

City Of Portland
Inspection Services
RETURN OF SERVICE

425 K 001

On the 10 day of October, 2000, I made service of the Stop Work Order
upon, F.P. Drake, at 160 Presumpscot St.

X

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place
of abode with a person of suitable age or discretion who resides
therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of
process, and whose name is _____.

By (describe other manner of service) _____.

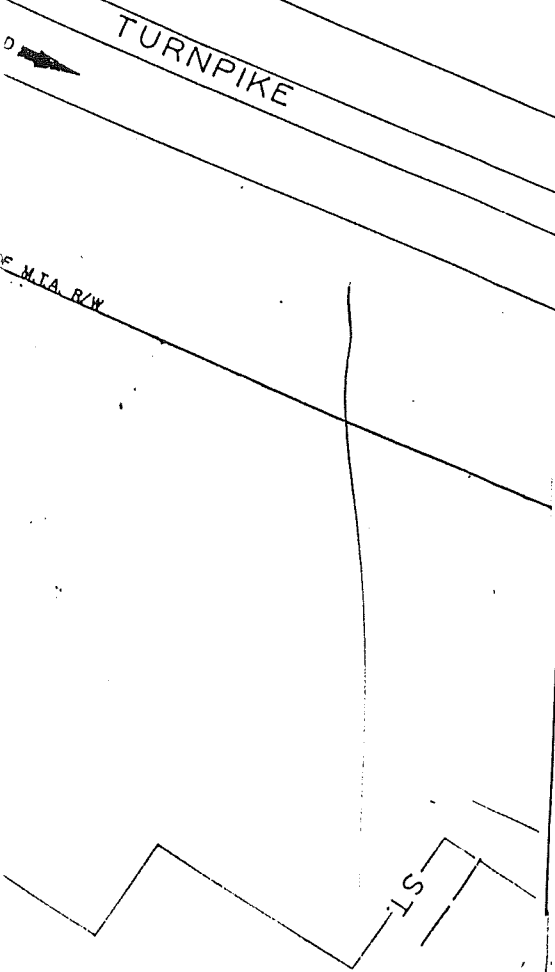
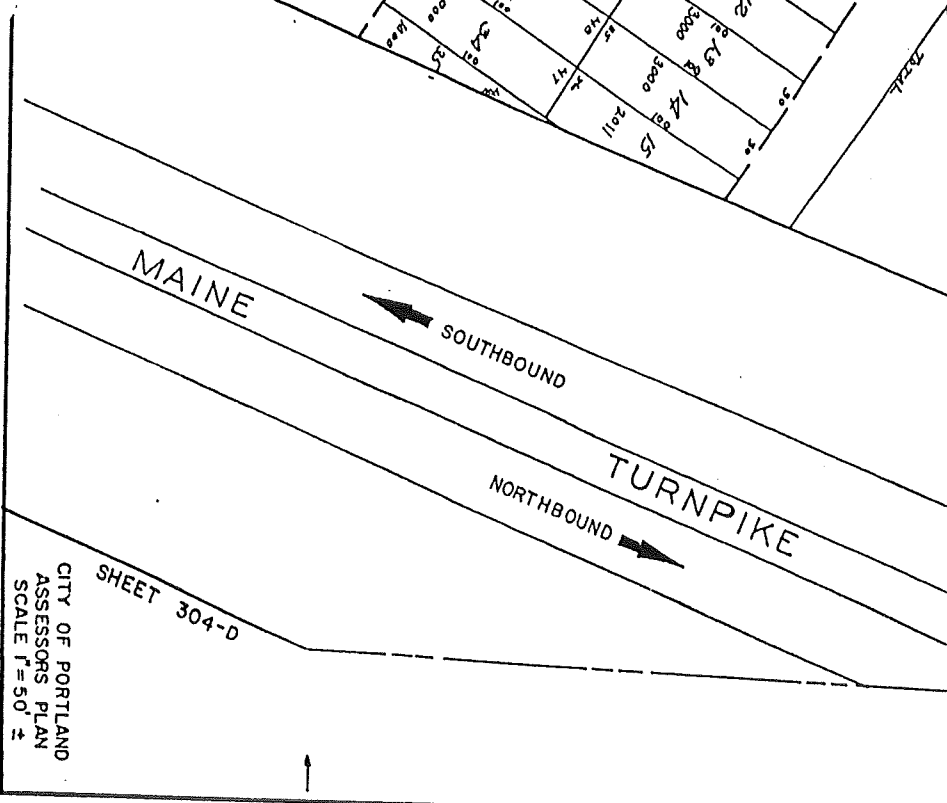
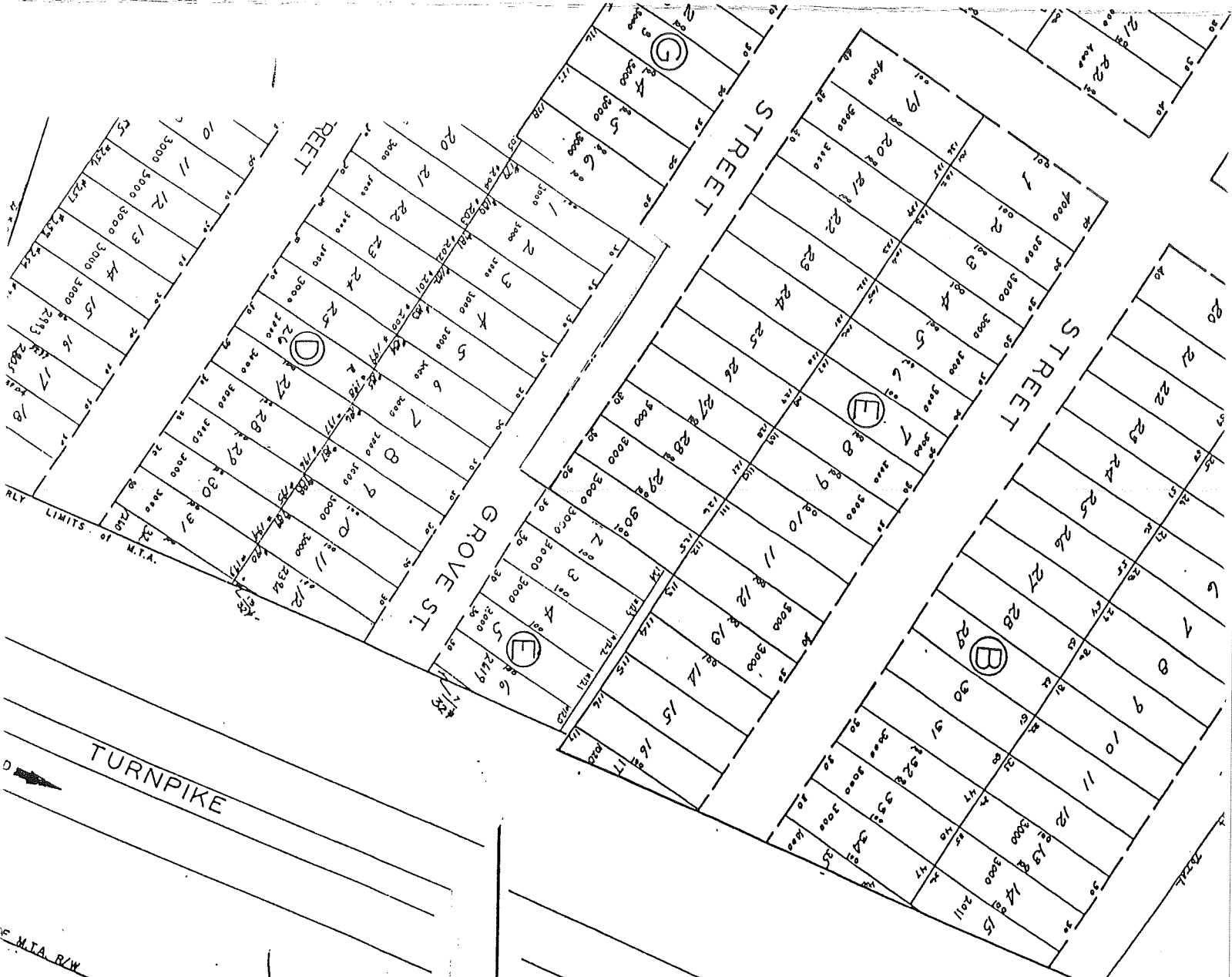
DATED: 10/10/00

