner's mailing address: City of Portland 389 Congress St. Portland, Maine 04101 </td> </tr> </table>		Tax Assessor's Chart, Block & Lot: 357 A 1 360 A 1 358 A 1 361 A 2 359 A 1 362 & 363 & 364 & 365 & 366 & 367-A-1	Property owner's mailing address: City of Portland 389 Congress St. Portland, Maine 04101
Tax Assessor's Chart, Block & Lot: 357 A 1 360 A 1 358 A 1 361 A 2 359 A 1 362 & 363 & 364 & 365 & 366 & 367-A-1	Property owner's mailing address: City of Portland 389 Congress St. Portland, Maine 04101		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Consultant/Agent, mailing address, phone # & contact person: Mark St.Germain St.Germain & Associates, Inc. 846 Main St, Suite 3 Westbrook, ME 04092 (207) 591-7000 </td> <td style="width: 50%; padding: 5px;"> Applicant's name, mailing address, telephone #/Fax#/Pager#: City of Portland DPW 55 Portland St. Portland, Maine 04101 </td> </tr> </table>		Consultant/Agent, mailing address, phone # & contact person: Mark St.Germain St.Germain & Associates, Inc. 846 Main St, Suite 3 Westbrook, ME 04092 (207) 591-7000	Applicant's name, mailing address, telephone #/Fax#/Pager#: City of Portland DPW 55 Portland St. Portland, Maine 04101
Consultant/Agent, mailing address, phone # & contact person: Mark St.Germain St.Germain & Associates, Inc. 846 Main St, Suite 3 Westbrook, ME 04092 (207) 591-7000	Applicant's name, mailing address, telephone #/Fax#/Pager#: City of Portland DPW 55 Portland St. Portland, Maine 04101		
Project name: Riverside Transfer Station	Telephone #: (207) 874-8300		

Fee For Service Deposit (all applications) nil (\$200.00) waived

Proposed Development (check all that apply)

- New Building
- Building Addition
- Change of Use
- Residential
- Office
- Retail
- Manufacturing
- Warehouse/Distribution
- Parking lot
- Subdivision (\$500.00) + amount of lots (\$25.00 per lot) + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
- (except for residential projects which shall be \$200.00 per lot)
- Traffic Movement (\$1,000.00)
- Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review


- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

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

Date: 11/7/05	 Signature of applicant: Troy Moon X 8467
---------------	--

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.

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

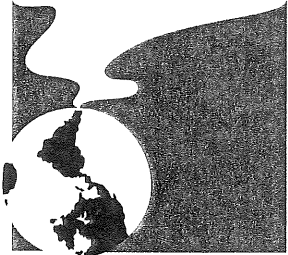
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
 ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

- 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 checklist
- d. 1 set of 11 x 17 plans

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

Who billing will be sent to: (Company, Contact Person, Address, Phone #)	Fees waived - City Project
--	----------------------------

846 Main St., Suite 3
Westbrook, Maine 04092
Telephone 207-591-7000
Facsimile 207-591-7329
info@stgermain.com



ST. GERMAIN
& ASSOCIATES, INC.
ENVIRONMENTAL MANAGEMENT

November 3, 2005

Ms. Sarah Hopkins
City of Portland Planning Department
City Hall, 389 Congress Street
Portland, Maine 04101

RE: City of Portland, Maine.
Minor Site Plan Application
Riverside Transfer Station
Portland, Maine

Dear Ms. Hopkins:

St.Germain & Associates, Inc., on behalf of City of Portland Department of Public Works, is pleased to present the following Minor Site Plan application for improvements to the existing Riverside Transfer Station.

As discussed in our recent meeting, the attached plans and narrative describe updates and improvements proposed to increase the operational efficiency of the facility. An application for a minor revision to the State of Maine Department of Environmental Protection (MEDDP) Solid Waste Permit for the facility was submitted in September 2005. A draft permit was issued for review last week and a final permit is expected within two weeks. It is the intent of the new facility operator, Commercial Paving and Recycling Company, to begin initiating the proposed site layout modifications as soon as the approval is granted by the Portland Planning Authority, preferably this fall. It is our understanding that as this is a City application the fees will be waived.

