

- b. Provide shut-off valves on each line to fixture.
- c. Chrome plate all exposed lines, plates, traps, valves in finished space #12.
- d. Install the valving by pass pipe, etc. as directed by the local water company for the meter installation.
- e. Electrical Contractor will hook-up power to water heaters.
- f. Run all piping above floor exposed unless noted. Run drops incorners & horizontal approximately 12" above floor. Coordinate with fixture drain lines.
- g. Hose Bibbs located on Drawings. Pitch lines as required to prevent freezing. Run a line with male hose adaptor outlook in area #16 set shut-off in office area. Set hose bibb below area #1 (South Wall) with shut-off above in battery area.

DIVISION 15 MECHANICAL

SECTION 1530 SOIL, WASTE & STORM SYSTEM

PART 1 GENERAL

1.1 SCOPE

- a. Related work specified elsewhere:
 1. Earthwork - Section 0220
 2. Water Supply System - Section 1520
 3. Plumbing Fixtures - Section 1546
- b. Requirements of Regulatory Agencies:
 1. Maine State Plumbing Code (latest edition including amendments).
 2. Local Plumbing Codes where applicable.
 3. This contractor shall obtain and pay for all permits required and arrange for all inspections required by State and Local Codes. All work shall conform to Code requirements.
- c. Tests shall be in accordance with State and Local requirements.
- d. This Contractor shall install all internal storm and floor drain systems to 12" past the foundation. Waste drains shall be connected to the holding tank. Machine earthwork provided for under Section 0220, handwork for piping installation under this Section. (1530)

PART 2 PRODUCTS

2.1 MATERIALS

- a. Drain Lines - Schedule 40 PVC or ABS plastic no hub cast iron below grade.
- b. Vents - State approved plastic
- c. Cleanouts - with brass plugs threaded
- d. Furnish all necessary sleeves for plumbing to other trades for installation.
- e. Cleanout wall caps - sized as required.
- f. Roof Drains - Josam Medium Sump 2202.0 series coated cast iron, medium beehive dome, nonpuncturing clamp ring with integral stop, medium sump with roof flange and bottom outlet.

- X
- g. Flashings - provide flashings for vent piping to be installed by roofing contractor.
 - h. Floor Drain Area #16 - Josam medium duty with sediment bucket 35724 and backwater valve.
 - i. Floor Drains Areas #5 & 8 - Josam 30000 Series with AF Strainer.

PART 3 EXECUTION

3.1 INSTALLATION

- a. Pipe Trenches - shall be located substantially as shown on Drawings. Coordinate sleeve locations and invert elevations with concrete contractor.
- b. Drainage System - Provide a complete drainage system substantially as shown to consist of necessary drains, soil, and waste lines and vents. All as shown.
- c. Cleanouts - Install at ends of all lines and at other locations required by Code and as shown.
- d. Supports - all piping shall be supported and secured to prevent movement or vibration.
- e. Provide a complete roof drain system as shown on the Drawings. Coordinate piping with ceiling and structural system.
- f. Run piping on surface of block walls where indicated.
- g. Connect building drain to steel holding tank (by Owner). Install new inlet in tank at required elevation. Connect 3" vent from tank per Drawings and as required.

Louis Wack Co.

DIVISION 15 MECHANICAL
SECTION 1546 PLUMBING FIXTURES & TRIM

PART 1 GENERAL

1.1 SCOPE

Related work specified elsewhere

- a. Earthwork - Section 0220
- b. Water supply piping - Section 1520
- c. Soil and Waste System - Section 1530

1.2 SUBMITTALS

- a. Submit catalog cuts on all proposed substitutions for approval.

1.3 QUALIFICATIONS

- a. Fixtures shall be of manufacturer and quality equal to American Standard. Color white.

PART 2 PRODUCTS

2.1 MATERIALS

- a. Water Closet - American Standard Water Saver Madera elongated bowl, top spud #2222.016 church seat #5321.112, 481310-100 bolt caps with Sloan Royal Flush Valve #110-3.
- b. Urinals - American Standard Maybrook #6580.013 complete with masonry wall bolts, strainer (integral) and Sloan Royal Flush Valve #186.
- c. Lavatories - American Standard Comrade 20" x 18" with 8 & 5 B-807 slow self closing mixing faucet valves with renewable seats 4" centers 1/2" male thread inlets - coupling nuts - 3/4" spout aerator with chrome handles vandal-proof pop-up drain. Handles 8 Aerator - 3/4 GPM flow restrictor.
- d. Lavatory - Room 12 - American Standard Comrade 20" x 18" #0124.131 with 2103.703 Heritage faucet and pop-up.
- e. Shower Stalls - Room 6 & 12 - Powers-Flat Model S-86 Commandex 36" x 36" x 82" with one piece 6" deep Terrazzo Floor, baked enamel walls. Matching seaming strip, curtain rod, curtain, and soap dish. Shower head A-S Astro-Jet 2 1/2 GPM flow with integral flow control #1413.038, bent arm, etc., A-S Aquarian II shower valve #1490.051.
- f. Shower Stalls - Room 8 - Powers-Flat Model S-86 as 2.1.0 dual compartment layout. A-S exposed Re-Nu compression valve shower unit #1222.017 for surface supply connections with Astro-Jet 2 1/2 GPM head #1413.038.

- g. Janitor's Sink - Powers-Flat PL-1 with leg frame, S-trap with C.O., mop hanger with American Standard faucet #8362.014 for coiling supply.
- h. Water Heaters - (1) A.O. Smith ELJ-15 1500 W 120V electric I Model. (2) A.O. Smith KEN-30 277V 4500W 2 elements electric I Model.

2.2 ACCESSORIES

Provide and install all appropriate hangers, traps, etc., for a complete code approved installation.

PART 3 EXECUTION

3.1 INSTALLATION

- a. Install fixtures where shown on Drawings at standard heights.
- b. Fixtures shall be complete with chrome plated brass trim, including control and cut-off valves.
- c. Electrician shall provide power to water heaters as necessary.

9:9

MARGE ON WED. 7/30/80

Louis Mack project: DO THIS please

Check concrete Trucks for -

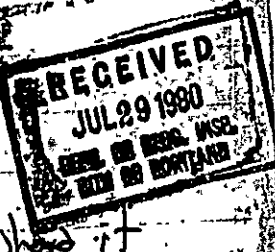
9:26 Don Wentworth ^{super on the job} for Langford & Low

10:20 (1) Time of Arrival to job site.

(2) Is concrete mixed ~~before~~ before it gets there or is it mixed on site? - Dejeal

10:26 (3) TIME TRUCK HAS STARTED DISCHARGING 9:28

11:02 (4) Time truck is empty. 10:10 AM



(5) GALS OF WATER IN RESERVE TANK when it ARRIVES AT SITE. - 300 GAL full

(6) GALS OF WATER left when empty (truck) 260 used About 40-45 gal

(7) LOCATION OF POUR? ~~NO~~ ^{NO SIGN} ~~NO SIGN~~ ^{using concrete bucket}

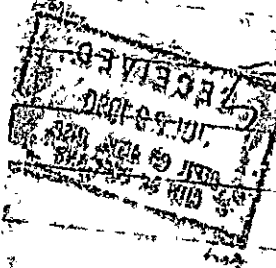
(8) DISTANCE FROM SHOOT TO LOCATION OF placement? ^{truck shoot + attachment}

(9) Get a copy of TRUCK RECEIPT FROM TRUCK DRIVER.

(10) Require ~~four~~ ^{four} test cylinders for 7, 14 AND 28 DAY TESTS - with 2 cylinders to be broken AT 28 DAYS. TEST to be conducted by CONTRACTOR AT A private testing LAB with reports to be sent TO US. Architect said not necessary

DAY 1
Hollis Center 04092 trucks/HRS
REQ. require A slump test when the truck
499-2306 STARTS emptying AND 1/2 thru
TRUCK LOAD.