Jeanie Bouke
Signature of Person Making Service
C.E.O
Title

I have received the above referenced documents

J.P. Drake
Person Receiving Service

____ Refused to sign



F.P. DRAKE LAND - GROVE ST-WESTERN AVE

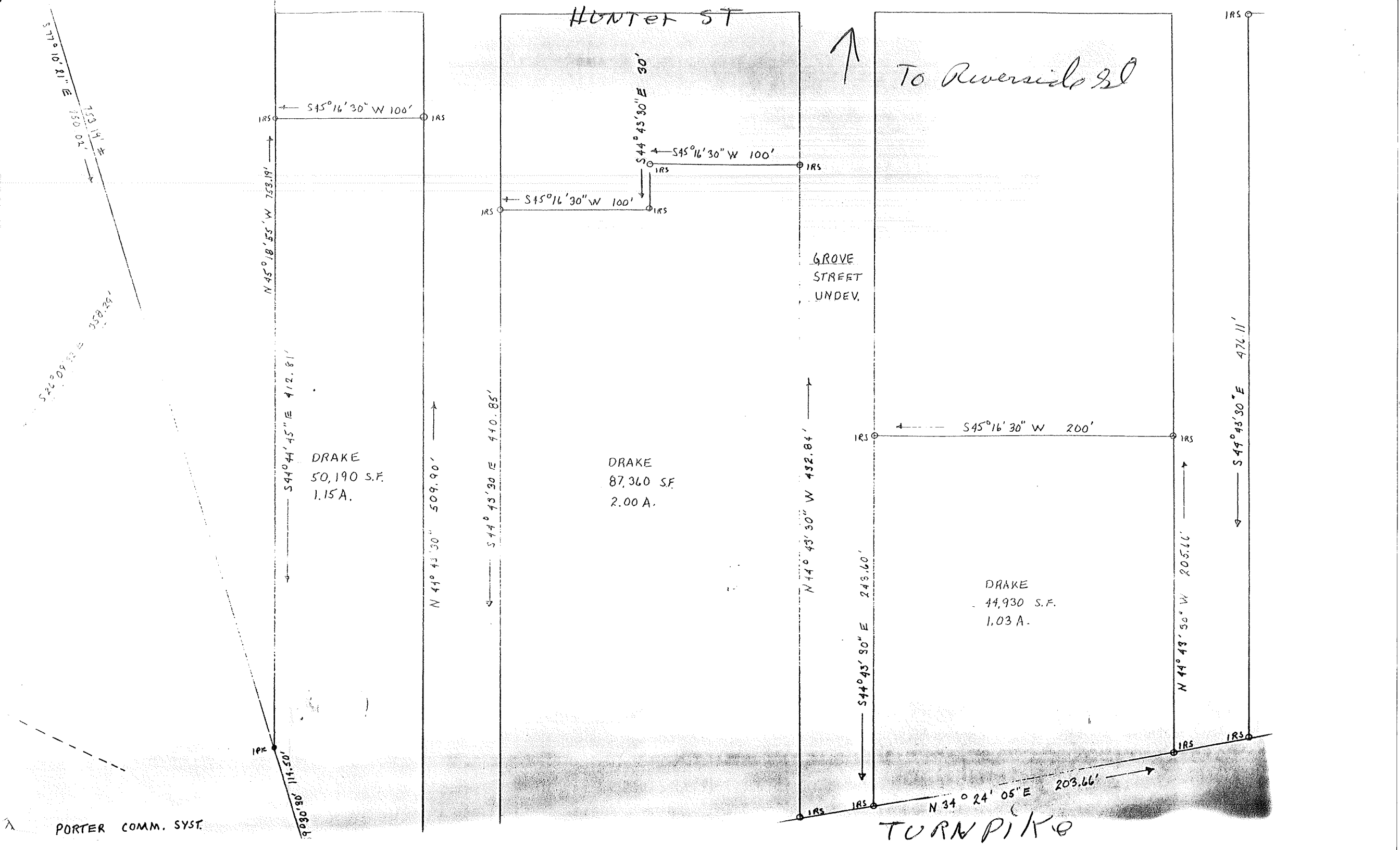
TRACED FROM PORTLAND TAX MAPS ^{113, 114}
115, 117

