

1183-1221 BRIGHTON AVENUE

FRANK WALKER

Full cut # 820R - Half cut # 32021 - Third cut # 8203A - Fifth cut # 8203A



APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Portland, Maine. October 17, 1924

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and~~ ~~the~~ following building ~~as shown on the~~ in accordance with the Laws of the State of Maine, the Building Code and zoning Ordinances of the City of Portland, Maine and for ~~the~~ same if any, submitted herewith and the following specifications:

Location 1183-1193 Brighton Avenue, corner of Riverside St Within Fire Limits? no Dist. No. _____

Owner's name and address Hans Holm, 1207 Brighton Avenue Telephone _____
Prospective owner _____

Contractor's name and address A. S. Treworguy, 40 York Street Telephone 2-0221

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Warehouse No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To construct one-story concrete block warehouse 60' x 100'.

Handwritten initials: J.D.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained, the applicant will furnish complete information, the estimate cost and will pay legal fee.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. Permit to be issued to A. S. Treworguy

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

Nd. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Hans Holm
Signature of owner: A.S. Treworguy

AP 1183-1193 Brighton Avenue,
Corner of Riverside Street-I
10/31/49/4

October 19, 1949

Mr. A. S. Frowery
10 York Street
Mr. Hans Holm
1107 Brighton Avenue

Subject: Application for building permit to con-
struct one story concrete block warehouse 60' x 100'
at 1183-1193 Brighton Avenue, corner of Riverside
Street; and proposed zoning appeal relating thereto

Gentlemen:

Building permit for the construction of a one story warehouse 60' x 100' at 1183-1193 Brighton Avenue, corner of Riverside Street is not issuable under the Zoning Ordinance because the property is located in a Residence 1 Zone where such a use as you propose of buildings or property is not allowable, according to Section 111 of the Ordinance.

Mr. Frowery has indicated a desire to seek an exception from the Board of Appeals; so, there is enclosed to each of you an outline of the appeal procedure. It is my understanding that the appeal should be filed in the name of the present owner of the property, Mr. Frowery being the prospective buyer.

While it appears that any owner has rights of appeal, seeking an exception as regards an clause of the Zoning Ordinance, will you be good enough to bear in mind that I explained to Mr. Frowery when he was in the office that the appeal clause of the Ordinance provides that the Board may grant exceptions in such specific cases only where such an exception is necessary to avoid confiscation of the property. It seems futile to file the appeal unless you are prepared to come to the required public hearing with definite support for the view that failure to grant this particular use would amount to confiscation of the property. This fact is emphasized because in times past this office has been criticized by various applicants for exceptions because they were not told in advance of the limitation upon the authority of the Board of Appeals.

While your application for the building permit has been accepted without fee, without estimated cost and with only the mere statement that you propose a one story concrete block warehouse 60' x 100', if you file the appeal, it is important that you file at this office at least a week before the required public hearing an informative location plan showing the boundaries and location of the particular area of land to be used for this purpose, including the open land outside of the proposed building, and the location of the building as proposed on the lot; also what kind of business the warehouse is to be used for, what part of it, if any, is proposed as a garage, and what type of garage; also what activities would take place on the open land outside of the building.

It is further suggested that you enter in the appeal some of the above information as to what particular business is to be carried on in the warehouse, so that the notices to surrounding property owners may give more than an inkling of what the provision is.

Very truly yours,

Warren McDonald
Inspector of Buildings

WBC:U

Enclosure to each addressee: Outline of appeal procedure

CC: Mark Barrott
Assistant Corporation Counsel

INQUIRY BLANK

ZONE Residence A

FIRE DIST. 10

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date October 11, 1949

Verbal
By Telephone

LOCATION ¹¹⁸³⁻¹²¹⁹ Brighton Avenue, OWNER _____
corner of Riverside Street

MADE BY A. J. Trower TEL. _____

ADDRESS 40 York Street

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

REMARKS Mr. Trower is thinking of buying this property.

INQUIRY Can buildings be built on this property used for storing motor trucks
in connection with the business of transporting and handling eggs?

ANSWER This business is not an allowable use, and it is doubtful if Board of
Appeals have authority to grant an exception for such a use in the Residence A
Zone where the property is located.

