Portland Maine Yes. Google's good here.

Ann Machado <amachado@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/24/17

54 Commercial St. - permit 2017-00677 temporary structure for public restrooms

2 messages

Ann Machado <amachado@portlandmaine.gov> Tue, May 9, 2017 at 9:10 AM
To: jon@waterfrontconcerts.com

Jon -

I have completed my initial zoning review of the permit. I need some more information before I can sign off for zoning.

1. I need to know the dimensions of the shipping container. The application says that it is 40' long but how wide is it and how tall is it?

2. What is the starting date and the ending date for the 2017 concert season?

3. You need to provide details on how the shipping conatiner will be anchored to the pier.

4. The pier is located in the Special Flood Hazard Area (SFHA) as shown on Panel 14 of the Flood Insurance Rate Map (FIRM) Revised to Reflect LOMR Effective: November 9, 2012. The proposed location of the structure appears to be in Zone A2 with an elevation of 11', but this needs to be confirmed with a more accurate site plan. Although this structure is temporary, under sections 14- 450.5, 14-450.6 and 14-450.8 all development within the SFHA must submit flood hazard development permits that are reviewed by the zoning division. You need to submit the Flood Hazard Development Application and the Flood Hazard Development Permit for Minor Development (attached). As a temporary structure, you also must submit an Emergency Action Plan that will be implemented when there is the threat of a flood. This plan must designate the person who will be responsible for executing it, it must outline a timeline of when the decision will be made to remove the structure and a complete plan that details how the structure will be detached from the anchoring system, disconnected form the water and sewer line, how these two lines will be capped and how the structure will be physically removed from the flood area. .

5. Any use in the Eastern Waterfront Port Zone must meet the requirements of section 14-304 - performance standards - subsection (b) Noise.

Please let me know if you have any questions.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

2 attachments

Flood Hazard Development Application - general.pdf
212K

Flood Hazard Development Permit for Minor Development.pdf
49K

Jon Dow <jon@waterfrontconcerts.com> Fri, May 12, 2017 at 12:09 PM
To: Ann Machado <amachado@portlandmaine.gov>, Jonathan Rioux <jrioux@portlandmaine.gov>

Good afternoon Ann and John,

Apologies for the delay, please see my replies in Red:

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1. I need to know the dimensions of the shipping container. The application says that it is 40' long but how wide is how tall is it?

40' x 7'8" x 8'5.5"

2. What is the starting date and the ending date for the 2017 concert season?

Season begins - 5/13/17 - Ends 9/16/17 (Tentatively)

3. You need to provide details on how the shipping conatiner will be anchored to the pier.

Containers are not anchored to the pier. Coming in at 10-tons, this container is self ballasted.

4. The pier is located in the Special Flood Hazard Area (SFHA) as shown on Panel 14 of the Flood Insurance Rate Map (FIRM) Revised to Reflect LOMR Effective: November 9, 2012. The proposed location of the structure appears to be in Zone A2 with an elevation of 11', but this needs to be confirmed with a more accurate site plan. Although this structure is temporary, under sections 14- 450.5, 14-450.6 and 14-450.8 all development within the SFHA must submit flood hazard development permits that are reviewed by the zoning division. You need to submit the Flood Hazard Development Application and the Flood Hazard Development Permit for Minor Development (attached). As a temporary structure, you also must submit an Emergency Action Plan that will be implemented when there is the threat of a flood. This plan must designate the person who will be responsible for executing it, it must outline a timeline of when the decision will be made to remove the structure and a complete plan that details how the structure will be detached from the anchoring system, disconnected form the water and sewer line, how these two lines will be capped and how the structure will be physically removed from the flood area. .

5. Any use in the Eastern Waterfront Port Zone must meet the requirements of section 14-304 - performance standards - subsection (b) Noise.

Noise is not an issue with this unit.

Thank you! Feel free to call or email out if you have any further needs.

Best,

- Jon

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> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Permitting.pdf
1135K