

420-B-5

# 10-79900036

273 Presumpscott St.

2<sup>nd</sup> Story Bld. Addition

C+U Properties



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

## Planning & Urban Development Department

Penny St. Louis Littell, Director

## Planning Division

Alexander Jaegerman, Director

DECEMBER 8, 2010

C & N Properties LLC  
Attention: Robert L. Bergeron  
Po Box 1838  
Portland, ME 04104

**RE:** Review Comments for Final Plan – Administrative Review

**Project Name:** 273 Presumpscot Street; Addition of Second Story Office Space  
**Project ID:** 10-79900036  
**Project Address:** 273 Presumpscot St **CBL:** 420 - B-005-001  
**Planner:** Shukria Wiar

Dear Mr. Bergeron:

On November 19, 2010, the Portland Planning Authority approved a minor site plan for an addition for a second story office space and a bathroom at 273 Presumpscot Street as submitted by the Applicant and shown on the approved plan prepared by Allied Engineering and dated 09.10.2010.

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.

### STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this Article V, Site Plan Ordinance of the Portland's Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. An inspection fee payment of \$300 must be submitted to the Planning Division prior to a pre-construction meeting.
4. 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.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, 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 874-8632. 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 you have any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov.

Sincerely,



Alexander Q. Jaegerman  
Planning Division Director

Attachments:

1. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, TY Lin  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* \* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Public Services Department**  
**Michael J. Bobinsky, Director**

17 November 2010

Ms. Katherine Bunikis,  
Office Manager,  
Hascall & Hall,  
P.O. Box 1838,  
Portland, Maine 04104

**RE: The Capacity to Handle the Anticipated Wastewater Flows, from a Proposed  
Second Story Addition, at 273 Presumpscot Street, Portland, Maine.**

Dear Ms. Bunikis:

The existing eight-inch diameter asbestos concrete pipe located in Presumpscot Street has **adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have **adequate capacity to treat** the total anticipated increase in wastewater flows of **105 GPD**, from the proposed addition.

**Anticipated Wastewater Flows from the Proposed Office Addition:**

Proposed 1,482 S.F. @ 5 Persons/1000 S.F. = 7 Persons @ 15 GPD/Person = <b>105 GPD</b>
Total Proposed Increase in Wastewater Flows for this Project = <b>105 GPD</b>

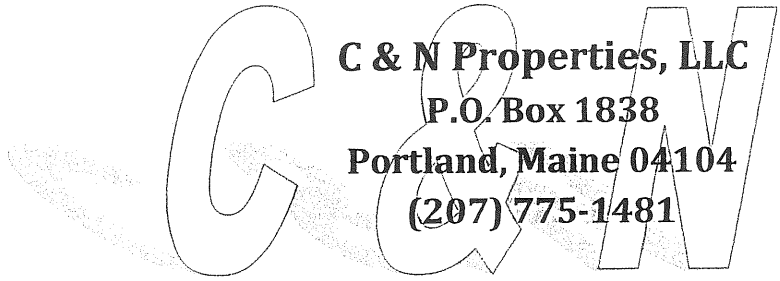
The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,  
**CITY OF PORTLAND**

Frank J. Brancely, B.A., M.A.  
Senior Engineering Technician

FJB

CC: Penny Littell, Director, Department of Planning, and Urban Development, City of Portland  
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland  
Shukria Wiar, Planner, Planning Division, Department of Planning, and Urban Development, City of Portland  
David Margolis-Pineo, Deputy City Engineer, City of Portland  
Michael Farmer, P.E., Project Engineer, City of Portland  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
Stephen K. Harris, Assistant Engineer, City of Portland  
John Emerson, Wastewater Coordinator, City of Portland  
Jane Ward, Administrative Assistant, City of Portland



**C & N Properties, LLC**

**P.O. Box 1838**

**Portland, Maine 04104**

**(207) 775-1481**

November 17, 2010

Ms. Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: 273 Presumpscot Street Building Addition

Dear Ms. Schmuckal:

This letter will address your comments of November 16 related to our Development Review Application for additional office space at 273 Presumpscot Street.

1. Regarding the lot size, our application was in error. The square footage of 191,650 as indicated on the survey is correct. We apologize for our mistake.
2. Enclosed is an updated survey which illustrates the additional parking spaces per your request.
3. An elevation drawing of the existing building that includes the proposed addition is also enclosed.