Should you have any questions during the review of the enclosed materials, please contact me at (207) 591-7000.

Sincerely,
ST.GERMAIN & ASSOCIATES, INC.

Mark S. St.Germain
Project Manager

enclosures:

cc: Troy Moon, City of Portland
Jim Hillmer, CPRC

**Application for Minor Site Plan Review Approval
Improvements to the Riverside Solid Waste Transfer Facility**

Project Narrative

Site Description

The City of Portland Riverside Transfer Facility is located on Parcel ID Number 357 A001001, at 910 Riverside Street in the city of Portland. The parcel owned by the city comprises a total area of 273 acres (including the adjacent municipal golf course). The solid waste transfer facility is located within the Industrial Moderate Impact (IMI) zone. The site currently operates as the main solid waste transfer facility in the city, accepting residential and commercial quantities of solid waste from Portland and the surrounding area.

Site Plan Modifications

Several minor modifications are proposed to the current facility layout. These are aimed at improving the safety and efficiency of access and egress traffic movements, and operations activities within the site. The changes to the facility layout are described below.

Facility Layout and Traffic Circulation

A new, separate residential drop off and loading area is proposed at the southern side of the facility, adjacent to the main entrance from Riverside Street. This will allow residential traffic to be separated from commercial traffic at the entrance to the facility increasing the safety and efficiency of traffic flow through the site. The residential traffic will pass a new attendants hut at the entrance to the drop off area, where incoming materials can be checked, and directions given as necessary. The new residential drop off area will comprise a universal waste, battery and pressurized container off-loading area and a raised ramp beside a series of segregated materials bins. The bins are to be set back from the access road on the north side to allow unloading vehicles space to maneuver. The access road continues past the bins and loading trailers, to a materials loading area, where residential quantities of loam, mulch etc. can be loaded. Several side-load containers are located at the east end of the raised ramp for collection of recyclable materials. The residential access road then proceeds down a ramp to the residential traffic exit, located at the current main facility entrance on Riverside Street.

Commercial traffic will continue to enter the site at the existing location and proceed to the scale for weighing. The entrance road has been modified to allow sufficient turning radius for trucks to enter the scale directly, rather than passing and backing onto the scale as is the current practice. A commercial traffic loop road then extends around the perimeter of the facility allowing commercial traffic to pass and/or offload at one of several commercial materials acceptance areas between the residential drop off area and the main processing and stockpile area of the facility. Commercial traffic will then proceed in a counter clockwise manner around the perimeter of the facility towards the exit. Materials loading areas are provided off the main loop road to allow loading of processed and export materials while allowing through traffic to pass. Commercial

traffic will leave the facility via the scale and a new exit onto Riverside Street at the southwest corner of the facility. The new exit offers improved sight distances in both directions and greatly simplifies the turning movement required to exit the site. The provision of a second exit also removes current conflicts between entering and exiting traffic at the facility.

The northern portion of the facility will house the main materials processing and stockpile areas. Unloaded materials will be segregated, and either processed and stockpiled for future transfer, or transferred directly to loading areas for onward transport and disposal. The internal processing and stockpile area is designed to allow efficient transfer of materials while minimizing conflicts between site operational machinery and external traffic. The stockpiles are configured to create a maximum individual storage area of 15,000 square feet, with minimum 25 foot wide fire access aisles between, as stipulated in the City of Portland correspondence with Maine Department of Environmental Protection dated October 4, 2001.

The facility layout improvements allow unloading, transfer, storage and loading of materials at the site as currently occurs, while minimizing conflicts between residential, commercial and internal site equipment traffic. This will greatly improve safety conditions and operational efficiency at the facility.

One new building, a gatehouse, is proposed at the entrance to the residential drop off area. A second building, for universal waste handling may also be provided at the site, pending State funding.

Building Coverage

There are currently two buildings on site, the vehicle maintenance shed and the office trailer. A new, larger Universal Waste building is proposed to the north of the existing scale and the rear of the existing vehicle maintenance building. A small gatehouse is proposed at the entrance of the residential drop-off area to provide shelter for attending facility staff. Although a stamped boundary survey is not available for the entire parcel, it is evident that the newly proposed buildings will meet the setback requirements of the zoning district. The current City of Portland Land Use Regulations require a minimum side yard setback of one foot for each one foot of building height, up to twenty five feet and a minimum front yard setback of one foot for each one foot of building height, in the IM Zone. The proposed new gatehouse is over 150 feet from the front property line and over 170 feet from the side line. The proposed new Universal Waste building is over 200 feet from the front and side lot lines.

