

86 COMMERCIAL ST.

File

CITY OF PORTLAND, MAINE
Building & Inspection Services

86 Commercial Street

Oct. 16, 1974

cc to: Boone's Restaurant
6 Custom House Wharf

C H. B. Fleming, Inc.
89 Pleasant Avenue
South Portland, Maine

Gentlemen:

O We are unable to continue processing your application for a parking lot until the following requirements of the Planning Department are met.

See enclosed sheet.

P If you have any questions regarding this, contact the Planning Department in City Hall.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection
Services

Y
AAS:m
enc.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

36 Commercial

Custom House Wharf Property
H.B. Flemming Inc.

Applicant _____

Mailing Address 39 Pleasant Avenue

Parking lot - 30 cars

Proposed Use of Site _____

13,200 sq. ft.

Acreage of Site / Ground Floor Coverage _____

October 7, 1974

Date

86-90 Commercial Street

Address of Proposed Site

30-A-2 30-D-1

Site Identifier(s) from Assessors Maps

I-3b

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Proposed Number of Floors _____

Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: Oct. 10, 1974

PUBLIC WORKS DEPARTMENT REVIEW

10/7/74

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

John P. Kennedy 9 Oct 74

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

RECEIVED
APR 14 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

DATE: 4/14/75

TO: R. Lovell Brown, Director of Building & Inspection Services
FROM: Donald E. Megathlin, Jr., Planning Director
SUBJECT: Proprietors of Custom House Wharf Parking Facility Site Plan

On March 11, 1975 the Portland Planning Board unanimously approved a site plan submitted by the Proprietors of Custom House Wharf for construction of parking facility between Custom House Wharf and Verrier's Wharf. A copy of the approved site plan is attached.

This site plan is a revision of a site plan originally submitted on October 2, 1974 and involves only minor changes from the original, none of which are objected to by the Planning Board.

Final approval by the Planning Board allows for the issuance of a building permit from your department to the Proprietors of Custom House Wharf for construction of the proposed parking facility.

Dem

Donald E. Megathlin, Jr.

DEM/jk
Attachment

cc: Nicholas Bull, Atty.
Richard Ingalls, H. B. Fleming, Inc.

*File
for address?*

CITY OF PORTLAND, MAINE
PLANNING DEPARTMENT
(207) 778-5451



DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

April 14, 1975

RECEIVED

APR 14 1975

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Mr. Nicholas Bull, Atty.
Thompson, Willard, Smith & McNaboe
85 Exchange Street
Portland, Maine 04111

Dear Mr. Bull:

This letter is to formally notify you that on March 11, 1975, the Portland Planning Board unanimously approved the revised site plan submitted by the Proprietors of Custom House Wharf for a proposed parking facility between Custom House Wharf and Verrien's Wharf. A copy of the approved site plan is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Don Megathlin".

Donald E. Megathlin, Jr.
Planning Director

DEM/jk
Enclosure

cc: R. Lovell Brown, Director of Building & Inspection
Richard L. Ingalls, H. B. Fleming, Inc.

86 Commercial Street

Oct. 16, 1974

H. B. Fleming, Inc.
89 Pleasant Avenue
South Portland, Maine

cc to: Boone's Restaurant
6 Custom House Wharf

Gentlemen:

We are unabl. to continue processing your application for a parking lot until the following requirements of the Planning Department are met. See enclosed sheet.

If you have any questions regarding this, contact the Planning Department in City Hall.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection
Services

AAS:m

enc.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

CUSTOMER FIRE WARE Property
H.F. Planning Inc.

October 7, 1974
 Date

Applicant
89 Pleasant Avenue
 Mailing Address
Parking lot - 30 cars
 Proposed Use of Site
12,250 sq ft
 Acreage of Site / Ground Floor Coverage

46-90 Commercial Street
 Address of Proposed Site
30-A-1 30-1-1
 Site Identifier(s) from Assessors Maps
I-30
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No
 Board of Appeals Action Required: () Yes (X) No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: Oct. 10, 1974

PLANNING DEPARTMENT REVIEW

9/7/74

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	(Visual & Access Public)	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED				X					X	X			REASONS SPECIFIED BELOW

REASONS: 1. Access: (A) The proposed facility: 1. conserve visual points of access to waters as viewed from public facilities (Section 602.19.A.D.8.C. of the Zoning Ordinance, Shoreland Regulations).