DATE OF REPLY 10/11/49 REPLY BY W McD



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 2102

1 1932

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

Portland, Maine, December 1, 1932

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:
1207 Brighton Avenue

Location 1207 Brighton Avenue Use of Building storage
Name and address of owner H. H. HOLM, 1207 Brighton Ave. Ward 9
Contractor's name and address James Wilson, 173 Oxford Street Telephone F 7978 W

General Description of Work

To install two warm air furnaces

NOTIFICATION BEFORE CLOSING OR CLOSING-IN IS WAIVED.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of fuel COAL
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace. 12'
from other combustion to either chimney of heater over 4' from sides or back of heater over 8'

CERTIFICATE OF OCCUPANCY REQUIRED IS WAIVED

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor James Wilson

8990A

#32/1523-I

November 30, 1932

Mr. H. H. Holm
1207 Brighton Avenue
Portland, Maine

Dear Sir:

Enclosed is the certificate of occupancy covering your combined stable and storage building at 1207 Brighton Avenue.

An inspector reports that you desire to use a portion of this building for living quarters at least for the winter.

This classification as a dwelling is not included in your permit, but you may consider this letter as a temporary certificate of occupancy to cover use of a portion of the building for living quarters.

Very truly yours,

Inspector of Buildings.

VM/HO
Enc.



APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Third Class

Portland, Maine, September 27, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 1207 Brighton Avenue Ward 9 Within Fire Limits? no Dist. No.
Owner's or Lessee's name and address H. H. Holm, 1207 Brighton Ave. Telephone
Contractor's name and address Vance C. Hood, 126 Mason St. Westbrook Telephone 103
Architect's name and address
Proposed use of building Stable and storage No. families
Other buildings on same dwelling house
Plans filed as part of this application? no No. of sheets
Estimated cost \$ 800. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 Heat Style of roof Roofing
Last use stable and storage No. families

General Description of New Work

To rebuild stable and storage building after fire for use as stable and storage building of smaller size, 32' x 48' - one story in height with basement. The existing foundation is to be repaired, rebuilt and extended where necessary to build two inside brick chimneys

PRELIMINARY PERMIT TO COVER REBUILDING FOUNDATION ONLY

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front depth No. stories 1 Height average grade to top of plate 10'
To be erected on solid or fill d land? solid earth or rock earth
Material of foundation concrete Thickness, top 10" bottom 12"
Material of underpinning Height Thickness
Kind of Roof pitch (long and short) Rise per foot 6" Roof covering Asphalt roofing Class C Uni. Lab.
No. of chimneys 2 Material of chimney brick of lining tile
Kind of heat hot air Type of fuel Is gas fitting involved? no
Corner posts 4x8 Sills 6x8 Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x8, 2nd, 3rd, roof 2x8
On centers 1st floor 16", 2nd, 3rd, roof 24"
Maximum span: 1st floor 12', 2nd, 3rd, roof framed as per plan

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated
Total number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of owner By Vance C Hood

8291

Word 2 Permit No. 32/1623
 Location 1207 Brighton Ave
 Own H. H. Hillman
 Date of permit 10/5/32
 Notif. in 10/31/32 I.W.
 Inspn. closing-in 10/27/32 C.T. etc.
 Final Notif. 11/18/32 9:04 A.M.
 Final Inspn. 11/18/32 C.T.
 Cert. of Occupancy issued 11/30/32

NOTES

10/5/32 Tell him about
 1x3 holding in
 floor. These posts
 are very anxious
 to do right. Get a
 good job done.
 10/6/32 Some concrete has
 been run, tearing out old
 work and putting new
 work etc.
 10/12/32 - Wall damaged
 Sold Mr. Hillman that it
 will be O.K. to have
 not readers over
 chimney in front will
 have side wall done
 next as it is desired
 to have windows etc.

R. 11725-0

Mr. Hood called for
 claim in imp. etc.
 Mr. Holm is finishing
 off 3 rooms for living
 quarters with wester
 11/18/32. Two warm
 air heaters have been
 put in by Mr. Wilson
 of Sears Roebuck Co.
 11/30/32 - Sent out to
 occupy quarters given
 by letter today.