See Me for any questions ???



5000# concrete on form
vibrating down W

my formal 9:30

44 yd. req.
yard del. 9
bad
left plant 9:50
Dwn: Bruce

Acad
9 cu. yd.
5000 ready-
mix con.
3/4" stone

Concrete insp. At
Louis Mack - WARREN AVE
8-6-80.

My ARRIVAL to Job Site was 9:09. All concrete is already mixed before it goes to site. Both trucks I observed CARRIED 9 cubic yards each. Each had approximately 300 gal water reserves. About 40-45 gals were used during their stay. At this location of pour, a chute and bucket were used for placement. The distance of the shoot from the truck to the bucket was ≈ 12 feet on the 1st truck and ≈ 8 feet on the 2nd truck.

The Architect insisted that test cylinders are not necessary. So at the time of pouring, they were not prepared to take any. Also the trucks were not equipped with slump cones, so that it was impossible to take slumps. A "guessimate" of the slumps would not be more than 4.5 inches. All concrete poured was 5000# with $\frac{3}{4}$ inch stone.

All concrete observed was very well vibrated. The area observed was the battery bldg on the far right as you look from Warren Avenue. All forms were braced and re-rod'd. All walls were 12" thick.

I observed no discrepancies.

Concrete Insp. At
Louis Mack - WARREN AVE
8-6-80

My arrival to job site was 9:09. All concrete is already mixed before it gets to site. Both trucks I observed carried 9 cubic yards each. Each had approximately 300 gal water reserves. About 40-45 gals were used during their stay. At this location of pour, a crane and bucket were used for placement. The distance of the shoot from the truck to the bucket was ≈ 12 feet on the 1st truck and ≈ 8 feet on the 2nd truck.

The Architect insisted that test cylinders are not necessary. So at the time of pouring they were not prepared to take any. Also the trucks were not equipped with slump cones, so that it was impossible to take slumps. A "guessimate" of the slumps would not be more than 45 inches. All concrete poured was 5000# with $\frac{3}{4}$ inch stone.

All concrete observed was very well vibrated. The area observed was the battery bldg. on the far right as you look from Warren Avenue. All forms were braced and re-rodged. All walls were 12" thick.

I observed no discrepancies.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

214

(Philip Snow Assoc) for Louis Mack, Inc.

6-25-80

Applicant 36 Union St.

Date _____

Mailing Address _____

720-730 Warren Ave.

Address of Proposed Site

Proposed Use of Site warehouse - recycling

315-B-7

Site Identifier(s) from Assessors Maps

Acres of Site / Ground Floor Coverage 10.22 acre / 27,493 sq. ft.

I-4

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2

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

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: June 27, 1980

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

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AMER. (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

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

M. W. Ward 6/25/80

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

(Phillip Shaw Assoc) for Louis Mack, INC. 6-25-80

Applicant: _____ Date: _____

Mailing Address: 38 Union St. 72 - 730 Eastern Ave.

Proposed Use of Site: _____ Address of Proposed Site

Acres of Site / Ground Floor Coverage: 27.493 ac. / sq. ft. Site Identifier(s) from Assessors Maps

Site Location Review (DEP) Required: () Yes () No Zoning of Proposed Site

Board of Appeals Action Required: () Yes () No Proposed Number of Floors: 2

Planning Board Action Required: () Yes () No Total Floor Area: _____

Other Comments: _____

Date Dept. Review Due: June 1, 1980

FIRE DEPARTMENT REVIEW

(Date Received) _____

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

REASONS: _____

(Attach Separate Sheet if Necessary)

James P. Collins
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: (Phillip Snow - 3800) 20 TOURS MARK, INC. Date: 6-25-80

Mailing Address: 720-730 Warren Ave.

Proposed Use of Site: 510 Address of Proposed Site: 316-4-7

Acres of Site: 1.243 sq. ft. Ground Floor Coverage: I-1 Site Identifier(s) from Assessors Maps: I-1

Zoning of Proposed Site: _____
 Proposed Number of Floors: _____
 Total Floor Area: _____

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

Other Comments: _____
 Date Dept. Review Due: June 2 1980

PUBLIC WORKS DEPARTMENT REVIEW

6-25-80
 (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	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
APPROVED																	
APPROVED CONDITIONALLY																	
DISAPPROVED																	

REASONS: _____

 (Attach Separate Sheet if Necessary)

John P. Rague 6/25/80
 SIGNATURE OF REVIEWING STAFF/DATE
 PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

Applicant: PAUL'S SHOW ASSOCI for Louis Mack, Inc. Date: 6-25-80
 Mailing Address: 16 Union St Address of Proposed Site: 722-73 WARREN AVE
 Proposed Use of Site: RECYCLING Site Identifier(s) from Assessors Maps: 31-B
 Acreage of Site: 27,493 sq. ft. Zoning of Proposed Site: I-3
 Ground Floor Coverage: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 2
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: JUNE 27, 1980

FIRE DEPARTMENT REVIEW

(Date Received)

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

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet If Necessary)

James P. Collins

SIGNATURE OF REVIEWING STAFF/DATE
FIRE DEPARTMENT COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 14, 1980, 19
 Receipt and Permit number A51498

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: 750 Warren Ave.
 OWNER'S NAME: Louis Mack, Inc. ADDRESS: _____

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	FEE
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		<u>3.00</u>
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary <input checked="" type="checkbox"/> TOTAL amperes _____		<u>3.00</u>
METERS: (number of)	_____				<u>.50</u>
MOTORS: (number of)	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)	Branch Panels _____				
	Transformers _____				
	Air Conditioners Central Unit _____				
	Separate Units (windows) _____				
	Signs 20 sq. ft. and under _____				
	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 _____				
	over 30 amps _____				
	Circus, Fairs, etc. _____				
	Alterations to wires _____				
	Repairs after fire _____				
	Emergency Lights, battery _____				
	Emergency Generators _____				
					<u>3.50</u>
					<u>3.50</u>
					<u>3.50</u>

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: 3.50
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on now, 10 AM; or Will Call _____
CONTRACTOR'S NAME: Mancini Elec.
ADDRESS: 179 Sheridan
TEL.: 774-5829
MASTER LICENSE NO.: on file
LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: [Signature]

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

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

T. A. N. CITY CODE

05170

LPI NUMBER

00723

DATE ISSUED

1/1, 81

Month Day Year

44456

ic

Certificate of App. Number

Installer's Name

GERBER COMPANY

List Name

F. I. M. I.

Installer

Code

- 1 Owner
- 2 Licensed Master Plumber
- 3 Licensee Oil Burnerman
- 4 Employee of Public Utility
- 5 Manufactured Housing Dealer
- 6 Manufactured Housing Mechanic
- 7 Limited License

Owner

Louis Mack Inc.