ALSO INFO. FROM LAPOINT SURVEY JULY 87

AND TITCOMB PLAN REVISED. 10-8-87

R. VERRILL 2-26-88 DWG 88-008

SCALE 1" = 50' APPROX.



ELECTRICAL PERMIT

City of Portland, Me.

SIF



P

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 4-13-2000Permit # 325CBL# 425-K-001SITE LOCATION: 160 PRESUMPSHOT ST.OWNER DRAKE EQUIPMENT TENANT MEDICAL LOGISTICS

						TOTAL EACH FEE	
OUTLETS	Receptacles	30	Switches	8	Smoke Detectors	.20	7.60
FIXTURES	incandescent		fluorescent	25	Strips	.20	5.00
SERVICES	Overhead		Underground		TTL AMPS <800	15.00	
	Overhead		Underground		>800	25.00	
Temporary Service	Overhead		Underground		TTL AMPS	25.00	
METERS	(number of)					25.00	
MOTORS	(number of)					1.00	
RESID/COM	Electric units					2.00	
HEATING	oil/gas units	4	Interior		Exterior	5.00	20.00
APPLIANCES	Ranges		Cook Tops		Wall Ovens	2.00	
	Insta-Hot		Water heaters		Fans	2.00	
	Dryers		Disposals		Dishwasher	2.00	
	Compactors		Spa		Washing Machine	2.00	
	Others (denote)					2.00	
	Air Cond/win					3.00	
MISC. (number of)	Air Cond/cent	1			Pools	10.00	10.00
	HVAC		EMS		Thermostat	5.00	
	Signs					10.00	
	Alarms/res					5.00	
	Alarms/com					15.00	
	Heavy Duty(CRKT)					2.00	
	Circus/Carnv					25.00	
	Alterations					5.00	
	Fire Repairs					15.00	
	E Lights	2				1.00	2.00
	E Generators					20.00	
PANELS	Service	1	Remote		Main	4.00	4.00
TRANSFORMER	0-25 Kva					5.00	
	25-200 Kva					8.00	
	Over 200 Kva					10.00	
TOTAL AMOUNT DUE							48.60
MINIMUM FEE/COMMERCIAL 35.00						25.00	

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME ANTHONY MARLINI INC. MASTER LIC. # 2436
 ADDRESS 179 SHERBORN ST. PORTLAND, ME LIMITED LIC. # _____
 TELEPHONE (207)-774-5829

SIGNATURE OF CONTRACTOR _____

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

F.P. Drake
Drake Equipment Co.
160 Presumpscot St.
Portland, ME

December 20, 1999

RE: 160 Presumpscot St. - 425-K-001 - I-L zone

Dear Mr Drake,

It has come to my attention that during construction of your addition, you modified your approved site plan and extended pavement. This modification has put you in violation of the ordinances.

First of all, any changes to an approved site plan are required to be approved **PRIOR** to those changes being implemented. Those changes will now have to be reviewed for compliance with the site plan ordinance.

