

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1090	Issue Date:	CBL: 375 C001001
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Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: Poyant Signs /Richard Westergren	Contractor Address: 3 Bud Way#19 Nashua	Phone 5089894649
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial - "CVS Pharmacy" Connected w/ permit# 090976	Proposed Use: Commercial - "CVS Pharmacy" Install new signs for CVS Pharmacy expansion including new directional signs, refacing pylon sign	Permit Fee: \$650.00	Cost of Work: \$650.00	CEO District: 5
Proposed Project Description: Install new signs for CVS Pharmacy expansion including new directional signs, refacing pylon sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: Sign Signature: JBC-2003 Signature: JMB 12/2/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 10/02/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 10/8/09</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<p><i>lent to planning dept. Section 14-314.5(B)</i></p> <p><i>Approved w/ Conditions (partial approval)</i></p> <p><i>J. Andrews</i></p>		

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.

DEC - 2 2009

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 091090

Please Read
Application And
Notes, if Any,
Attached

This is to certify that A & D REALTY LLC % WINSLOW PROPERTY MGMT/Poyant
has permission to Install new signs for CVS Pharmacy expansion - refacing pylon sign
AT 21 AUBURN ST CBL 375 C001001

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE 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 _____
Other _____
Department Name _____

Ann D. Penick 12/2/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

DEC - 2 2009

City of Portland

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

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Business Name:	Contractor Name: Poyant Signs /Richard Westergren	Contractor Address: 3 Bud Way#19 Nashua	Phone (508) 989-4649
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - "CVS Pharmacy" Install new signs for CVS Pharmacy expansion - refacing pylon sign	Proposed Project Description: Install new signs for CVS Pharmacy expansion - refacing pylon sign
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/01/2009
Note: Deb Andrews approved with conditions on 10/08/09. Received final approval from Jean Fraser on 11/30/09. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/02/2009
Note: **Ok to Issue:**
 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 10/08/2009
Note: **Ok to Issue:**
 1) This approval DOES NOT RELATE TO DIRECTIONAL signs: All Directional signs, including near the drive-thru, were detailed in the site plan application and explicitly reviewed by the Traffic Engineering Reviewer and Planning Board in 2009 and must be implemented in accordance with the approved site plans unless formally amended through the site plan process.
 2) * All proposed signs approved, with the exception of the large "CVS/pharmacy" sign shown on the east elevation. Proposed sign does not meet the standards for a special exception.
 * Sign on north elevation must not be lit, as it faces residential properties.
 * (Directional signs not approved)

PERMIT ISSUED

DEC - 2 2009

City of Portland

Comments:
 10/2/2009-amachado: CVS is located in a multi-tenant lot in B-2 zone. Only allowed one building sign unless abutts on more than one street. Only abutts Auburn. 7 building signs proposed, so doesn't meet zoning requirements. Give to planning division under section 14-368.5(g).
 11/24/2009-JF: Planning Sign - Off relates to building signs and pylon sign. The directional signs shown in the original submitted sign permit plans from POYANT were reviewed by planning and Traffic Engineering reviewers and NOT APPROVED.
 Different directional signs and their locations were included in the approved site plans C-2A and C-8 and remain the approved directional signs.
 11/24/2009-JF: Note that his site is variously known as 91 Auburn (Shaws Site Plan), 21 Auburn (Assessors and this Permit) and also was treated as part of 125 Auburn for purposes of latest (2009) Site Plan approval.

Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>91 AUBURN ST</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>C</u> Lot# <u>B</u>	Owner: <u>CVS CORPORATION</u> <u>1 CVS DRIVE</u> <u>WOODSOLICET, RI</u>	Telephone: <u>800-544-0961</u>
Lessee/Buyer's Name (If Applicable) <u>CVS/PHARMACY</u>	Contractor name, address & telephone: <u>ROYANT SIGNS INC</u> <u>125 SAMUEL BARNET</u> <u>NEW BEDFORD, MA</u>	Total s.f. of signage x \$2.00 <u>202</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>RICHARD WESTERGAARD</u> phone: <u>508-989-4649</u>		
Tenant/allocated building space frontage (feet): Length: <u>143'-8"</u> Height: <u>32'-5"</u> Lot Frontage (feet) <u>1000' ±</u> Single Tenant or Multi Tenant Lot <u>multi.</u>		
Current Specific use: <u>RETAIL</u> If vacant, what was prior use: _____ Proposed Use: <u>RETAIL/PHARMACY</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>EXIST</u> Height from grade: <u>EXIST</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ <u>separated</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>4'x7'</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>36" LTR (SEE DRAWING)</u> Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

3/0 SF * 2 + 30 = 650

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

Signature of applicant: [Signature] Date: 10-1-2009

This is not a permit; you may not commence ANY work until the permit is issued.