Fire Fighting

Several of the proposed improvements will improve the fire fighting capabilities on the site. The provision of a clear, paved perimeter access road will greatly improve access to the stockpile areas to the rear of the property. Fire access lanes are also provided between the stockpile areas, which have been reduced in size to a maximum area of

15,000 square feet. At a site meeting held on September 2, 2005, The City of Portland Fire Chief expressed concern at the current lack of access to water at the rear of the property. A new fire hydrant will be provided in the wall to the north of the residential drop off area to facilitate access to water for fire fighting purposes. The hydrant will connect to a permanent pipe located under the proposed residential drop off area. The pipe will be kept dry under normal circumstances and will have a second hose fitting at the southern end, adjacent to the existing fire hydrant on the east side of the current facility entrance drive. Should the fire department need water at the rear of the site a hose connection will be made between the existing hydrant and the southern end of the new pipe, allowing water to be drawn from the northern end of the pipe through the hose connection.

A second dry hydrant will be provided at the rear of the site. This outlet will connect to the existing sedimentation pond at the northeast side of the facility, allowing water from the pond to be drawn for fire fighting, if and when necessary.

The provision of additional hydrants will allow improved response times and more efficient fire fighting at the facility.

A new fire training area will be provided on the site for the use of the City of Portland Fire Department. A stabilized pad will be constructed, and a disused cape style residential home will be located on the pad and used for fire training exercises. The exercises will generally comprise filling the structure with smoke and undertaking fire training drills. The fire training area will be accessed via a side driveway off the new commercial exit from the main facility.

The new fire training area and the addition of the new commercial traffic exit will require modifications to the perimeter fencing of the site. This will also enable several sections of damaged fencing to be replaced on the western side of the facility. The updated fence locations are shown on the Site Plan. Fencing materials will be the same as existing, with a six-foot high chain link fence topped with razor wire.

Utilities

The existing utilities connections to the site will be maintained and are considered sufficient for the continued operation of the facility. There is not expected to be any increase in water demand or sewer flow as a result of the proposed improvements.

Storm Water

An extensive storm water analysis was conducted for the site by Sebago Technics in 1994. The proposed modifications to the layout of the facility will not result in a significant change to either the cover conditions on the site, or the existing drainage patterns. It is therefore intended that the major features of the current storm water management system will be retained.

The proposed grading of the facility will direct runoff from the center of the site towards the perimeter in a similar manner to the current configuration. Many of the existing swales, culverts and outlets at the perimeter of the site will remain unaffected by the proposed changes. The existing sedimentation basin at the east side of the site will also remain, although routine maintenance activities, including the removal of accumulated sediments may be required to ensure that the structure continues to function in accordance with the original design parameters.

Two of the existing storm water collection swales will be re-located in order to accommodate the new facility layout. These structures will retain similar contributing drainage areas and are sized to match the existing designs.

It is evident that some of the existing storm water management structures are in need of routine maintenance. An updated storm water system maintenance schedule is included with this submission. Storm water management provisions will also be reflected in an updated Storm Water Pollution Prevention Plan that will be produced for the new State of Maine Multi Sector General Permit for Stormwater Discharges Associated with Industrial Activity.

Construction Plan and Schedule

Construction of the proposed improvements to the facility will commence upon receipt of State and local permit approvals. It is expected that the new residential transfer area and commercial egress from the site will be constructed first, followed by the new loop road and stockpile areas. The improvement work will be phased to ensure that the facility continues to operate affectively throughout the construction period.

List of Permit Federal, State and local Permitting Requirements

The proposed minor modifications to the facility will require a Minor Modification to the MEDEP Solid Waste Permit. An application for this permit was filed with MEDEP in September 2005. A draft approval has been issued and the final permit is expected within two weeks.