Address

750 Western Ave.

St / Lot Number

Street, Road Name

Subdivision

(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

OWNER'S COPY

Signature of LPI

Carol M. Godwin

Date Inspected

FEB 5 - 1981

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland
44456 IC

TOWN/CITY CODE 051770 LPI NUMBER 00123 DATE ISSUED 12/18
Month Day Year

Installer's Name GERBER COMPANY F.I.M.L. 2 Code 2
Owner Louis Madia Inc.
Address 750 Warren Ave. Subdivision _____
St./Lot Number Street, Road Name (Location where plumbing was done and inspected)

- Certificate of App Number
- 1 Owner
 - 2 Licensed Master Plumber
 - 3 Licensed Oil Burnerman
 - 4 Employee of Public Utility
 - 5 Manufactured Housing Dealer
 - 6 Manufactured Housing Mechanic
 - 7 Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Ernest J. Goodwin
Signature of LPI

Date Inspected FEB 5 - 1981

TOWN'S COPY

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Portland
44456 IP

Town/City Code 051770 LPI Number 00123 Date Issued 7/18/80 2/15/81
Month Day Year License No. JUL 14 1980
Address of Where Plumbing is Done 750 WARREN AVENUE Subdivision _____
St./Lot Number Street/Road Name

- PERMIT NUMBER
- 1 Owner
 - 2 Licensed Master Plumber
 - 3 Licensed Oil Burnerman
 - 4 Employee of Public Utility
 - 5 Manufactured Housing Dealer
 - 6 Manufactured Housing Mech
 - 7 Limited License

Name of Owner WICK F.I.M.L. _____ Mailing Address _____ Zip Code _____
Last Name

Type of Construction	1 New	2 Remodeling	3 Addition	4 Remodeling & Addition	5 Replacement of Hot Water Heater	6 Hook-up of Mobile Home	7 Hook-up of Modular Home
Plumbing To Serve	1 Single (Res)	2 Multi-Fam/Res	3 Mobile Home	4 Modular Home	5 Commercial	6 School	7 Other (Specify) <u>5</u>
Number of Fixtures or Hook-Ups	Sink(s) <u>1</u>	Toilet(s) <u>3</u>	Bath(s) <u>3</u>	Lavatory(s) <u>1</u>	Shower(s) <u>1</u>	Urinal(s) <u>1</u>	Hot Water Heater(s) <u>2</u>
	Clothes Washer(s) _____	Dish Washer(s) _____	Floor Drain(s) <u>2</u>	Hook-Up(s) _____	Fixture Fee <u>5</u>	Hook-Up Fee <u>13</u>	Total Fee <u>18</u>

TOWN'S COPY
SEP 3 - 1980
OCT 4 - 1980
DEC 30 1980
JAN 12 1981
JAN 9 1981

IMPORTANT: Note the following conditions:
1. This Permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the date of issue, this Permit becomes invalid.
SEP 8 - 1980
OCT 28 1980

SEP 19 1980
Signature of LPI _____



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 14, 19 80
 Receipt and Permit number A 59597

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: 750 Warren Avenue
 OWNER'S NAME: Louis Mack ADDRESS: same

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>150</u>	✓	12.00
FIXTURES: (number of)	Incandescent _____	Flourescent <u>50</u> (not strip)	TOTAL <u>50</u>	✓	7.00	
	Strip Flourescent _____	ft. _____				
SERVICES:	Overhead _____	Underground <u>x</u>	Temporary _____	TOTAL amperes <u>800</u>	✓	6.00
METERS: (number of)	<u>1</u>				✓	.50
MOTORS: (number of)	Fractional _____					
	1 HP or over <u>6</u>				✓	6.00
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____					
	Electric (number of rooms) _____					
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) <u>10</u>	<i>should be 20.00</i>			✓	50.00
	Oil or Gas (by separate units) <u>1</u>	<i>30.00 credit</i>				
	Electric Under 20 kws _____	Over 20 kws _____				
APPLIANCES: (number of)	Ranges _____	Water Heaters <u>x</u>				
	Cook Tops _____	Disposals _____				
	Wall Ovens _____	Dishwashers _____				
	Dryers _____	Compactors _____				
	Fans _____	Others (denote) _____				
	TOTAL _____				✓	1.50
MISCELLANEOUS: (number of)	Branch Panels <u>1</u>				✓	1.00
	Transformers <u>1</u>				✓	2.00
	Air Conditioners Central Unit _____					
	Separate Units (windows) _____					
	Signs 20 sq. ft. and under _____					
	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 _____					
	over 30 amps _____					
	Circus, Fairs, etc. _____					
	Alterations to wires _____					
	Repairs after fire _____					
	Emergency Lights, battery _____					
	Emergency Generators _____					
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE:				
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE:				
		TOTAL AMOUNT DUE:			✓	86.00

INSPECTION:

Will be ready on ready, 19 80; or Will Call _____
 CONTRACTOR'S NAME: Corey Electric
 ADDRESS: 184 Road St.
 TEL: _____
 MASTER LICENSE NO.: 3630 SIGNATURE OF CONTRACTOR: Corey Electric R.D.
 LIMITED LICENSE NO.: _____

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

January 28, 1981

file 750 name

Louis Mack, Inc.
36 Union Street
Portland, ME 04101

Subject: New System Variance to the Maine Subsurface Wastewater Disposal Rules, for holding tank installation, Louis Mack Inc. property, 750 Warren Avenue, Portland

Dear Sir:

This is to acknowledge receipt of the following items:

A completed HHE-200 Form signed by Richard Sweet, S.E., a completed HHE-215 Form signed by Alvin Mack, property owner; Richard Sweet, S.E.; and Errol Goodwin, LPI; a holding tank pumper agreement/contract form and supplementary information.

After review of the information submitted, this office has no objections to the proposed holding tank installation for the subject facility. However, the municipal approval letter was not enclosed with the information submitted. Enclosed for your use is a copy of a sample letter which this office requires prior to final approval of similar variance requests. Please have this form completed and signed by either the councilman for Portland or the City Manager. Once completed, please return to this office.

Holding tanks are permitted for the following installations:

- (1) The Holding Tank is replacing a malfunctioning system or nonlicensed wastewater discharge when no reasonable alternative is available;
- (2) The Holding Tank is to be used by an industrial or commercial establishment;
- (3) The Holding Tank is to be for temporary use to service a residential dwelling with availability to a public sewer within two years. A letter from the Sanitary District must accompany the Application indicating the date of the sewer's completion and that the public sewer will serve the property under consideration;
- (4) Holding Tanks shall not be considered permitted to serve new construction of residential dwellings, whether seasonal or year-round, except as specified in 17.B.5.

Louis Mack, Inc.
January 28, 1981
Page 2


Please be advised that this Division considers the use of holding tanks by themselves as a last resort as a disposal system due to the very high cost of pumping the tank contents, and the problems of disposing of the wastes once removed from the holding tank.

In consideration of the material submitted to this office, we approve of the following installation with conditions as stated:

1. The installation of a 5500 gallon holding tank with suitable float alarm.
2. The structure is to be used only as a recycling warehouse with a total of 12 employees.
3. Flow reducing valves, and low volume flush toilets are to be installed and maintained. Installation of low water use toilets must be done strictly according to manufacturers requirements.

Final approval is subject to permit by the Local Plumbing Inspector before the construction of this system. The Inspector is to be notified before covering the work, and the work is to be left uncovered until his inspection. He shall be supplied with copies of approved plans for his reference at inspection. Approval is also subject to any local ordinances and state laws.

Very truly yours,


David P. Sreanu
Plans & Standards Review
Division of Health Engineering

DPB/lh
cc: Richard Sweet, SE ✓
Ernold Goodwin, LPI ✓
enc. Sample letter & 200 Forms

CERTIFICATE OF APPROVAL

FOR WASTEWATER DISPOSAL FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 00123 Date Issued 3 23 81 Certificate of App. Number 278-8 EC

Installer's Name SKLOW P.I. M.I. P

Owner Louis Mack Inc.