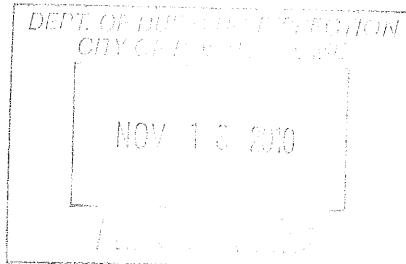
I trust this information satisfies your requirements. Please feel free to contact me should you need additional information.

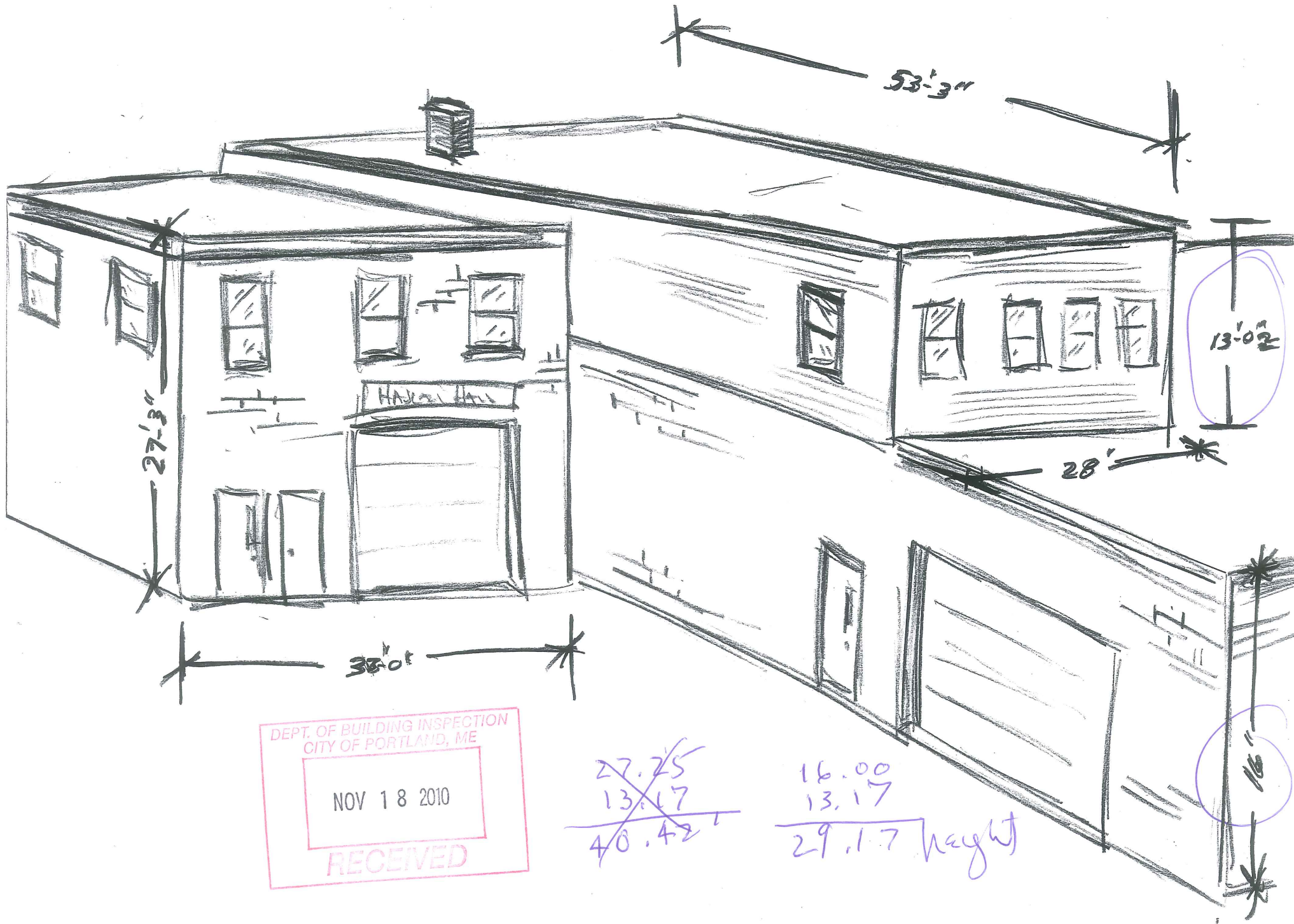
Sincerely,

A handwritten signature in black ink, appearing to read 'RLB', is written over a horizontal line.