The facility is currently covered by the USEPA Multi Sector General Permit for Stormwater Discharge Associated with Industrial Activity (MSGP). Coverage under this permit expires on October 31, 2005 at which time the State of Maine Department of Environmental Management will assume control of the MSGP program. A Notice of Intent to comply with the new 2005 State of Maine MSGP will be submitted to obtain coverage for the facility under the new State of Maine program.

Upon approval of the Site Plan by the City of Portland Planning Authority, building permits will be required for any new structures to be constructed on the property.

DEPARTMENT ORDER

IN THE MATTER OF

CITY OF PORTLAND)
PORTLAND, CUMBERLAND COUNTY, MAINE)
SOLID WASTE TRANSFER STATION)
#S-021417-WH-E-M (APPROVAL WITH CONDITIONS)) MINOR REVISION

Pursuant to the provisions of 38 M.R.S.A., 1301 et seq., and 06-096 CMR Chapters 400 & 402, and 409 of the Maine Solid Waste Management Regulations (effective November 2, 1998, revised September 6, 1999, the Department of Environmental Protection ("Department" or "DEP") has considered the application of the CITY OF PORTLAND RIVERSIDE RECYCLING CENTER (hereinafter called "RIVERSIDE" or "applicant") with its supportive data, staff summary, agency review comments, and other related materials on file and finds the following facts:

I. APPLICATION SUMMARY

A. Application: The applicant has applied for a modification to the existing Riverside C&D transfer station facility license to allow for changes at the facility to improve throughput operations, storage of materials and to improve security at the facility.

B. History: The City of Portland has operated this solid waste facility consisting of a construction and demolition debris (C&D) transfer station, a C&D processing line, storage cells for various materials, and as a leaf and yard waste composting area. The facility is located at 510 Riverside Street in Portland.

This regional solid waste processing and transfer facility was licensed on March 13, 1996, under Department Order #S-021417-WH-A-N, to accept various waste materials from Portland and surrounding communities. The facility collects materials from both the general public and commercial entities.

The volume of materials received at the facility has increased the need to make improvements to the facility to allow for:

- 1) safe traffic movement at the site
- 2) increased separation of materials for recycling, processing, and off site disposal
- 3) more efficient storage of materials
- 4) more effective security of the facility during closed hours
- 5) more effective fire protection at the facility

copy of lead planning and etc 05
[Signature]



This minor revision is designed to address these corrective measures and to further improve the facility operations. In support of this application, the City of Portland has submitted a Site Plan by St. Germain & Associates and dated October 6, 2005, and a new facility Operations Manual (Revision 2.0) dated September 2005.

C. Summary of Proposal: The applicant proposes to modify the facility license to allow for both physical changes and operational changes to be made at the facility. These proposed changes are:

1. Residential Transfer Station: Residential customers using the facility will be directed to the "residential use area" which will consist of cars and light trucks dropping off the following materials in clearly identified and defined areas. Attendants will assist users in selection of the correct unloading areas. Grading at the facility will allow residential users to drop materials into the bins, roll-off cans, and bunker storage areas for:

- Universal wastes (attendant always present) including mercury containing devices and light tubes, CRTs, PCB ballasts, and others
- CFC containing devices, batteries and gas cylinders (attendant always present)
- Waste oil (attendant always present)
- Leaf/Yard waste
- Clean wood/brush
- Demo wood
- Non-processable C&D (including pressure treated wood)
- Asphalt shingles
- Glass/porcelain
- Gypsum board
- Bulky wastes
- Inert fill
- Street sweepings
- Unscreened loam
- Ferrous metals
- Non-ferrous metals
- Tires
- Cardboard
- Recycling bin (for paper, plastics, cans, etc)

These storage areas may be moved and adjusted for size at the site within the Solid Waste Handling Area as needed to meet demand at the facility. As materials are collected in the storage bins, they will be moved as

required to the larger storage and processing piles at the site, or directly shipped to other solid waste transfer, processing, or disposal facilities. Residential customers using the facility will be required to separate materials being disposed to encourage further recycling of the material.

2. Commercial Transfer Station: Commercial customers with larger vehicles utilizing the facility will be directed to the vehicle scales for weigh in upon entering the facility and then directed to the "Commercial Off Loading Areas". Commercial customers using the facility will be encouraged to separate the waste streams to encourage further recycling. Once unloaded, commercial vehicles will exit by looping around the perimeter of the facility, be weighed at the scale house and then exit the facility through a new exit lane onto Riverside Street.