Address 750 Main Ave., Maine
Location where system was installed and inspected

Installer Code 1. Owner
 2. Builder
 3. Installer
 4. Developer
 5. Realtor
 6. Other

THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM OR COMPONENT(S) INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN PERSONALLY EXAMINED AND HAS BEEN PROPERLY INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE SUBSURFACE WASTEWATER DISPOSAL RULES AND THE MHE-200 FORM PERFORMED BY

134 ON 3-23-81
(Site Evaluator Number) Month, Day, Year

Arnold J. Goodwin
Signature of LPI

MAR 23 1981
Date Inspected

TOWN'S COPY

SUBSURFACE WASTEWATER DISPOSAL PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 000154 Date Issued 3 23 81 PERMIT NUMBER 278 EP

Address of System's Location 750 MAIN AVE Mailing Address Maine Zip Code 04101

Name of Owner MACK P.I. M.I. L

Permit Issuance 1. No Variances Required 2. Replacement Variance 3. New System Variance 4. Local Site Evaluation Waiver Option 5. Engineered

Type of System 1. New 2. Replacement 3. Expansion 4. Experimental

Replacement or Malfunction 1. Single (Res) 2. Multi-Fam (Res) 3. Mobile Home 4. Modular Home 5. Commercial 6. School 7. Other (Specify)

System to Be 1. Bed 2. Chamber 3. Special System (Includes one waterless toilet) 4. Other (Specify) 5. Trench

Complete System 1. Septic 2. Aerobic 3. Holding 4. Other (Specify)

Treatment Tank ONLY 1. Bed 2. Chamber 3. Laundry Waste 4. Other (Specify)

Disposal Area ONLY 1. Pit Privy 2. Vault Privy 3. Compost Toilet 4. Other (Specify) (\$10. each)

Waterless Toilets LPI to Insert Profile (1) Soil Condition (L) Total Fee 140.00

TOWN'S COPY

IMPORTANT: Note the following conditions:
1. This Permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Arnold J. Goodwin Signature of LPI

MHE-210 RV 7/80

JAN 23 1981

Original to be sent to Division of Health Engineering, Augusta, Maine 04333 by the LPI

Page 1 of 1

Application for: New System Conversion Permit Replacement of Entire System Disposal Area Only
 Expanded System Experimental System

This is NOT A Permit. This Form When Completed Must Be Presented To The Local Plumbing Inspector To Obtain A Permit

Street, Road, Etc. **WARREN AVE** Pumping Permit No. **37458** Date of Pumping Permit **MAR 23 1981**

City/Town **PORTLAND** H On Water Body, Own Name _____

Property Owner: **LOUIS MACK, INC.** Tel No. **773-0273** Name of Applicant/Owner's Agent _____ 1st No. _____

Street **36 UNION ST.**

State **ME.** Zip Code **04101** Town _____ State _____ Zip Code _____

Applicant's Signature _____ Date _____

Is Lot Zoned? Yes No Type of Zoning **COM.** Subdivision Name **N/A** Lot No. _____

Water Supply For This Property: Dug Well depth _____ Drilled Well, depth _____ Spring, depth _____
 with disinfection without disinfection. Public Utility, name **PORTLAND WATER DISTRICT**

INVESTIGATION Show Location of Pits on Site Plan on Page 2

Soil Profile No. TP-1	Soil Profile No. TP-2	Soil Profile No. TP-3	Soil Profile No. TP-4
<input checked="" type="checkbox"/> Pit <input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit <input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit <input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit <input type="checkbox"/> Boring
Organic Strata _____	Organic Strata _____	Organic Strata _____	Organic Strata _____
1st Strata CINDERS Inches 4	1st Strata FINE SANDY LOAM Inches 7	1st Strata SILT LOAM Inches 9	1st Strata SILT LOAM Inches 8
2nd Strata FINE SANDY LOAM Inches 8	2nd Strata SILT LOAM Inches 6	2nd Strata SILT LOAM Inches 7	2nd Strata SILT LOAM Inches 8
3rd Strata SILT LOAM Inches 11	3rd Strata SILT-CLAY Inches 28	3rd Strata SILT-CLAY Inches 32	3rd Strata SILT-CLAY Inches 67
4th Strata SILT-CLAY Inches 22	4th Strata _____ Inches _____	4th Strata _____ Inches _____	4th Strata _____ Inches _____
Total Depth of Observation Hole Inches 45	Total Depth of Observation Hole Inches 41	Total Depth of Observation Hole Inches 48	Total Depth of Observation Hole Inches 83
Max Seasonal Water Table Mottling <input type="checkbox"/> None Evident 12 Inches	Max Seasonal Water Table Mottling <input type="checkbox"/> None Evident 3 Inches	Max Seasonal Water Table Mottling <input type="checkbox"/> None Evident 9 Inches	Max Seasonal Water Table Mottling <input type="checkbox"/> None Evident 1 Inches
Impervious Layer/Clay, Etc. <input type="checkbox"/> None Evident 23 Inches	Impervious Layer/Clay, Etc. <input type="checkbox"/> None Evident 13 Inches	Impervious Layer/Clay, Etc. <input type="checkbox"/> None Evident 16 Inches	Impervious Layer/Clay, Etc. <input type="checkbox"/> None Evident 16 Inches
Bedrock (if None Evident) Type of Bedrock _____	Bedrock (if None Evident) Type of Bedrock _____	Bedrock (if None Evident) Type of Bedrock _____	Bedrock (if None Evident) Type of Bedrock _____
Surface Slope 0-2 %	Surface Slope 0-2 %	Surface Slope 0-2 %	Surface Slope 0-2 %
Soil Group 9 D Soil Condition _____ Per Table 9-1 Code II	Soil Group 9 E Soil Condition _____ Per Table 9-1 Code II	Soil Group 9 D Soil Condition _____ Per Table 9-1 Code II	Soil Group 9 E Soil Condition _____ Per Table 9-1 Code II

9-21-79 states: A site investigation for this project was completed I...
 Signature **Richard [unclear]** Site Evaluator License Number **034**
 Date Signed **8-7-80**

DISPOSAL SYSTEM PROPOSED Show Location of System and Details on Disposal Plan on Page 2

SYSTEM	TREATMENT TANK	SUBSURFACE ABSORPTION AREA/TYPE	SIZE	SITE MODIFICATION
<input checked="" type="checkbox"/> Combined System <input type="checkbox"/> Separated System <input type="checkbox"/> Combined System - separate human waste disposal system to be used for _____ <input type="checkbox"/> Other _____	<input type="checkbox"/> Aerobic Tank <input checked="" type="checkbox"/> Septic Tank (HOLD-TANK) <input type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal Size in Gallons 5500 Gal	<input type="checkbox"/> Bed System Length N/A ft Width N/A ft <input type="checkbox"/> Chamber System Type A N/A Type B N/A <input type="checkbox"/> Special System Type _____ No. of Chambers N/A	<input type="checkbox"/> Small <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Large <input type="checkbox"/> Extra Large Design Flow 180 GPD	Filter with _____ in depth N/A DETAILS <input type="checkbox"/> A Distribution System is required Pumping _____ is not required The dose is N/A Gallons DISTANCES <input type="checkbox"/> Yes <input type="checkbox"/> No The proposed subsurface absorption area will be located at least 100 feet from any and all wet springs, surface water bodies and courses (lake, pond, ocean, brook, stream, river, swamps, marshes and bogs) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The proposed subsurface absorption area will be located at least 300 feet from any and all wells or springs producing 2000 gallons or more of water per day and any public water supplies.
PHYSICAL LOCATION MAP 	Number of Bedrooms N/A	<input type="checkbox"/> Laundry System Type _____ Name and type of establishment if other than private home RECYCLING WAREHOUSE 12 EMPLOYEES	FOR THE USE OF LPI ONLY <input type="checkbox"/> Denial Application is denied for the following reasons: portions of the Code II are cited Form is incomplete: _____ <input type="checkbox"/> Site Plan <input type="checkbox"/> Disposal System Plan <input type="checkbox"/> Cross Section <input type="checkbox"/> Statement See Section 8.1 <input type="checkbox"/> Site investigation indicates site is <input type="checkbox"/> unsuitable for disposal system <input type="checkbox"/> Unsuitable for system proposed <input type="checkbox"/> System Proposed does not conform to Code <input type="checkbox"/> Site investigation indicates site modifications are necessary <input type="checkbox"/> Acceptance Application for permit is approved: <input type="checkbox"/> with condition specified, comply with _____ <input type="checkbox"/> without condition	Signature [unclear] Date 2/23/81