Robert L. Bergeron  
Its Manager

RLB/kbb  
Enclosures





DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 NOV 18 2010  
 RECEIVED

~~27.25~~  
~~13.17~~  
 40.42'

16.00  
 13.17  
 29.17 height



# Development Review Application PORTLAND, MAINE

Planning and Urban Development Department  
Planning Division and Planning Board

PROJECT NAME: Hascall & Hall Addition

**PROPOSED DEVELOPMENT ADDRESS:**

273 Presumpscot Street, Portland, Maine 04103

**PROJECT DESCRIPTION:**

1,482 square foot second story addition housing office space

CHART/BLOCK/LOT: 420-B-005-001 PRELIMINARY PLAN X  
FINAL PLAN \_\_\_\_\_

**CONTACT INFORMATION:**

**APPLICANT**  
Name: Robert L. Bergeron  
C&N Properties, LLC  
Address: PO Box 1838  
Portland, Maine  
Zip Code: 04104  
Work #: 775-1481  
Cell #: 831-0659  
Fax #: 773-5727  
Home: \_\_\_\_\_  
E-mail: rob@hascallhall.com

**PROPERTY OWNER**  
Name: C&N Properties, LLC  
Address: PO Box 1838  
Portland, Maine  
Zip Code: 04104  
Work #: 775-1481  
Cell #: 831-0659  
Fax #: 773-5727  
Home: \_\_\_\_\_  
E-mail: rob@hascallhall.com

**BILLING ADDRESS**

Name: C&N Properties, LLC  
Address: PO Box 1838  
Portland, Maine  
Zip: 04104  
Work #: 775-1481  
Cell #: 831-0659  
Fax #: 773-5727  
Home: \_\_\_\_\_  
E-mail: rob@hascallhall.com

~As applicable, please include additional contact information on the next page~

# PROJECT DATA

The following information is required where applicable, in order to complete the application

Total Site Area	161842	sq. ft.
Proposed Total Disturbed Area of the Site	0	sq. ft.

(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

**IMPERVIOUS SURFACE AREA**

Proposed Total Paved Area	N/A	sq. ft.
Existing Total Impervious Area		sq. ft.
Proposed Total Impervious Area		sq. ft.
Proposed Impervious Net Change	-0-	sq. ft.

**BUILDING AREA**

Existing Building Footprint	12127	sq. ft.
Proposed Building Footprint	12127	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	13315	sq. ft.
Proposed Total Building Floor Area	14797	sq. ft.
Proposed Building Floor Area Net Change	1482	sq. ft.
New Building	No	(yes or no)

**ZONING**

Existing	IM	
Proposed, if applicable		

**LAND USE**

Existing	N/A	
Proposed		

**RESIDENTIAL, IF APPLICABLE**

Proposed Number of Affordable Housing Units	N/A	
Proposed Number of Residential Units to be Demolished		
Existing Number of Residential Units		
Proposed Number of Residential Units		
Subdivision, Proposed Number of Lots		

**PARKING SPACES**

Existing Number of Parking Spaces	48	
Proposed Number of Parking Spaces	48	
Number of Handicapped Parking Spaces	0	
Proposed Total Parking Spaces	48	

**BICYCLE PARKING SPACES**

Existing Number of Bicycle Parking Spaces	N/A	
Proposed Number of Bicycle Parking Spaces		
Total Bicycle Parking Spaces		

**ESTIMATED COST OF PROJECT**

\$114,000

**Please answer the following with a Yes/No response on all that apply to the proposed development**

Institutional	No	Design Review	No
Parking Lot	No	Flood Plain Review	No
Manufacturing	No	Historic Preservation	No
Office	Yes	Housing Replacement	No
Residential	No	14-403 Street Review	No
Retail/Business	No	Shoreland	No
Warehouse	No	Site Location	No
Single Family Dwelling	No	Stormwater Quality	No
2 Family Dwelling	No	Traffic Movement	No
Multi-Family Dwelling	No	Zoning Variance	No (or date)
B-3 Ped Activity Review	No	Historic Dist./Landmark	No
Change of Use	No	Off Site Parking	No



Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

**City of Portland Planning Division**  
 389 Congress Street  
 Portland, Maine 04101  
 (207) 874-8719  
 www.portlandmaine.gov