3. Processing of Materials: Most materials received at the facility will be processed prior to being removed to an appropriate recycling, processing, or disposal facility. Processing at the facility will include sorting of unsuitable materials prior to further processing, chipping, grinding, or crushing. The applicant has identified 6 areas for storing and processing materials at the site for:

- Lawn and yard waste
- Clean wood and brush
- Demolition debris
- Non-processable demolition debris
- Bulky wastes
- A large work pad (40' by 100')

After processing, materials will either be removed to another facility for additional processing or disposal, or will be stored in the larger storage pads at the rear of this facility.

4. On-Site Storage: The applicant has designated 6 storage areas at the rear of the property for on site storage of:

- Processed leaf and yard waste
- Processed clean wood and brush
- Processed demolition debris

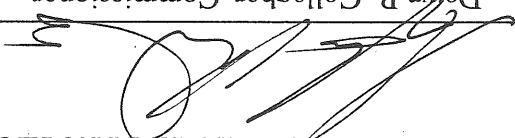
CITY OF PORTLAND
 PORTLAND, CUMBERLAND COUNTY, MAINE
 SOLID WASTE TRANSFER STATION
 #S-021417-WH-E-M (APPROVAL WITH CONDITIONS)
)
)
) MINOR REVISION
 5 SOLID WASTE ORDER

THEREFORE, the Department APPROVES WITH THE ATTACHED CONDITIONS the application of the CITY OF PORTLAND subject to the following conditions:

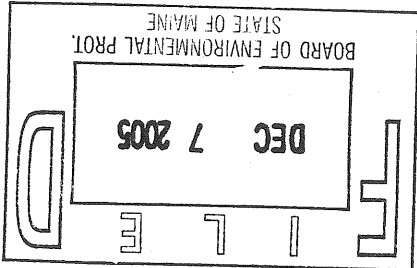
1. The Standard Conditions of Approval, a copy attached as Appendix A.
2. All other Findings of Fact, Conclusions, and Conditions remain as approved in Department License #S-021417-WH-A-N on March 13, 1996, and as subsequently modified, are incorporated herein.

DONE AND DATED AT AUGUSTA, MAINE, THIS 13th DAY OF December 2005.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: 
 Dawn R. Gallagher, Commissioner
 For

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURE



Date filed with the Board of Environmental Protection:

Date of initial receipt of application: May 10, 2002

Date of application acceptance: June 3, 2002

This order was prepared by Randy McMullin, Bureau of Remediation and Waste Management.

XRM49675

STANDARD CONDITIONS TO ALL SOLID WASTE FACILITY LICENSES

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL. VIOLATIONS OF THE CONDITIONS UNDER WHICH A LICENSE IS ISSUED SHALL CONSTITUTE A VIOLATION OF THAT LICENSE, AGAINST WHICH ENFORCEMENT ACTION MAY BE TAKEN, INCLUDING REVOCATION.

1. Approval of Variations from Plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed by the licensee. Any consequential variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.

2. Compliance with All Applicable Laws. The licensee shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.

3. Compliance with All Terms and Conditions of Approval. The licensee shall submit all reports and information requested by the Department demonstrating that the licensee has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.

4. Transfer of License. The licensee may not transfer the solid waste facility license or any portion thereof without approval of the Department.

5. Initiation of Construction or Development Within Two Years. If the construction or operation of the solid waste facility is not begun within two years of issuance or within 2 years after any administrative and judicial appeals have been resolved, the license lapses and the licensee must reapply to the Department for a new license unless otherwise approved by the Department.

6. Approval Included in Contract Bids. A copy of the approval must be included in or attached to all contract bid specifications for the solid waste facility.

7. Approval Shown to Contractors. Contractors must be shown the license by the licensee before commencing work on the solid waste facility.

8. Background of Key Individuals. A licensee may not knowingly hire as an officer, director or key solid waste facility employee, or knowingly acquire an equity interest or debt interest in, any person convicted of a felony or found to have violated a State or federal environmental law or rule without first obtaining the approval of the Department.