APPLICATION FOR SUBSURFACE WASTEWATER DISPOSAL PERMIT
(For systems disposing of less than 2000 gallons per day)

Page 2 of 2

JAN 23 1981

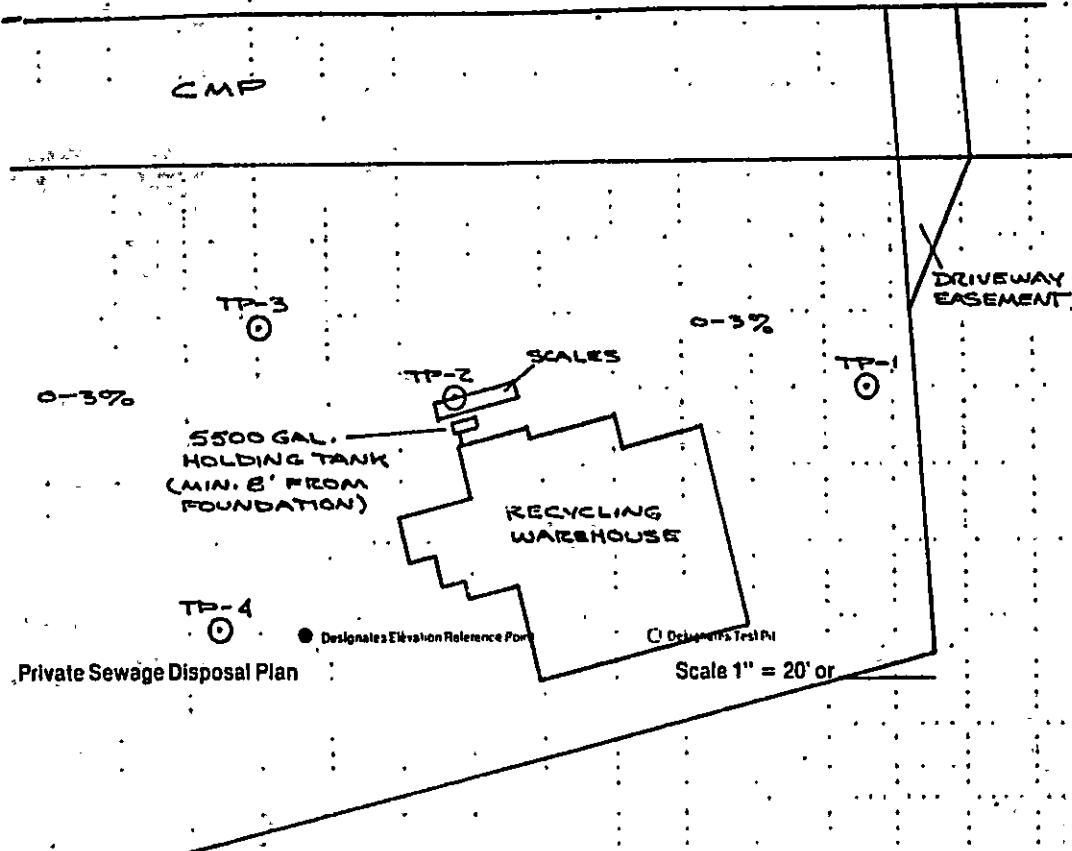
Street, Road etc WARREN AVE.
Non waterbody give name

Owner of Property
LOUIS MACK CO., INC.

PORTLAND
Site Plan

Scale 1" = 100 ft.

WARREN AVENUE



- NOTES: ① ATTACH ALARM DEVICE TO TANK.
② VENT
③ TANK INVERT SHOULD BE ABOVE MAXIMUM HIGH GROUND WATER TABLE (NO DEEPER THAN 3" BELOW PRESENT SURFACE)

Subsurface Absorption Area Cross-section

Scale: Vertical—1" = 5' or _____
Horizontal—1" = 20' or _____

Applicant Signature: *Richard Adams* License Number: 8-7-80 034

Signature Required

NHE-700 1/7

I certify that all the information submitted to be true and correct, and I understand that issuance of a permit is based upon the information and plans submitted by the applicant. I also understand that any violation of the provisions of the permit may result in the suspension or revocation of the permit. I am a private sewage disposal system and that the ground is used for a use other than agricultural purposes. I understand that the guarantee is extended or implied by approval of any device or approval given by the Administrative Authority or its representative.

Date: 1-19-81
Applicant: PAUL R. NEWBERRY
Name: *[Signature]*



CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT
BUILDING INSPECTION DIVISION

March 9, 1981

Department of Human Services
Div. of Health Engineering
Station 10
Augusta, Maine 04333

Att: David P. Breau, Plans & Standards Review Section

Re: Variance to the State of Maine subsurface Wastewater Disposal
Rules, Louis Mack, Inc. property, 750 Warren Ave.

Dear Mr. Breau:

The City Manager of Portland is aware that Louis Mack, Inc. Lot no. 316 on Assessors' Map B-7 in our records, is applying for an approval from your Department for a variance to the Rules due to the following conditions:

Minimum soil condition

The City Manager understands that the property does not meet the minimum requirements of the Subsurface Wastewater Disposal Rules, but understands that Louis Mack, Inc. is attempting to meet any special requirements or criteria for the New System Variance.

The proposed residence is within the City of Portland Zoning guidelines.

If the variance is approved, and the disposal system should malfunction in the future, the City Manager understands that they shall be obligated to take appropriate steps to insure correction of the malfunctioning system under the Malfunctioning Domestic Sewage Disposal Law, Title 30, Section 4359.

Stephen T. Honey
City Manager
City of Portland



MICHAEL R. PETIT
COMMISSIONER

STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
AUGUSTA, MAINE 04333

January 28, 1981

Louis Mack, Inc.
36 Union Street
Portland, ME 04101

Subject: New System Variance to the Maine Subsurface Wastewater Disposal Rules, for holding tank installation, Lotus Mack Inc. property, 750 Warren Avenue, Portland

Dear Sir:

This is to acknowledge receipt of the following items:

A completed HHE-200 Form signed by Richard Sweet, S.E., a completed HHE-215 Form signed by Alvin Mack, property owner; Richard Sweet, S.E.; and Errol Goodwin, LPI; a holding tank pumper agreement/contract form and supplementary information.

After review of the information submitted, this office has no objections to the proposed holding tank installation for the subject facility. However, the municipal approval letter was not enclosed with the information submitted. Enclosed for your use is a copy of a sample letter which this office requires prior to final approval of similar variance requests. Please have this form completed and signed by either the councilmen for Portland or the City Manager. Once completed, please return to this office.

Holding tanks are permitted for the following installations:

- [1] The Holding Tank is replacing a malfunctioning system or nonlicensed wastewater discharge when no reasonable alternative is available;
- [2] The Holding Tank is to be used by an industrial or commercial establishment;
- [3] The Holding Tank is to be for temporary use to service a residential dwelling with availability to a public sewer within two years. A letter from the Sanitary District must accompany the Application indicating the date of the sewer's completion and that the public sewer will serve the property under consideration;
- [4] Holding Tanks shall not be considered permitted to serve new construction of residential dwellings, whether seasonal or year-round, except as specified in 17.B.5.

Louis Mack, Inc.
January 28, 1981
Page 2

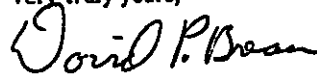
Please be advised that this Division considers the use of holding tanks by themselves as a last resort as a disposal system due to the very high cost of pumping the tank contents, and the problems of disposing of the wastes once removed from the holding tank.