#7609A-I

June 23, 1932

Mr. H. H. Holm
1207 Brighton Avenue
Portland, Maine

Dear Sir:

Enclosed is the building permit covering erection and use of a refreshment stand on your premises at 1207 Brighton Avenue, your appeal having been sustained by the Board of Municipal Officers on Wednesday, June 22, 1932.

Before constructing this refreshment stand, if you are not sure of the legal street line in front of your property, please have the Public Works Department indicate this street line so that there may be no possibility of getting the building on the street, or where the sidewalk will be in the future.

Very truly yours,

Inspector of Buildings

YH/RO
Enc.



APPLICATION FOR PERMIT

JUN 23 1932

Class of Building or Type of Structure Third Class

Portland, Maine, June 10, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 1207 Brighton Ave. Ward 9 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address E. H. Holm 1207 Brighton Ave. Telephone F 2829-J
 Contractor's name and address Owner Telephone _____
 Architect's name and address _____
 Proposed use of building Foodstore Market No. families _____
 Other buildings on same lot Freight house 2 families
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 75 Fee \$.50

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect one story frame building 8' x 12'

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers
6/22/32

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front 12' depth 8' No. stories 1 Height average grade to top of plate _____
 Height average grade to highest point of roof 12'
 To be erected on solid or filled solid earth or rock? earth
 Material of foundation Concrete blocks Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof hip Rise per foot 9" Roof covering Asphalt roofing Class C Und Lab
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor 18", 2nd _____, 3rd _____, roof 21"
 Maximum span: 1st floor 8', 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? none
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner E. H. Holm



City of Portland, Maine
Appeal sustained 6/27/32

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by **H. E. Holm** at **1207 Brighton Avenue**

June 10th 32

To the Municipal Officers:

Your appellant, **H. E. Holm**
who is the **owner** of property at **1207 Brighton Avenue**
respectfully petitions the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct a
one story refreshment stand 8' x 12' on this property on the ground that such
a use is not ordinarily permissible under the Zoning Law in the General
Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant desires to
offer for sale from this stand produce raised on this same property and
possibly to sell refreshments such as ice cream, cold drinks, sandwiches,
etc. The appellant property extends from the Westbrook line to Riverside
Street and includes the land at the corner of Riverside Street where is
located a Local Business Zone in which such a stand would be permissible.
For his own convenience and also because of the superior location from the
standpoint of attracting customers, the appellant prefers to locate the stand
near his own home between 400' & 500' from Riverside Street, this location
being in a General Residence Zone.

June 22, 1933

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of E. H. Holt with relation to the establishment of a refreshment stand at 1207 Brighton Avenue, reports as follows:

A public hearing has been held upon this appeal at which no opponents appeared.

It is the belief of this committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and the permit granted subject to full compliance with the terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Chairman.

32/18

June 11, 1932

1207
Brighton Avenue
Portland, Maine

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing at Room 35, City Hall, Wednesday, June 15th at 12 o'clock noon (Daylight Time) upon your appeal with relation to the construction and establishment of a refreshment stand on your property at 1207 Brighton Avenue.

You should be present or should be represented at this hearing in support of your appeal as failure to be so represented will be considered equivalent to withdrawal of the appeal and so reported to the Board of Municipal Officers.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

ARTHUR E. CRAIG, Chairman

32/8

June 11, 1932

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Wednesday, June 15th at twelve o'clock noon (Daylight Time) upon the appeal of H. H. Hols with relation to the construction and establishment of a refreshment stand at 1207 Brighton Avenue.

A permit to cover construction of a one story refreshment stand 8' x 12' to be used for selling produce raised on the same property and also possibly for the sale of refreshments such as ice cream, cold drinks, sandwiches, etc. has been denied on the ground that a new building for such a use is not ordinarily permissible under the Zoning Law in the General Residence Zone where the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

ARTHUR E. CRAIG, Chairman



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 19, 19 84
 Receipt and Permit number 19997

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1187 Brighton Avenue
 OWNER'S NAME Pizza Delight Corp. ADDRESS: 331 Elmwood Dr., Moncton, NB