9. Fees. The licensee must comply with annual license and annual reporting fee requirements of the Department's rules.



DEP INFORMATION SHEET

Appealing a Commissioner's Licensing Decision

Dated: May 2004
Contact: (207) 287-2811

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner: (1) in an administrative process before the Board of Environmental Protection (Board); or (2) in a judicial process before Maine's Superior Court. This INFORMATION SHEET, in conjunction with consulting statutory and regulatory provisions referred to herein, can help aggrieved persons with understanding their rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

DEP's General Laws, 38 M.R.S.A. § 341-D(4), and its Rules Concerning the Processing of Applications and Other Administrative Matters (Chapter 2), 06-096 CMR 2.24 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written notice of appeal within 30 calendar days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days will be rejected.

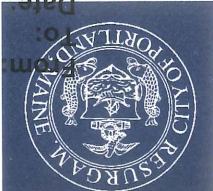
HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner and the applicant a copy of the documents. All the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

The materials constituting an appeal must contain the following information at the time submitted:

1. *Aggrieved Status*. Standing to maintain an appeal requires the appellant to show they are particularly injured by the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error*. Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge*. If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought*. This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.



Subject: Re: Riverside Transfer Station - Fire issues

Jean Fraser
Cass, Gregory
12/15/2005 4:53:43 PM

Greg,

Planning and Development Department
The issue here is whether or not fire apparatus NEED access via the narrower route with the tight corner, or whether they would be able to adequately access any fire from above. The Engineer is saying that IF fire access is needed over this route the bend is too tight- however, given the nature of the site maybe there would never be a need for fire access over this route.
Planning Division
Alexander Jagerman, Director

Hopefully you can clarify whether access is needed at that point...

Thanks
Jean (8728)

>>> Gregory Cass 12/15/2005 9:01:56 AM >>>

I don't have any thing in writing that states required turning radius. I believe the largest full circle radius is 65' for Ladder 1. If we need to widen lets do it. I really haven't had to address this issue before, I will agree to what ever the engineer says.

>>> Jean Fraser 12/14/2005 3:58:21 PM >>>

Greg,

We spoke about this last week but since then the new Review Engineer has brought something to my attention that I would like to have your comments on:

He has commented:

"The one way road for the residential transfer station area has a radius of 35 feet. This is not adequate to allow for fire fighting apparatus to maneuver around the corner."

Thanks
Jean

From: "Dan Goyette" <DGoyette@woodardcurran.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 12/15/2005 9:30:00 AM
Subject: RE: Re: Riverside Transfer Station - Fire issues

The question is definitely whether or not the FD would need access through this route or would be able to fight any fire from above.

-----Original Message-----

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Thursday, December 15, 2005 9:24 AM
To: Dan Goyette
Subject: Fwd: Re: Riverside Transfer Station - Fire issues

Dan

Here is the response from the fire Dept-

I guess the question is whether fire apparatus would need to use this road or get access via this road.
Maybe we can discuss at a quiet moment during this mornings site visit...

Jean

<<< Gregory Cass 12/15/2005 9:01:56 AM >>>
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If we need to widen lets do it.
I really haven't had to address this issue before, I will agree to what ever the engineer says.

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He has commented:

"The one way road for the residential transfer station area has a radius of 35 feet. This is not adequate to allow for fire fighting apparatus to maneuver around the corner. "

Thanks
Jean

From: Jean Fraser
To: Johnston (St.Germain), Andrew
Date: 12/14/2005 4:06:11 PM
Subject: Riverside Transfer Facility

Andrew,

Just to let you know that I have most of the comments back and will soon be writing to you - I am seeking clarification regarding one of the comments before I do that as it might be more substantial than the others - but it might 'go away'...

so will be in touch

Jean (Fraser)
Planning

From:

Jean Fraser

To:

Cass, Gregory

Date:

12/14/2005 3:58:21 PM

Subject:

Riverside Transfer Station - Fire issues

Greg,

We spoke about this last week but since then the new Review Engineer has brought something to my attention that I would like to have your comments on:

He has commented:

"The one way road for the residential transfer station area has a radius of 35 feet. This is not adequate to allow for fire fighting apparatus to maneuver around the corner."