**Office Hours:**  
 Unless noted, office hours are  
 Monday thru Friday  
 8:00 a.m. – 4:30 p.m.

**General Submittal Requirements – Level II and Level III Site Plan**

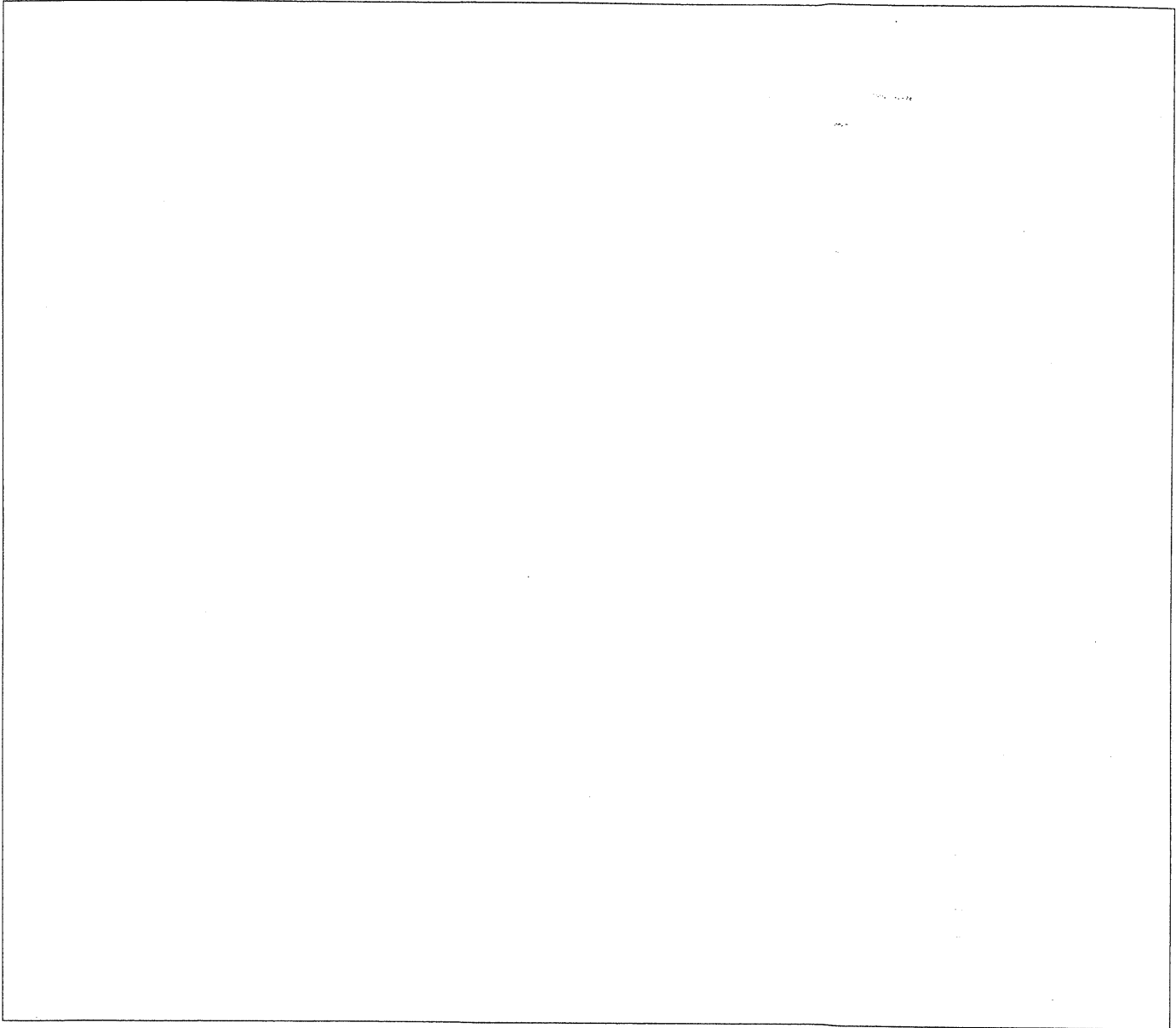
Preliminary Plan Phase (if elected by applicant)			
Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Written description of project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Evidence of right, title and interest.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7	Copies of required State and/or Federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written assessment of zoning.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written requests for waivers from individual site plan and/or technical standards, where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	7	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
<input type="checkbox"/>	<input type="checkbox"/>	7	Written summary of significant natural features located on the site.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written summary of project's consistency with related city master plans.