OUTLETS:		FEES
Receptacles	Switches	Plugmold
ft. TOTAL <u>30-60</u>		<u>5.00</u>
FIXTURES (number of)		
Incandescent	Flourescent	(not strip) TOTAL <u>1-10</u>
Strip Flourescent		ft. <u>3.00</u>
SERVICES:		
Overhead	Underground	Temporary
TOTAL amperes <u>200</u>		<u>3.00</u>
METERS: (number of) <u>1</u> <u>.50</u>		
MOTORS: (number of) <u>2</u> <u>2.00</u>		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric Under 20 kws		
Over 20 kws		
APPLIANCES. (number of)		
Ranges	Water Heaters	
Cook Tops	Disposals	
Wall Ovens	Dishwashers	
Dryers	Compactors	
Fans	Others (denote)	
TOTAL		
MISCELLANEOUS: (number of)		
L-ranch Panels		
Transformers		
Air Conditioners Central Unit <u>1</u> <u>5.00</u>		
Separate Units (windows)		
Signs 20 sq. ft. and under <u>2</u> <u>5.00</u>		
Over 20 sq. ft.		
Swimming Pools Above Ground		
In Ground		
Fire/Burglar Alarms Residential		
Commercial		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under <u>2</u> <u>2.00</u>		
over 30 amps		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Emergency Lights, battery		
Emergency Generators		

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 TOTAL AMOUNT DUE: 25.50

INSPECTION
 Will be ready on _____, 19__; or Will Call x
 CONTRACTOR'S NAME: L. & L. Electric
 ADDRESS: RFD #2 Gorham
 TEL.: 892-6217
 MASTER LICENSE NO.: 02459 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 1 1987

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION B-2 PORTLAND, MAINE December 29, 1987

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1200 Brighton Ave. Fire District #1 [] #2 []
1. Owner's name and address B.P. Oil Co., Al. Lee, Burbank Hwy. Telephone 617-289-8510
2. Lessee's name and address Revere, Mass. 02151 (DISTRICT OFFICE) Telephone
3. Contractor's name and address 765-A-00/ Telephone
Proposed use of building Convenient Store with Self Service Gas Sta No families
Last use Unused Service Station No families
Material No stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$351,000.00 Appeal Fees \$50.00
Base Fee
Late Fee

FIELD INSPECTOR - Mr. @ 775-5451
Conditional Use. (Appeal) TOTAL \$50.00
DEMOLISH OLD STATION & BUILD NEW STATION WITH CONVENIENCE STORE. 1,775.00
From Unused Service Station to Convenient Store STORE.
with Self Service Station Stamp of Special Conditions

Major site plan review 350.00 pd 2-24-87

ISSUE PERMIT TO: B.P. OIL CO., 200 PUBLIC SQUARE, CLEVELAND, OHIO

NOTE TO APPLICANT Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

Appeal sustained 11/15/87

PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber- Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span. 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept.
Health Dept.
Others

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant

Robert Emerson

Phone # 617-289-8510

Type Name of above Robert Emerson

1 2 3 4

Other and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

B. P. Oil Co. Date Feb. 24, 1987
 Applicant 11 Lee Burbank Highway, Kevera, Mass Address of Proposed Site 1200 Brighton Avenue
 Mailing Address convenience store & self service station Site Identifier(s) from Assessors Maps B-2
 Proposed Use of Site 18,595 sq. ft. - 924 sq. ft. Zoning of Proposed Site _____
 Acreage of Site / Ground Floor Coverage _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Re () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

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

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												<input checked="" type="checkbox"/>
DISAPPROVED												

permits

REASONS: condition: that the applicant make the sewer connection per specifications of the Westbrook City Department of Public Works.
 (Attach Separate Sheet if Necessary)

Caroline Woodman 5/7/87
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

B. P. Oil Co.

Feb. 24, 1987

Applicant: 41 Lee Burbank Highway, Revoked Access Date: 1200 Brighton Avenue

Mailing Address: convenience store & self Service Station Address of Proposed Site: _____

Proposed Use of Site: _____ Site Identifier(s) from Assessors Maps: B-2

Acreage of Site: 18,505 sq ft / Ground Floor Coverage: 924 sq ft Zoning of Proposed Site: _____

Site Location Review (DEP) Required: Yes No Proposed Number of Floors: 1

Board of Appeals Action Required: Yes No Total Floor Area: _____

Planning Board Action Required: Yes No

Other Comments: MA 15105
265-A-COALING
PA 15105

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

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

REASONS:

(Attach Separate Sheet if Necessary)

Robert J. Pys 5/11/87
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

FOR ROBERT EMERSON, B.P. OIL CO.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

B. P. Oil Co.

Feb. 24, 1987

Applicant 41 Lee Burbank Highway, Revere, Mass Date 1200 Brighton Avenue

Mailing Address convenience store & self Service Station Address of Proposed Site

Proposed Use of Site 18,585 sq/ft. - 924 sq ft. Site Identifier(s) from Assessors Maps B-2

Acreage of Site / Ground Floor Coverage Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (/) No Proposed Number of Floors 1

Board of Appeals Action Required: (/) Yes () No Total Floor Area _____

Planning Board Action Required: (/) Yes () No

Other Comments: _____

Date Dept. Review Due: _____

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	SETBACK (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
	COMPLIES																	
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

REASONS: _____

Narrow Turner May 15, 1987
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

FOR ROBERT EMERSON, B.P. OIL CO.

CITY OF PORTLAND MAINE

SITE PLAN REVIEW

Processing Form

B. P. Oil Co.

Applicant Lee Burbank Highway, Beverly, Mass.

Date Feb. 24, 1987

Mailing Address convenience store & self Service Station

Address of Proposed Site 1200 Brighton Avenue

Proposed Use of Site 18,505 sq ft. - 924 sq ft.

Site Identifier(s) from Assessors Maps B-2

Acreage of Site / Ground Floor Coverage

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 1

Total Floor Area

Other Comments:

Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

3-5-87 (Date Received)

APPROVED APPROVED CONDITIONALLY DISAPPROVED

ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER

CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW

REASONS: (Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF DATE 3/5/87 FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
DIVISION OF INSPECTION SERVICES

DEMOLITION CALL DIST

B. P. Oil Company hereby requests permission to open
1200 Brighton Ave.

beginning on the following date Oct. 18, 1987
for the following work as described: DEMOLITION, CONSTRUCTION OF

UTILITY APPROVAL

✓ CENTRAL MAINE POWER CO.
Meter Department
772-7411, ext. 290, 291, 292
Date: 9-18-87 1:40 PM

✓ NEW ENGLAND TELEPHONE CO.
Dig Safe Center
1-800-225-4977
Date: 9-18-87 1:50 PM

NORTHERN UTILITIES
Distribution Department
797-8002
Date: _____

✓ PORTLAND WATER DISTRICT
John Libby
774-5961, ext. 205
Date: 9-18-87 3:15 PM

PUBLIC CABLE CO. (T.V.)
George Grisby
775-2381
Date: _____

ASBESTOS NOTIFICATION:

United States Environmental Protection Agency
Region I, Air Management Division
Room 2310
J.F.K. Federal Building
Boston, MA 02203

Maine Department of Environmental
Protection
Bureau of Air Quality Control
State House Station 17
Augusta, ME 04333
Attn: Catharine Clayton-Richardson

I have contacted all of the above utility companies and/or necessary City
departments.

DATE: Sept 18, 1987

SIGNED: Edward W. Hanson
Edward W. Hanson, Waibat-Pierce
FOR ROBERT EMERSON, B.P. Oil Co.

CITY OF PORTLAND

DEPARTMENT OF PARKS
Sewer Division
775-5451, ext. 463
Date: _____

✓ DEPARTMENT OF PARKS/PUBLIC WORKS
Traffic Division
775-5451, ext. 468, 469
Date: 9-18-87 2:00 PM

DEPARTMENT OF PARKS/PUBLIC WORKS
Forestry Division
775-5451, ext. 333, 350, ...
Date: _____

DEPARTMENT OF PLANNING/URBAN DEVELOPMENT
Inspection Services Division
775-5451, ext. 374 (rodent/vexmin/asbestos)
Date: _____

✓ FIRE DEPARTMENT
Communications - Sam Allen
775-6361, ext. 321, 322
Date: 9-18-87 2:05 PM

✓ PUBLIC WORKS ADMINISTRATION
Sue Sargent
775-5451, ext. 443
Date: 9-18-87 2:10 PM

BUILDING PERMIT REPORT

DATE: 9-30-57

ADDRESS: 1200 Brighton

REASON FOR PERMIT: New Over-the-top

BUILDING OWNER: BP Oil Co.