Thanks

Jean

CC:

Goyette, Dan

CORPORATE OFFICES: Maine, Massachusetts,
New Hampshire, Connecticut, Florida
Operational offices throughout the U.S.



MEMORANDUM

05-246

TO: Jean Fraser, City of Portland Planner

FROM: Dan Goyette, PE – Development Review Coordinator, Woodard & Curran, Inc.

DATE: December 12, 2005

RE: Riverside Transfer Station, 910 Riverside Street

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed project for 910 Riverside Street, the Riverside Transfer Station. The project involves improvements to the layout and grading of the existing transfer station located at the site.

Documents Reviewed

- City of Portland Site Plan Application for Portland Public Works, dated November 3, 2005, prepared by St. Germaine & Associates, Inc.
- Engineering plan sheets prepared by St. Germaine & Associates, Inc., titled Site Plan, sheets 1 thru 3, dated October 19, 2005(Sheet 1) and August 17, 2005(Sheets 2 & 3).

1. Stormwater Management

A. The applicant has not proposed any significant modifications to the existing cover conditions or drainage patterns. The existing stormwater control plan is therefore adequate.

B. The applicant has proposed the use of a high capacity grate catch basin in the commercial off loading area. The only detail provided for catch basins is for the use of a beehive style grate. This style grate is not at grade with the surrounding pavement. It will cause vehicles to have to maneuver around it and will be a problem during snow removal. There is also no indication that the grate has the capacity required to handle the proposed stormwater flows. The grate should be replaced with an at-grade style grate and have the stormwater collection capacity required.

2. Road Access/Circulation

A. At the entrance to the site, there does not appear to be adequate proposed signage to insure that vehicles turn to the left and do not proceed up the one way road for the residential transfer station area.

B. The one way road for the residential transfer station area has a radius of 35 feet. This is not adequate to allow for fire fighting apparatus to maneuver around the corner.

DRG
203848.

cc: File

From: Jeff Tarling
To: Jean Fraser
Date: 12/6/2005 4:34:03 PM
Subject: Re: Riverside Transfer Station

Jean -

That sounds good !

Thanks,

Jeff

>>> Jean Fraser 12/6/2005 2:33:19 PM >>>
Jeff

It looks like this one will be getting staff approval soon and I would like to confirm your comments. I interpreted your comments as follows - OK????; do you want to specify numbers/caliper?

"The City Arborist has reviewed the proposals and considers that further planting is needed to strengthen the buffer, replace trees lost as a result of the proposals, and fulfill requirements of the 1997 approval.

Planting of white pines should take place:

1. Along the inside of the perimeter fence along the Riverside Street frontage
2. Between the existing driveway (gated off) at the southwest of the site and the adjacent property (outside the fence)
3. To fill in gaps the row of pines along Riverside Street on the outside of the perimeter fence"

Thanks,
Jean

Hi!

From: Jean Fraser
To: Cass, Gregory
Date: 12/5/2005 2:43:03 PM
Subject: Riverside Transfer Station

I am the planner dealing with the Riverside Transfer Station and your message left with Sarah Hopkins a few days ago has been forwarded to me. I am still awaiting engineering review comments so there is no panic for comments, but it would be useful to know where things stand on Fire issues by the end of tomorrow (so I can pull together all the comments at the internal meeting on Wed morning).

From my perspective there are three issues:

- a. Fire Truck access to the site (including the new road loop);
- b. Adequacy of the hydrants and the reliance on hose connections to various pipes; and
- c. the new fire training area being so close to the perimeter of the site and trees.

You can call me direct if we need to discuss any of these issues or let me know when comments might be on their way- I'm on ext 8728.

thanks
Jean (Fraser)
Planning

From: "Thomas Errico" <terrico@wilbursmith.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 12/5/2005 12:46:58 PM
Subject: Riverside Street Transfer Station

Jean-

I have reviewed the above project and have determined through a field investigation that the project is acceptable from a traffic perspective. I find the changes to be an improvement to traffic access/egress and have no comment.

Please call me if you have any questions.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

(207) 871-1785 Phone

(207) 871-5825 Fax

CC: "Katherine Earley" <KAS@portlandmaine.gov>