Final Plan Phase (including items listed above if no preliminary plan review)			
Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within 1/4 mile of an intersection identified in a previous traffic study as a failing intersection).
<input type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed snow storage areas or snow removal plan.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed trash and recycling facilities.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Existing and proposed utilities.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed finish floor elevation (FFE).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Exterior building elevation(s) (showing all 4 sides).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed stormwater management and erosion controls.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Exterior lighting plan, including street lighting improvements..</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed signage.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Total area and limits of proposed land disturbance.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Soil type and location of test pits and borings.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed snow storage areas or method of snow removal.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Existing and proposed easements or public or private rights of way.</i></li> </ul>

**Note:** On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

**Notes, Comments, or Calculations:**



**C & N Properties, LLC**

**P.O. Box 1838**

**Portland, Maine 04104**

**(207) 775-1481**

October 28, 2010

Department of Planning and Urban Development  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

RE: 273 Presumpscot Street Addition

Dear Sir or Madam:

Enclosed is our completed Development Review Application along with the site plans and other information necessary to apply for a permit to build an addition to the existing building at 273 Presumpscot Street currently leased by Hascall & Hall.

This 1,482 square foot, second story addition is for additional office space for use by Hascall & Hall. The new addition will comprise three (3) offices, a storage room, and a bathroom and will not change the "footprint" of the existing building.

Please feel free to contact us with any questions or if you require additional information.

Sincerely,



Robert L. Bergeron  
Its Manager

RLB/kbb  
Enclosures



**C & N Properties, LLC**  
**P.O. Box 1838**  
**Portland, Maine 04104**  
**(207) 775-1481**

November 2, 2010

Ms. Barbara Barhydt, Development Review Services Manager  
Department of Planning and Urban Development  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

RE: 273 Presumpscot Street Addition

Dear Barbara:

Per our telephone conversation this morning, enclosed are seven (7) copies of our stamped site plan to replace the previously submitted "unstamped" site plan.

At your request, I have identified the buildings noted on the plan as well their respective square footage and use as follows:

Building #5	9,500 square feet	Office Space
Building #6	4,042 square feet	Warehouse Space
Building #7	1,120 square feet	Office Space (existing)
	11,007 square feet	Warehouse Space

Please feel free to contact us with any questions or if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'RLB', with a long horizontal flourish extending to the right.

Robert L. Bergeron  
Its Manager

RLB/kbb  
Enclosures

### Agreement to Use Roadway

In consideration of the St. Lawrence and Atlantic Railroad Company, with a place of business in Auburn, Maine, hereinafter called "RR", waiving all license and lease fees for contracts #C-29986-A/ #C-22657-A/ #SLR-1603/ #SLR-1604/#S-513-L/#S-10738-A, H. Timothy O'Neil of Cape Elizabeth, Maine, hereinafter called "HTO", does hereby grant to RR, the use of a certain 25' wide roadway extending from the easterly side of Presumpscot Street to land owned by HTO. Said Agreement shall be effective from July 1, 1996 until June 30, 1997, provided the conditions hereinafter provided for are satisfied, and this Agreement will automatically renew for successive one month periods. Either party can end this continuing monthly renewal process by giving to the other party written notice of termination at least six months prior to termination date. Renewal periods shall be subject to the same terms and conditions as the initial term hereof, except each renewal is for a period of one month.

The Agreement created hereby is made upon the following conditions:

1. RR, its agents and assigns shall not park or leave unattended, vehicles on any portion of the paved roadway, nor allow customers or visitors to park or leave unattended vehicles on any portion of the roadway.
2. RR, its agents and assigns shall use the roadway for access to and from a parcel of land located to the southerly side of said roadway and west of the RR mainline tracks.
3. RR, its agents and assigns shall maintain a public liability insurance policy in the amount of at least \$3,000,000.00 ( Three Million Dollars ) and shall supply HTO with evidence of said insurance policy, when requested by HTO.
4. RR, its agents and assigns shall maintain reasonable and customary signage and safety procedures regarding the use of the roadway by RR for the safety of HTO, his tenants and their property.
5. RR shall pay 1/2 the cost of maintaining ( including snowplowing ), repairing or replacing the roadway, in a reasonably suitable condition for the RR's use and for such other uses by HTO or his tenants, which are customary as of the date of this Agreement. This Agreement does not require HTO to perform any such maintenance ( including snowplowing ), but rather does require RR to pay 1/2 the cost of any reasonable maintenance performed by HTO. Further, RR may perform maintenance ( including snowplowing ) at RR's sole expense if RR determines that HTO's maintenance does not meet RR's needs.

6. RR shall be bound to its obligations in this Agreement for as long as RR actually uses the roadway. Notice of termination of active use, by RR, must be in writing to HTO, 6 months prior to termination date.