CONTRACTOR: 9

PERMIT APPLICANT: Robert E. ...

APPROVED: DENIED

CONDITION OF APPROVAL OR DENIAL:

1.) Required observations of factory operations shall be done via closed-circuit television.

Z

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Planning

Applicant: Central Maine Power CO.
83 Edison Dr - Augusta, ME 04336
 Mailing Address: electricity substation w addition
 Proposed Use of Site: 1.03 acres approx 100' x 28'
 Acreage of lot: _____ Ground Floor Coverage: _____

Date: 9/1/93
 Address of Proposed Site: 1221 Brighton Ave.
 Site Identifier(s) from Assessors Maps: _____
 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: contact person: Joan H. Dearing 626-9600 x 2257
(Licensing Coordinator)
 Date Dept. Review Due: _____

Minor Site Plan Review

PLANNING DEPARTMENT REVIEW

(Date Received)

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

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	EXPOSED											
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

RECEIVED

SEP 01 1993

PORTLAND PLANNING OFFICE

(Attach Separate Sheet if Necessary)

Kandice Jelvet 12/22/94
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Central Maine Power CO.

Date 9/1/93

Mailing Address 83 Edison Dr- Augusta, ME 04336

Address of Proposed Site 1221 Brighton Ave.

Proposed Use of Site electricity substation w addition

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage 1.03 acres / .appx 100' x 28'

Zoning of Proposed Site _____

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Joan W. Deering 626-9600 X 2257
(Licensing Coordinator)

Date Dept. Review Due: _____

Minor Site Plan review

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

Plans in file cab.

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 FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Central Maine Power Co.

Date 9/1/93

Address 85 Edison Dr - Augusta, ME 04330

Address of Proposed Site 1221 Brighton Ave.

Proposed Use of Site electricity substation w addition

Site Identifier(s) from Assessors Maps _____

Acres of Site / Ground Floor Coverage 1.03 acres / approx 100' x 28'

Zoning of Proposed Site _____

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Joan L. Deering 621-9500 x 2257
(Licensing Coordinator)

Date Dept. Review Due: _____

Minor Sit. Plan review

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTOR	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)

H. Haynes
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job Proper plans must accompany form

\$ 300

Owner Central Maine Power Co Phone # 626-9600
Address 83 Edison Dr- Augusta, ME 04336
LOCATION OF CONSTRUCTION 121 Brighton Ave.
Contractor _____ Sub _____
Address _____ Phone # _____
Est. Construction Cost _____ Proposed Use electricity substation
substation w addition
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq Ft. _____
Stories _____ # Bedrooms _____ Lot Size _____
Is Proposed Use Seasonal MINOR SITE PLAN REVIEW Condominium Conversion _____
Explain Conversion construct addition to substation
(appx 100'x28')

For Official Use Only

Date 9/1/93 Subdivision _____
Inside Fire Limits _____ Name _____
Blgd Code _____ Lt. _____
Time Limit _____ Ownership _____ Public _____
Estimated Cost _____ Private _____

Zoning:

Street Frontage Provided _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
Special Exception _____
Other _____ (Explain) _____

Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floors:

- Sills Size: _____ Sills must be anchored.
- Grider Size: _____
- Lally Column Spacing _____ Size _____
- Joists Size _____ Spacing 16" O C
- Bridging Type: _____ Size _____
- Floor Sheathing Type _____ Size _____
- Other Material _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No windows _____
- No Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size _____
- Ceiling Strapping Size _____ Spacing _____
- Type Ceilings _____
- Insulation Type _____ Size _____
- Ceiling Height _____

Roof:

- Truss or Rafter Size _____ Spacing _____
- Sheathing Type _____ Size _____
- Roof Covering Type _____

Chimneys:

Type _____ Number of Fire Places _____

Heating:

Type of Heat _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No of Tubs or Showers _____
- No of Flushes _____
- No of Lavatories _____
- No of other Fixtures _____

Swimming Pools:

- Type _____
- Pool Size _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law