Ann Machado

From: "Rick Westergren" <rwestergren@poyantsigns.com>
To: <amachado@portlandmaine.gov>
Date: 11/25/2009 8:11 AM

Please issue CVS sign permits as per email from Jean Fraser 11-24-09

Richard A. Westergren
Regional Vice President



3 Bud Way #19
Nashua, NH 03063
t 603.546.2005 x13 | c 508.989.4649
www.poyantsigns.com

From: Jean Fraser
To: Westergren, Rick
Date: 11/24/2009 3:19:52 PM
Subject: RE: CVS signs re 21 Auburn Street, Portland ME

Planning/Traffic

Review (concluding)

Poyant Dir. Signs

NOT approved

Rick:

Could you please send confirmation (via an e-mail to me copied to Ann Machado at amachado@portlandmaine.gov) that you wish to modify your sign permit application along the following lines (which is what I understand is the current position):

1. That the sign permit application includes all of the building signs shown on Plans 1.1 and 1A.2 except for the "CVS Pharmacy" sign on the East elevation, and that the drive thru sign on the North elevation will be revised so that it is not lit; and
2. That the sign permit application does not include any directional signing (ie directional signs C1, C2, C3 and C4 as shown on Plans 1.1 and 1A.2 are no longer part of the signage proposal).

Please note that this site is known as 21 Auburn Street in our Sign Permit and Assessors system; the first Shaws Site Plan approval was for 91 Auburn Street (which you used on your plans) and the most recent Site Plan approval references this site as part of 125 Auburn Street (which is how it was applied for).

Once we receive that e-mail I will coordinate with Ann Machado and I anticipate the Permit will be issued in a few days and sent to the Nashua, NH address.

Thank you
Jean

Jean Fraser, Planner
City of Portland
(207) 874 8728

>>> "Rick Westergren" <rwestergren@poyantsigns.com> 11/24/2009 10:27:01 AM >>>
Jean:

I have been advised by CVS they will reluctantly accept the signage restrictions as per your email of October 15, 2009. Please issue our permits as per these changes.

Kindly mail permit to my attention at our Nashua, NH address.

Thank you.

Richard A. Westergren
Regional Vice President

3 Bud Way #19
Nashua, NH 03063
t 603.546.2005 x13 | c 508.989.4649
www.poyantsigns.com

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

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]
Sent: Thursday, October 15, 2009 12:44 PM
To: rwestergren@poyantsigns.com
Subject: CVS signs re 21 Auburn Street, Portland ME

Richard,

I am following up our telephone conversation of today to confirm the current status of the sign permit review in terms of Planning. (Planning needs to sign off on this sign permit; the Inspections Division (Ann Mmachado) remains the coordinating reviewer)

1. Building mounted signs: these require a "special exception" from Planning because of the zone this building is located in- we have granted that exception for all of the signs except for the "CVS Pharmacy" sign on the East elevation (which is inside the drive through access & under a canopy that runs across the front of the Plaza so would not be visible). (Also we have asked that the signs over the drive thru window not be lit but I understand that these are not lit in any case).

2. Direction signs: I attach the approved site plan and sign detail sheet that were reviewed and approved as part of the Site Plan process back in June, 2009; we were expecting these to be implemented. At this stage I don't know whether the approved signs will be implemented in addition to yours or whether there needs to be a final plan to integrate the 2 sets of signs.

You will see that your C4 should be nearer to the drive through (the rear service road is 2-way but the drive -thru is one-way) and that one of the C3s is in the same place as an approved smaller sign. One of your C2 signs is on top of an approved "stop" sign.

The fundamental concern re your proposed signs is sight lines for drivers ie so that they can see other cars and also see pedestrians. Your signs are at this sight-line level- I appreciate that that gets them above the snow but it also creates a more dangerous condition.

While we appreciate the need for CVS customers to have guidance to get to the CVS/Drive-through, given that there is already a CVS here (and given that the new CVS will be huge and viewed from above as people enter the drive access) I am not sure the enter/exit signs are necessary. I attach the Traffic Engineer reviewer comments.

Notwithstanding those comments, I think there is a case for some larger signs that specifically mention/direct to the drive-through as its a new feature and its location is not obvious as one drives into the site; so I suggest we have a further discussion on this issue.

Once you have had an opportunity to clarify re the approved traffic signage

C2-A as stamped C-8 stamped

and how it relates to your proposals, and to consider the traffic engineering comments below, please call me so we can agree a way forward and complete the review. Staff are endeavoring to move quickly on all of the many reviews and details associated with this project and I confirm that we would like to work towards a solution that is workable for CVS re these signs.

Jean Fraser, Planner
City of Portland
(207) 874 8728

TRAFFIC ENGINEER COMMENTS:

10/15/09
Jean -

In my professional opinion, there is an excessive number of signs proposed on the Poyant Plan sheet dated September 11, 2009. Please note the following:

. Sign C4 does not make sense. It is my understanding that this is two-way.

. I would eliminate all signs as proposed at the Auburn Street intersection.

. I would eliminate all signs at the circulation aisle intersection with the possible exception of C3.

. I would note that any sign must be placed such that it does not obscure sight distance. Sign C3 at the entrance to the drive-through should be located so that it does not block sight to the crosswalk. Final locations shall be reviewed in the field.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, P.E.
T.Y. Lin International
12 Northbrook Drive
Building A, Suite One
Falmouth, ME 04105

207.347.4354 (Direct)
207.781.4721 (Main)
207.781.4753 (Fax)
207.400.0719 (Mobile)