(B) The proposed facility does not conserve actual points of public access to waters (Section 602.19.A.D.8.d.).
 (Attach Separate Sheet if Necessary)

Donald E. Magath
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

(C) The proposed facility will not conserve natural beauty (Section 602.19.A.D.8.e.).

2. Lighting: There is no proposed lighting for the facility and the absence of lighting appears to be inadequate for the safety of users of the site. (Section 604.6.A.5. Site Plan Ordinance).
3. Landscaping: There is no provision for on-site landscaping which would provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping (Section 604.6.A.3. Site Plan Ordinance).
4. Conflict with City Projects: The proposed facility is in conflict with the waterfront parking policy of the City's Land Development Plan which states that landfill of water areas for the principal purpose of creating parking should be discouraged.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Custom House Wharf Property
H.B. Flemming Inc.

October 7, 1974

Applicant
89 Pleasant Avenue
Mailing Address
Parking Lot - 30 cars
Proposed Use of Site
13,390 sq. ft.
Acreage of Site / Ground Floor Coverage

Date
86-90 Commercial Street
Address of Proposed Site
30-A-2 30-D-1
Site Identifier(s) from Assessors Maps
I-3b
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No
Board of Appeals Action Required: () Yes (X) No
Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: Oct. 10, 1974

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR-YARDS	SIDE-YARDS	FRONT-YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING-AREA	AREA-PER-PRINTER	WIDTH-OF-LOT	LOT-FRONTAGE	OFF-STREET PARKING	LANDING STAIRS
COMPLIES	✓	NEW	✓	✓	NO	✓						✓					✓	
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

REASONS: _____

Melvin S. Wood 10/7/74
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

H. B. FLEMING, INC.

89 PLEASANT AVENUE, SOUTH PORTLAND, MAINE 04106
DIAL 207-799-8514



BRIDGES • PILE DRIVING • SUBMARINE PIPE LINES • CONTRACTORS - ENGINEERS

October 2, 1974

City of Portland
Building Inspection Department
City Hall
Portland, Maine

Gentlemen:

Re: Application for Occupancy
for Off-Street Parking,
Minor Development

We hereby submit a final site plan for occupancy of off-street parking lot on Commercial Street between Custom House Wharf and Maine Wharf. The development will be used as a parking lot only. There will be no building upon the lot.

Drainage will be away from the city sidewalk so that the development will cause no water flow towards city property.

The total involved land area of this minor site development is one third of an acre.

Very truly yours,

H. B. FLEMING, INC.

Richard L. Ingalls
Richard L. Ingalls,
Vice President

Agent for the Proprietors of Custom House Wharf

RLI/nr

RECEIVED

OCT 2 1974

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Location 86 Commercial St. Portland, Maine Oct. 2, 1974

Zone _____

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot

as set forth on the attached site plan (made by H. B. Fleming Inc. (799-8515) whose address is 89 Pleasant Ave.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Prop. of Custom House Wharf

Lessee (name, address and phone number) Boone's Restaurant - 6 Custom House Wharf

Is proposed use to be accessory to a building or other use on this lot? no. If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 30 24 commercial vehicles _____

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? no

And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? not applicable

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? no trees

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner PROP. OF CUSTOM HOUSE WHARF

By H.B. FLEMING, INC. - Howard J. Langens
(duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

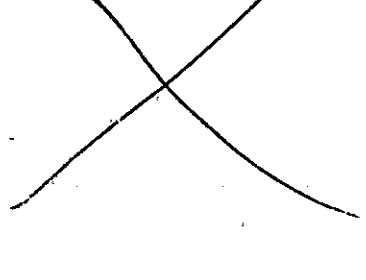
COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.
However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) April 17, '75

[Signature]
Inspector of Buildings

- 12-29-75 - completed except for curb
- 1-6-76 same
- 1-19-76 here
- 1-30-76 same
- 3-8-76 Curb block not installed
- 4-20-76 same
- 5-3-76 same
- 5-10-76 same
- 6-4-76 same
- 7-7-76 completed

~~Plaster~~
~~Paint~~
 Custom House
 1000
 S.M.



M

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine Oct. 2, 1974

Location 86 Commercial St.

Zone _____

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot

as set forth on the attached site plan (made by H. B. Fleming Inc. (799-8515) whose address is 89 Pleasant Ave.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Prop. of Custom House Wharf

Lessee (name, address and phone number) Boone's Restaurant - 6 Custom House Wharf

Is proposed use to be accessory to a building or other use on this lot?

no. If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 30-35, commercial vehicles _____

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)?

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Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? no trees

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner [Signature]

By [Signature] (duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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