Permit Received By Louise E. Chase

Signature of Applicant _____ Date _____

Signature of CEO Kathy G. Williams Date 1/93

Inspection Dates _____

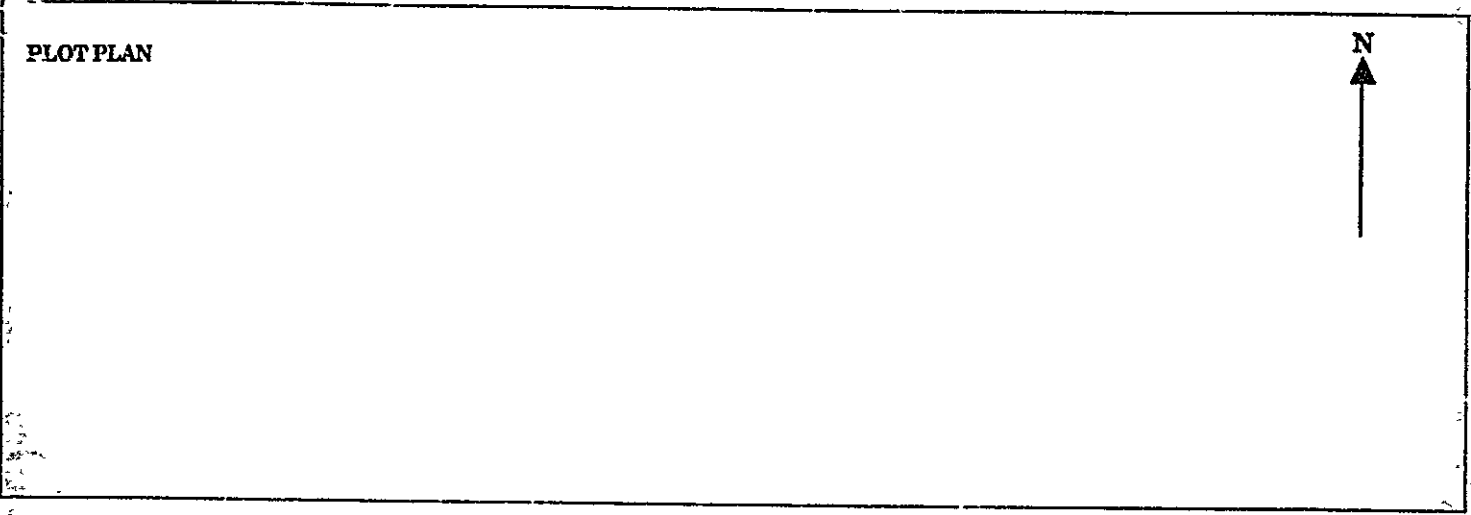
White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

© Copyright GPCOG 1988

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ 300 _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

Signature of Applicant Ruthy L. Williams

Date 9/1/93

CITY OF PORTLAND, MAINE
PLANNING BOARD

Kenneth M. Cole III, Chair
Jadine R. O'Brien, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Magge
John H. Carroll
Donna Williams

October 27, 1993

Joan W. Deering
Licensing Director
Central Maine Power
North Augusta Office Annex
Edison Drive, Augusta, ME 04336

RE: 1221 Brighton Avenue

Dear Ms. Deering:

On October 26, 1993 the Port and Planning Board voted 5-2 (Cole, Magge) to deny the request for waiver of sidewalk and curbing at 1221 Brighton Avenue.

Revised site plans showing curbing and sidewalk should be submitted to the planning staff for administrative review.

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

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Craig Carrigan, PE, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Louise Chase, Building Permit Secretary
Approval Letter File



Central Maine Power
North Augusta Office Annex
Edison Drive, Augusta Maine 04336

(207) 626-9600

Environmental and Licensing FAX (207) 626-9633

August 31, 1993

Mr. William Giroux
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

Re: Minor Site Plan Review Application
for Expansion of Brighton Avenue S/S

Dear Mr. Giroux:

Enclosed are seven copies of an application for minor site plan review, and the necessary attachments, concerning the minor expansion of CMP's Brighton Avenue substation in Portland. Because of the expansion, we also propose to modify our existing driveway as shown on the enclosed plans. Also enclosed is a check in the amount of three hundred dollars for the application fee.

Reason for the expansion

This expansion is being done to upgrade the existing 4kV distribution system to 12kV, to provide more circuit and transformer capacity. The additional area in the substation will provide the necessary safety clearances and adequate access for the mobile substation.