In the event that any of the foregoing conditions are not complied with, then this Agreement shall be terminable by HTO by giving written notice to RR of such termination and the reasons therefore.

RR hereby agrees to hold HTO harmless from all costs, loss or damage, including attorneys fees, arising out of the use of said roadway by the RR, its agents, servants, invitees, suppliers, tenants, customers or visitors. HTO agrees to hold RR harmless from all costs, loss or damage, including attorneys fees, arising out of the use of said roadway by HTO, his agents, servants, invitees, suppliers, tenants, customers or visitors.

In witness thereof, the parties hereto have executed this Agreement as of February 28, 1997.

Pat L. Coleman  
Witness

H. Timothy O'Neil  
H. Timothy O'Neil

DALE R. MARSHALL  
Witness DALE R. MARSHALL

St. Lawrence & Atlantic Railroad Co.

By: [Signature]

Its: VICE PRESIDENT - SLR

Handyman Rental.

1-18-11.

Mr Watson / J Seymour Adams

city: Tom E / M Farms / J Fraser

1. L. hand turn onto R side very unsafe for HK customers
2. <sup>Brad Watson</sup> Looking at using his hand for access <sup>via</sup> Warren.
3. Intersection <sup>imp's R side / Warren</sup> indicated to be Spring
4. Paper warehouse - illegal filling - DEP - <sup>BW not approached</sup> - there is joint access.
5. DEP wd. grant waiver <sup>for access road</sup> if impact minimized <sup>(most of wetlands are considered of special significance)</sup>
6. Context: MTA lowering Warren 500' each way - impacts drainage, accesses and sidewalks.
7. Their proposal doesn't show sidewalk but all other projects except Paper Party Ho. paid or did sidewalks + curbing. ← latter expensive; if <sup>said likely to be</sup> required.
8. Tom - TRAFFIC - might be better opp. Home Depot OK to move away from intersection to avoid queuing. (queuing shd. improve when intersection improved)
- 8 (cont). either way req'd s/waiver. Need to know what curb cut is for, eg details of assoc. dev.
  - 5 have gate so gated when not open
9. Jim S - if do any more <sup>(building)</sup> in wetland, wd be liable to "buy time" compensation (wetlands of sig importance).
10. Jean ref. appeal re Wendy / DD joint access - wd. encourage joint access Paper Party House - Tom supported this wd welcome no inc in curb cuts
11. <sup>Tom E</sup> Open to up to 30' of joint - wd look at -
12. TE: 4 options joint Req Depot or PPH located opp HD located as shown on plan <sup>(wriggle to take curb cut further from w/E in ker section)</sup>
13. TE: wants cond. that app. only applies in no dev option
14. TE: asked for "real" #'s; peak in May - August
15. TE: discussion re cut - thru (BW wants it gated when HK closed)



Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

July 7, 2004

## CITY OF PORTLAND

Mr. Brad Watson  
Handyman Rental  
357 Riverside Street  
Portland, ME 04103

RE: Handyman Rental – Equipment Storage Building  
ID #2004-0095, CBL #317 B004001

Dear Mr. Watson,

On July 7, 2004 the Portland Planning Authority approved the proposed Handyman Rental Equipment Storage Building as presented in plans prepared by Sebago Technics dated May 10, 2004 and submitted to the City of Portland on May 17, 2004. This approval is based on the findings and subject to the provisions, requirements and conditions contained in this letter.

### Findings

1. The project, as presented, is in conformance with the dimensional standards of the B-4 zone.
2. The project, as presented, is in conformance with the Site Plan Ordinance.

### Provisions and Requirements

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 CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon

in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department 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.

### **Conditions**

1. The proposed for transfer of 29,865 s.f. of land to the subject parcel from the abutting parcel, as shown on plans prepared by Sebago Technics dated 5/10/2004, shall be recorded with the Cumberland County Registry of Deeds prior to issuance of a building permit.
2. During the construction phase, a sediment barrier such as a silt fence or other measure consistent with Best Management Practices shall be placed around the work area as an erosion control measure.

### **Appeal**

Where the Planning Authority has finally disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such appeal, the application shall be reviewed as if referred by the Planning Authority, except that the Planning Board may not decline to accept the reference.

If you have any questions regarding this approval, please contact me at 756-8083 or [ebm@portlandmaine.gov](mailto:ebm@portlandmaine.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'EBM', with a long horizontal line extending to the right.

Ethan Boxer-Macomber, Planner

Cc: Alexander Jaegerman, Planning Division Director  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Eric Labelle, City Engineer  
Correspondence File