In consideration of the material submitted to this office, we approve of the following installation with conditions as stated:

1. The installation of a 5500 gallon holding tank with suitable float alarm.
2. The structure is to be used only as a recycling warehouse with a total of 12 employees.
3. Flow reducing valves, and low volume flush toilets are to be installed and maintained. Installation of low water use toilets must be done strictly according to manufacturers requirements.

Final approval is subject to permit by the Local Plumbing Inspector before the construction of this system. The inspector is to be notified before covering the work, and the work is to be left uncovered until his inspection. He shall be supplied with copies of approved plans for his reference at inspection. Approval is also subject to any local ordinances and state laws.

Very truly yours,



David P. Breau
Plans & Standards Review
Division of Health Engineering

DPB/lh
cc: Richard Sweet, SE
Ernold Goodwin, LPI
enc. Sample letter & 200 Forms

New System Variance Request

This form shall accompany an Application for a proposed new system which requires a Variance to certain provisions of the Subsurface Wastewater Disposal Rules.

GENERAL INFORMATION

City XXX of Portland

Town Code 5770 Permit No. 374518E Date Permit Issued MAR 23 1981
month/day/yr.

Property Owner's Name: Louis Mack, Inc. Tel. No. 773-0273

System's Location: 750 Warren Avenue
Street
Portland
Town MAINE 04103
Zip

Property Owner's Address:
(if different from above) 36 Union Street
Street
Portland Maine 04101
Town State Zip

- VARIANCE CONDITIONS**
1. The Department has the authority to vary the requirements of the Rules in accordance with 10-144A CMR 241.18 of the Rules if all the following criteria are satisfied:
- a. The variance request has the approval of the LPI.
 - b. The variance request has received written endorsement from the elected municipal officials or the Land Use Regulation Commission.
 - c. The variance request demonstrates that there is no practical alternative for wastewater disposal, such as access to public sewer or the potential for an easement.
 - d. The proposed system does not conflict with Seasonal Conversion (Section 5.B.2a) or Shoreland Zoning.
 - e. The site offers potential for a system which will dispose of the wastewater with minimal threat to public health, safety, or welfare.
 - f. The property owner has indicated an awareness of the variance and any limitations or added costs the proposed system may require.
2. The Local Plumbing Inspector shall not issue a Permit for the installation of a subsurface wastewater disposal system until written approval has been received from the Department.
3. A check or money order to cover the \$10.00 review fee shall accompany this request form.

Specific Variance Requested (To be filled in by Site Evaluator)

	SECTION OF CODE
1. <u>MOTTLING AT 3" IMPERVIOUS AT 13"</u>	<input checked="" type="checkbox"/> . <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> a
2.	<input type="checkbox"/> . <input type="checkbox"/> <input type="checkbox"/>
3.	<input type="checkbox"/> . <input type="checkbox"/> <input type="checkbox"/>
4.	<input type="checkbox"/> . <input type="checkbox"/> <input type="checkbox"/>
5.	<input type="checkbox"/> . <input type="checkbox"/> <input type="checkbox"/>
6.	<input type="checkbox"/> . <input type="checkbox"/> <input type="checkbox"/>

If Variance requested is for Sec. 6.B.3 Suitable Soil Conditions, fill in table below.

SOIL, SITE, AND OTHER FACTORS FOR ASSESSING NEW SYSTEM VARIANCE POTENTIAL (SEE TABLE 16-1)	Fill Box Below with a; appropriate information required	RELATIVE POTENTIAL (pts)			
		High	Moderate	Low	Not Recommended
SOIL PROFILE (FROM TABLE 6-1)					
DEPTH TO SEASONAL GROUND WATER TABLE	<u>9</u>		<u>10</u>		
SLOPE AT SITE OF DISPOSAL AREA	<u>3"</u>				<input checked="" type="checkbox"/>
SIZE OF PROPERTY	<u>0-3%</u>			<u>0</u>	
CALLONS OF WASTEWATER PER DAY TO BE TREATED	<u>11 AC.</u>	<u>15</u>			
SYSTEM DESIGN CRITERIA	<u>180 GPD</u>		<u>5</u>		
WATER SUPPLY	<u>5500 GAL. HOLD. TANK</u>	<u>10</u>			
ZONING AND LAND USE	<u>PUBLIC</u>	<u>10</u>			
	<u>COMM.</u>	<u>10</u>			

Print Credit No. 4310-5001-2615

STATEMENTS, JUSTIFICATIONS and RESPONSIBILITIES

PROPERTY OWNER: The property owner shall provide accurate information to the Site Evaluator, the LPI, and the Department and elaborate below the reasons for requesting the variance(s). In addition, all the variance conditions listed on the front page must be documented.

THIS IS THE ONLY ZONE IN WHICH THE MUNICIPAL USE IS ALLOWED THE CLOSEST MUNICIPAL SEWER IS OVER 150 FT

(Attach additional sheets, if needed)

I, ALVIN MACK, am the owner of the subject property. I understand that the installation illustrated on the HHE-200 Form is not in total compliance with the Rules. I have indicated my reasons for requesting the variance(s). Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Department of Human Services and make any corrections the Department finds necessary. The Site Evaluator designing the system shall be retained to inspect the system during installation.

Signature of Owner
Signature of Prospective Purchaser

Date

SITE EVALUATOR:

When an undeveloped property is found to be unsuitable for subsurface wastewater disposal by a Licensed Site Evaluator, the evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a Variance to the requirements of the Rules, and the evaluator in his professional opinion feels the variance request is justified and that the site limitations can be overcome, he shall document the soil and site conditions on an HHE-200 FORM. The evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department.

DUE TO THE SEVERE SITE LIMITATIONS A HOLDING TANK IS RECOMMENDED.

(Attach additional sheets, if needed)

I, RICHARD A. SWEET, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Code requirements. In my judgement, I certify that the proposed system design on the HHE-200 form is the best alternative available, enhances the potential of the site for subsurface wastewater disposal, and that the system should function properly as per the justifications outlined on the application.

Signature of Site Evaluator

Date

LOCAL PLUMBING INSPECTOR:

The Local Plumbing Inspector shall review all New System variance requests prior to submission to the Division of Health Engineering. The LPI shall indicate the municipality's position in regards to the variance request. The LPI shall also inform the Division of Health Engineering of any facts relative to the variance request not specifically noted by the property owner or the site evaluator.

The proposed system () does (x) does not conflict with any Municipal or Shoreland Zoning ordinances, and has been shown to the Code Enforcement Officer.

CONCLUSIONS:

I, the undersigned, have visited the above property and find that it is not possible to conform to certain provisions of the Rules. The variance request submitted by the applicant is the best alternative for subsurface wastewater disposal system on this property. Therefore, I recommend the issuance of a permit for the system's installation as proposed on the HHE-200 Form.

Signature of L.P.I.

Date

**HOLDING TANK PUMPER AGREEMENT
PROPERTY OWNER STATEMENT**

JAN 23 1981

Department Human Services
Division of Health Engineering
Station #10, State House
Augusta, ME 04333

HOLDING TANK PUMPER

General Information

Name of Business Jim Rogers Septic Tank Service Telephone 892-2164

Business Address R.F.D.#2- River Rd. So. Windham, Me. 04082

Maximum Capacity of tank truck 2000 gallons

Wastes can be pumped and disposed of: all year round
(check one) limited to _____ to _____
Month Month

Wastes will be disposed of at the following Department of Environmental Protection licensed site(s).
Location of site(s):

or facility Portland Wastewater Treatment Plant, Portland Me.

