

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1441	Issue Date: 10/06/2005	CBL: 447 A00 1001
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<b>Location of Construction:</b> 1 BEAN POT CIR	<b>Owner Name:</b> HERITAGE ACQUISITION CORP	<b>Owner Address:</b> 4 GATEHALLOW DRIVE #1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Langford & Low, Inc.	<b>Contractor Address:</b> PO Box 662 Portland	<b>Phone:</b> 207/975141
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Foundation Only/Commercial	<b>Zone:</b>
<b>Past Use:</b> Commercial /B & M	<b>Proposed Use:</b> Commercial/ FOUNDATION Only connected w/ permit #051219	<b>Permit Fee:</b> CITY OF PORTLAND \$0.00	<b>Code of Ord.:</b> 4
<b>Proposed Project Description:</b> FOUNDATION Only connected w/ permit #051219		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>WJA</i>	<b>INSPECT:</b> Use Group: <i>FOUNDATION</i> Type: <i>10/6/05</i> Signature: <i>Clayton</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature _____ Date _____	

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 10/06/2005	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____	

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK OF PORTLAND

## BUILDING INSPECTION PERMIT

**PERMIT ISSUED**

Permit Number: 05144

OCT 7 2005

CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that HERITAGE ACQUISITION CORP / Langford & Low, Inc.

has permission to FOUNDATION Only connected w/ permit #05144

AT 1 BEAN POT CIR

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is procured before this building or part thereof is laid or construction is used-in. HOUR NOTIFICATION IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Board \_\_\_\_\_

Department Name

*[Signature]* 10/6/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

From: Marge Schmuckal  
To: William Needleman  
~~Date: Wed, Jun 1, 2005 4:49 PM~~  
Subject: 1 Beanpot Circle site plan

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Bill,

I have reviewed this site plan. It is meeting shoreland zone requirements within the 75 shoreland setback. The new floor area is an increase of about 11% compared to the allowable 30%. The new volume increase is *about* 16.6% compared to the *allowable* 30%.

The I-L setbacks are ok. There is no increase in impervious surface. They are building on existing paved area. There is more than enough parking for the amount of industrial use on site. They are showing less than the 45' maximum building height.

They are building outside of the regulated FEMA flood area.

I am not seeing any **zoning** issues.

Marge

Applicant: Big Foods  
Address: 1 Bearfoot Circle

Date: 6/1/05  
C-B-L: 447 - A-001

CHECK-LIST AGAINST ZONING ORDINANCE

# 05-1219

Date - Existing Dev.

Zone Location - J-L - end of Rd (Sherwood St)

Interior or corner lot -

Proposed Use/Work - to construct in addition for 3 new truck docks & area for storing & depalletizing empty cases

Sevage Disposal -

Lot Street Frontage - 60' -

Front Yard - - 25' min - 25' plus show

Rear Yard - - 25' min - 25' plus show

Side Yard - - 25' min - 25' plus show

Projections -

Width of Lot - N/A

Height - 45' max - 30' scaled

Lot Area -

Lot Coverage (Impervious Surface) - 65% - No change - Pavement exists all around

Area per Family - N/A

Off-street Parking - 66 with 122,438 sq ft of existing industrial ~~22,438~~ - total sq footage of existing bldg

Loading Bays - 41 191 spaces shown  
 $16,665 \text{ sq ft} \times 30\% = 4,999.5 \text{ sq ft}$  MAX allowed  
 $307,920 \text{ sq ft} \times 30\% = 92,376 \text{ sq ft}$  MAX allowed

Site Plan - # 2005-008

Shoreland Zoning/ Stream Protection - within - No closer than existing Bldg using the 30%, but not

Flood Plains - panel 7 - Zone X where new construction is to the max

parement setback from lot boundary - 15' min

NOTE: NOT A SUBSTANTIAL VALL EXISTING - NO NEW PAVEMENT

showing 1,830 sq ft New or  $\approx 11\%$   
51,240 sq ft New or  $\approx 16\%$

ok  
used the  
a map