Second, since the pavement has been extended, you have violated the Zoning Ordinance requirements. Section 14-234.8 requires: "Pavement setback from lot boundary: Driveways, parking lots and other paved circulation area: Fifteen (15) feet." It appears that on your "as-is" plans, you have paved up to the lot boundary line. It will be necessary to remove any pavement that is not within compliance with the zoning regulations, and within compliance of the site plan ordinance.

You do have the right to appeal. Please note that this type of variance appeal is very, very difficult to have granted by the Board of Appeals. You have thirty days from the date of this letter in which to appeal. You may call to receive the information needed to file an appeal application. If you have any questions regarding this matter, please do not hesitate to call this office or the Planning Division.

Very truly yours,

Marge Schmuckal
Zoning Administrator

cc: Alex Jaegerman, Chief Planner
Kandi Talbot, Planner
✓ Steve Bushey, Development Review Coordinator
Kevin Carroll, Code Enforcement Officer
Charlie Lane, Corporation Counsel

City Of Portland
Inspection Services
RETURN OF SERVICE

425-K-1

On the 7 day of Dec., 1999, I made service of the Stop Work Order
upon, Frank Drake, at 160 Presummit St

- ☒ By delivering a copy in hand.
- ☐ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- ☐ By delivering a copy to an agent authorized to receive service of process, and whose name is _____.
- ☐ By (describe other manner of service) _____.

DATED: 12/7/99

[Signature]
Signature of Person Making Service

Code Enforcement Officer
Title

I have received the above referenced documents

[Signature]
Person Receiving Service

CITY OF PORTLAND, MAINE
PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

425-K-001

February 28, 2000

Jim Drake
Drake Equipment
160 Presumpscot Street
P.O. Box 1378
Portland, ME 04104

re: Revision to Site Plan, 160 Presumpscot Street

Dear Mr. Drake:

On February 8, 2000 the Portland Planning Board voted 6-0 to approve your application to amend the site plan for your industrial project located at 160 Presumpscot Street. The Board found that the application met the standards of the Site Plan ordinance of the Land Use code.

The approval was granted for the project with the following condition(s):

- i. that the applicant contain the storage area with a solid wood 5 ft. high fence along the outside of the proposed storage area and add an additional four (4) red maples along the southerly property line and an additional four (4) white pines along the south-westerly property line as depicted on Attachment 3. The applicant may also use the area from the northerly corner to the northeasterly corner for outdoor storage, provided that this area is screened with a 5 ft. solid wood fence and landscaping along the outside edge of the storage area.
- ii. that the applicant revise the plan to show actual limits of pavement with the 15 ft. setback requirement.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #5-00, which is attached.

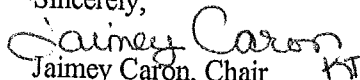
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction 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 preconstruction meeting.
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 (who is located at DeLuca Hoffman at 775-1121) 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 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.

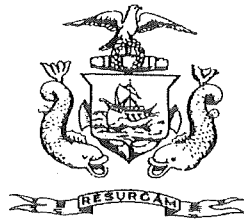
If there are any questions, please contact the Planning Staff.

Sincerely,


Jaimey Caron, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
— Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Charlie Lane, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

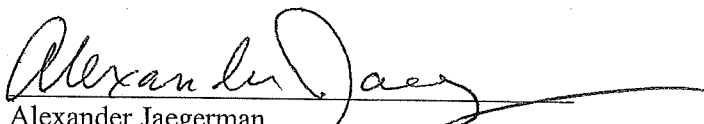
DEPARTMENT OF PLANNING AND DEVELOPMENT

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: May 7, 2002
SUBJECT: Request for Release of Performance Guarantee
160 Presumpscot Street; Drake Equipment
(ID#1997-0018) (CBL# 425-K-001)

Please release the Bond account # S-6002887 for the Drake Equipment project at 160 Presumpscot Street.

Original Sum \$ 30,200.00

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
✓ Code Enforcement
File

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

F.P. Drake
Drake Equipment Co.
160 Presumpscot St.
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December 20, 1999

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