Agreement

I Jim Rogers, while under contract, will be responsible for the pumping and maintenance of the
Pumper owner
holding tank on the property of Louis Mack, Inc. located at 750 Warren Ave.
Property owner
Portland
Property's Address

on the year round, seasonal basis

Pumper/Property Owner Contract

I Jim Rogers, agree to pump and maintain the holding tank for Louis Mack, Inc. located at
Pumper owner Property owner
750 Warren Ave. Portland
Property Address

for the contract period of 11/80 to 11/81 with a new contract contingent upon the following
month/year month/year

factor's list (dumping site accessibility, costs, etc.)

- Operating costs
- Disposal fees
- Gasoline prices

New Agreement/Contract Form

A copy shall be completed at the expiration of this contract and forwarded to the Department for its records. If this is not received by the Department, the Department's original approval becomes null and void and therefore, a violation of the Rules.

Property Owner's Signature _____ Date 8/23/80

Pumper Proprieter's Signature _____ Date 8/23/80

(over)

HHE-250 RV/80

JAN 23 1981

PROPERTY OWNER

I, Louis Mack, Inc. am the owner of Non-Ferrous Metal Re-
Property owner cycling Facility located at
750 Warren Avenue Portland
(street) (town)

This facility was constructed
 was subdivided on or before _____
 is proposed

The usage of this facility has been; will be: warehouse and minor office facilities

about November 1980
~~state~~ _____ (date).

(Example: three bedroom summer camp serving a family of five for three weeks in summer and 12 weekends during the rest of the year.)

Proposed method of disposal is: holding tank
(The private waste water disposal system described on the attached Application.)

I recognize that any approval the Division may give will be limited to the usage described above and may be enforced by requiring a covenant of the Deed.

Space for Notary Seal &
Signature Below

Owner's Name - Printed Louis Mack, Inc.

Address 36 Union Street, Portland, Maine

Signature: [Handwritten Signature]

Date: 9/23/80

March 9, 1981

Department of Health Services
Div. of Health Engineering
Station 10
Augusta, Maine 04333

you letter from 2/11

Att: David P. Breau, Plans & Standards Review Section

Re: Variance to the State of Maine subsurface Wastewater Disposal
Rules, Louis Mack, Inc. property, 750 Warren Ave.

Dear Mr. Breau:

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The proposed residence is within the City of Portland Zoning guidelines.

If the variance is approved, and the disposal system should malfunction in the future, the City Manager understands that they shall be obligated to take appropriate steps to insure correction of the malfunctioning system under the Malfunctioning Domestic Sewage Disposal Laws, Title 30, Section 4359.

Stephen T. Honey
City Manager
City of Portland



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 2-9-81, 19
 Receipt and Permit number A66838

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: 750 Warren Avenue
 OWNER'S NAME: Louis Mack Co. ADDRESS: Same

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	FEES
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL ampere _____	
MEYERS: (number of)	_____				
MOTORS: (number of)	_____				
	Fractional _____	_____			
	1 HP or over <u>360</u>	<u>2</u>			<u>3.00 ± 00-</u>
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)	Branch Panels _____	_____			
	Transformers _____	_____			
	Air Conditioners Central Unit _____	_____			
	Separate Units (windows) _____	_____			
	Less 20 sq. ft. and under _____	_____			
	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 _____	_____			
	over 30 amps _____	_____			
	Circus, Fairs, etc. _____	_____			
	Alterations to wires _____	_____			
	Repairs after fire _____	_____			
	Emergency Lights, battery _____	_____			
	Emergency Generators _____	_____			

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 3.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call _____
 CONTRACTOR'S NAME: Ricker & Cloutier Inc.
 ADDRESS: 319 County Rd., Westbrook, Me.
 TEL: 774-1271
 MASTER LICENSE NO.: 3093 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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

Applicant: LOUIS MALK INC.

Date: 6/25/80

Address: 700 - 730 WARREN AVE.

Assessors No.: 316-8-7

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - NEW

✓ Zone Location - I-4

✓ Interior or corner lot -

40 ft. setback area (Section 21) -

✓ Use - RECYCLING WAREHOUSE

Sewage Disposal

✓ Rear Yards - 50' - 50' MIN.

✓ Side Yards - 100' ± - 100' ±

✓ Front Yards - 160' ± - 50' - 50' MIN.

Projections -

✓ Height - 2 STORY - 40' MAX

Lot Area - 10.02 ACRES

Building Area - 27,493 sq

Area per Family -

Width of Lot -

Lot Frontage

✓ Off-street Parking - 28 - 28 REQ.

✓ Loading Bays - 1 BAY - 1 BAY REQ.

Site Plan - YES

Shoreland Zoning -

Flood Plains -

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning & Urban Development

DATE: May 3, 1982

FROM: Sam Hoffses, Chief of Inspection Services

SUBJECT: 750 Warren Avenue (Louis Mack Co.)

At your request, I wrote Louis Mack Co. and explained the condition set by the Planning Board at their meeting on April 22, 1980. I also suggested that they correct the erosion problem on the Warren Avenue side of their property.

I checked with Environmental Health to see if a monitoring program was established for this site. They have been testing this site on a request basis. Last test April 3, 1982 and April 23, 1982.

Please find attached copies of the Planning Board Site Review, also, Environmental Health Report.

If you need any other information, please call.

Sam Hoffses, Chief of Insp. Services

SH/jmr

March 11, 1981

Louis Mack, Inc.
750 Warren Ave.
Portland, Me.

C.C. Philip Snow Assoc.
597 Main St.
South Portland, Me.
Att: Bob Snow

Re: 750 Warren Ave.

On 1-19-81, a certificate of occupancy was issued for the new building at the above named location. There were several limiting conditions, included in the certificate of occupancy.

As of this date, the required emergency lighting has not yet been installed. It will be necessary to start work immediately on this violation.

If work has not been completed by 4-13-81, further legal action will be necessary. Also the certificate of occupancy can be rendered invalid.

If you have any questions regarding this matter, don't hesitate to contact this office.

Yours truly,

Marge Schmuckel
Code Enforcement Officer

MS:k

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS
PHILIP P. SNOW, P.E. ROBERT P. SNOW

7 July 1980

Jim Collins - Fire Inspector
Building Inspection Department
City Hall
Portland, ME 04101

re: Louis Mack, Inc. *750 Warren Ave*

Dear Jim:

On June 17, you, I and Walter met on the above to review Walter's letter of June 11. We agreed to all items in the letter except that we will submit the emergency lighting layout after the metal piles are in place.

Two new items were brought up at our meeting. We have separated the office from the warehouse by a 1 - hour fire wall as shown on the drawings I submitted when the permit was applied for. The other matter was the possibility of explosion in the battery processing room.

I asked Ray Backman from Gowen inc., who will be installing the unit. They in turn checked with the manufacturer - M.A. Engineering from Peachtree City, Ga.

The machine has 4000 gallons of water constantly circulating through it to neutralize the acid and separate the components - lead, rubber, plastic etc. M.A. Engineering assured us there is no chance of fire or explosion anywhere in the system.

I hope this answers your concern.

Very truly yours,

Robert P. Snow
RPS/rj

copy: Walter Hilton
Louis Mack, Inc.
597 MAIN STREET

SO. PORTLAND, MAINE 04106

Received
7-10-80
(207) 775-0436

CHAPTER 604
SITE PLAN ORDINANCE

Effective
June 19, 1974

Purposes
604.1

Section 604.1 In an era of increasing complexity in urban life, the development of private land can have a profound impact upon the cost and efficiency of public services, and upon those facilities and environmental qualities conducive to the well being of citizens, such as open space and the efficiency and safety of vehicular and pedestrian movement. The regulations of the Portland Zoning Ordinance, Chapter 602 of the Municipal Code; and the Subdivision Ordinance, Chapter 603 of the Municipal Code; are sufficient to advance those objectives and to protect the health, safety, convenience and general welfare of the citizens of the City of Portland, where development involves only the construction of single and two family dwellings, but those regulations need to be supplemented when development involves commercial, retail, industrial, institutional uses or multiple family residential development.