Other approvals

Our project qualifies under the Nationwide Permitting program of the Army Corps of Engineers. No other approvals are needed for this project.

Expeditious review

Thank you very much for your cooperation on this project. Since the construction season will soon be coming to a close, I appreciate anything you can do to expedite the review and approval of this application. Please advise us of your decision.

In the meantime, if you have any questions about this application, please feel free to contact Marty Bragdon, Project Manager, or me at 626-9600 extensions 3123 and 2257, respectively.

Sincerely,


Joan W. Deering
Licensing Coordinator

Enc

**CENTRAL MAINE POWER COMPANY'S
APPLICATION TO THE CITY OF PORTLAND FOR**

**MINOK SITE PLAN REVIEW
OF MINOR EXPANSION OF BRIGHTON AVENUE SUBSTATION**

Written Statement

Applicant/Owner: Central Maine Power Company
Edison Drive
Augusta, Maine 04336

Estimated cost of development: \$260,000

1. Expansion of approximately 2800 square feet of an existing electrical substation.
2. The site is approximately 1.03 acres.
3. To our knowledge, no other party has any easements or other burdens on our property.
4. Any construction debris will be disposed of in accordance with the State of Maine's Solid Waste Management Regulations.
5. Our project does not require the availability of off-site public facilities.
6. There are no problems of drainage or topography.
7. We anticipate project construction to begin by September 27, 1993 and be complete by December 31, 1993.
8. Our project qualifies under the Nationwide Permitting program of the Army Corps of Engineers. There are no other approvals necessary.
9. CMP will be funding this project from internally budgeted and allocated funds.

The following information is provided in accordance with Portland's Land Use Ordinance, Section 14-526, in support of Central Maine Power Company's application for expansion of the Brighton Avenue substation in Portland, Maine.

1. Vehicular circulation and parking

This is not applicable to our project.

Traffic hazards

While traffic to the substation will increase during the two month construction period, we do not anticipate it to create a traffic hazard. If we anticipate that the construction traffic will cause a hazard, we will arrange for a traffic coordinator to be assigned to the project until the hazard no longer exists.

Pedestrian circulation

This is not applicable to our project.

2. Parking

This is not applicable to our project.

3. Health and safety problems

This project is a minor expansion of an existing substation which is in a commercial zone. We are not proposing any structures that are taller than any existing structures.

4. Diminution of value or utility

We believe the expansion of this substation will not lessen the value or utility of any neighboring structures.

5. Public services

This is not applicable to our project.

6. & Landscaping & minimization of vegetation disturbance

7.

The expansion of the substation will require removal of the existing tree buffer on the north side of the substation. We have provided a landscaping plan to replant a comparable buffer after the expansion is completed. This plan is contained in this application.

The only areas that will have vegetation removed are for the substation expansion and the driveway modification, see the general location plan.

8. Natural drainage, erosion control

This project will not affect natural drainage.

Erosion control measures will be in place until the project is completed and any disturbed vegetation is stabilized. See the plans for the proposed location of erosion control measures.

9. Lighting

We do not propose any changes to the substation lighting.

10. Fire and safety hazard

This expansion will not create a fire hazard.

All of CMP's substations are enclosed by fencing for public safety purposes. The proposed expansion area will also be fenced.

11. Planned infrastructure

This is not applicable to our project.

12. Industrial development - environmental consequences

This is not applicable to our project.

13. Development in R-P zone

This is not applicable to our project.

14. Residential unit developments

This is not applicable to our project.

15. Two-family, special needs independent living unit, multiple-family development, lodging houses and emergency shelters

This is not applicable to our project.

16. Development in B-3 zone

This is not applicable to our project.

17. Compliance with applicable requirements of all City ordinances

CMP believes the project has been designed to be in compliance with all applicable requirements of all City ordinances.

18. Proximity to landmark, historic district, etc.

This is not applicable to our project.

19. View corridors

This is not applicable to our project.

CENTRAL MAINE POWER COMPANY

Brighton Avenue Substation, Portland

LIST OF ENCLOSED PLANS

Standard Boundary Survey

General Location Plan

Grading Plan

Planting Plan

General Arrangement Plan - 12kV Addition

General Arrangement - Plan and Sections (2 Sheets)9

General Arrangement - Sections and Elevations