Therefore, in order to further the purposes set forth in Section 602.1 of the Municipal Code of the City of Portland; to insure that those purposes will not be distorted in an era of increasingly complex urban growth; in order to encourage the use of the best planning by private developers in an age where there is available sophisticated technology in building and design; and to promote the growth of the City of Portland in a manner that will not only provide its citizens with a safe, healthy and beneficial environment but also will protect property values and thereby secure the fiscal base for public services, THIS ORDINANCE IS HEREBY ENACTED

Section 604.2 For the purpose of this Ordinance, the following terms and words shall have the meaning given herein.

Definitions
604.2

Approval: Approval by any board or department under this Ordinance shall include any approval with conditions when all the conditions are accepted by the applicant.

Building Addition: Any attached structure which increases the total ground floor area of the original building by 5,000 square feet or more.

Development: The construction of one or more new structures, building additions or surface parking areas by a person, firm, corporation, trust or partnership or combination thereof, and the City of Portland.

Major Development: Development of structures having a total floor area of 10,000 square feet or greater or development located on a parcel or parcels having a total area of two acres or greater and requiring Planning Board and administrative department approvals.

Minor Development: Developments of structures having a total floor area of less than 10,000 square feet and development located on a parcel or parcels having a total area of less than two acres and requiring administrative department approvals.

Multiple-Family Development: Development which includes three or more attached dwelling units.

Owner: Any person, firm, corporation, trust or partnership or any other legal entity that has any interest, legal or beneficial, in any parcel or parcels proposed for development.

Planning Board: The Planning Board of the City of Portland appointed by the City Council

Planning Department: The Planning Director of the City of Portland and the staff of the Planning Department.

Building and Inspection Services: The Director of Building and Inspection Services and staff members.

Application
604.3
604.3A

604.3 B

604.3 C

Final Site Plan:
Procedure and Content
604.4
604.4 A.

Section 604.3

A This Ordinance shall apply to all proposals for development throughout the City of Portland except proposals for development of detached single and two-family dwellings and uses customarily accessory thereto.

B No building permit nor certificate of occupancy shall be issued for development within the scope of this Ordinance unless and until a final site plan of the development has been reviewed and acted upon by the Planning Department, Department of Public Works, and the Fire Department in accordance with the procedures of Section 604.4 and the standards of Section 604.6 of this Ordinance.

C No amendment or other change in or from the map or text of the Zoning Ordinance shall be made to permit the development of any property for uses other than those expressly exempted by Paragraph A. of this Section 604.3, unless and until a preliminary site plan has been reviewed and acted upon by the Planning Board in accordance with the provisions of Section 604.5 and the standards of Section 604.6 of this Ordinance.

Section 604.4

A. Every application submitted to the Building and Inspection Services for a building permit for a major development in the scope of this Ordinance shall be accompanied by four blue or black line copies of a final site plan and four copies of the statements required by Section 604.4 B. Every application submitted to the Building and

Inspection Services for a building permit for a minor development within the scope of this Ordinance shall be accompanied by a final site plan and statement as required by Section 604.4 C. If such plans are found to be in compliance with the Zoning Ordinance, one copy of the final site plan and statements, or applicable component plans and statements, shall be transmitted forthwith by the Building and Inspection Services to the Planning Department, the Department of Public Works, and the Fire Department for their review. The remaining copy of the site plan and statements shall be retained by the Building and Inspection Services Department. One set of building plans shall also be submitted to Building and Inspection Services. Additional copies of plans may be requested by the Building or agencies. If it is determined by the Building and Inspection Services that any action is required on a development proposal by the Planning Board, a preliminary site plan is required.

B. A final site plan for a major development shall consist of:

- | | | |
|---|--|--------------|
| 1 | A map or maps prepared at a scale of not less than one (1) inch to one hundred (100) feet; and shall set forth: | 604.4 B |
| | (a) name and address of the applicant and name of the proposed development; | 604.4 B.1 |
| | (b) scale and north points; | 604.4 B.1(a) |
| | (c) boundaries of the site; | 604.4 B.1(b) |
| | (d) total land area of the site; | 604.4 B.1(c) |
| | (e) topography indicating existing and proposed contours at intervals of not more than two (2) feet; | 604.4 B.1(d) |
| | (f) existing soil conditions; | 604.4 B.1(e) |
| | (g) location of water courses, marshes, rock outcrops and wooded areas; | 604.4 B.1(f) |
| | (h) location, ground floor area and elevations of building and other structures existing and | 604.4 B.1(g) |
| | (i) approximate location of buildings or other structures on parcels abutting the site; | 604.4 B.1(h) |
| | (j) location of on-site public utilities, water and sewer mains, culverts, drains, existing and proposed, showing size and direction of flow; | 604.4 B.1(i) |
| | (k) location and dimensions of any easements, public or private rights-of-way, existing and proposed; | 604.4 B.1(j) |
| | (l) location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets, and curb and sidewalk lines; | 604.4 B.1(k) |
| | (m) landscape plan showing location, type and approximate size or plantings; | 604.4 B.1(l) |
| | (n) location and dimensions of all fencing and screening; | 604.4 B.1(m) |
| | (o) location and intensity of outdoor lighting system. | 604.4 B.1(n) |
| 2 | A written statement by the applicant that shall consist of: | 604.4 B.2 |
| | (a) a description of the proposed uses to be located on site, including quantity and type of residential units, if any; | 604.4 B.2(a) |
| | (b) the total land area of the site, and the total floor area and ground coverage of each proposed building and structure; | 604.4 B.2(b) |
| | (c) general summary of existing and proposed easements or other burdens now existing or to be placed on the property; | 604.4 B.2(c) |

604.4 B.2(d)
604.4 B.2(e)

604.4 B.2(f)

604.4 B.2(g)

604.4 C

604.4 C.1

604.4 C.1(a)

604.4 C.1(b)

604.4 C.1(c)

604.4 C.1(d)

604.4 C.1(e)

604.4 C.1(f)

604.4 C.2

604.4 C.2(a)

604.4 C.2(b)

604.4 D.

604.4 E.

604.4 F.

- (d) method for handling solid waste disposal;
- (e) the applicant's evaluation of the availability of off-site public facilities including sewer, water and streets;
- (f) a description of any problems of drainage or topography, or a representation that, in the opinion of the applicant there are none;
- (g) an estimate of the time period required for completion of the development.

C. A final site plan for a minor development shall consist of:

1. A map or maps setting forth:

- (a) name and address of the applicant and name of the proposed development;
- (b) scale and north point;
- (c) boundaries of the site;
- (d) location and ground floor area of buildings and other structures;
- (e) location of parking and loading areas, if any;
- (f) location of areas on the site which will be used to dispose of surface water drainage and related facilities.

2. A written statement by the applicant that shall consist of:

- (a) a description of the proposed uses to be located on the site, including quantity and type of residential units, if any;
- (b) the total land area of the site, and the total floor area and ground coverage of the proposed building or structure.

D. A final site plan for a major development shall also be accompanied by four signed copies of a statement by the applicant setting forth the names and addresses of the owner or owners of the parcels proposed to be developed and the estimated cost of the development.

E. Within three days after receipt of a complete final site plan or applicable component plans and accompanying statements for minor development proposals, the Planning Department, Department of Public Works, and Fire Department shall approve or disapprove the plan(s) and shall advise the Building and Inspection Services in writing of their comments.

For major development proposals, this review period may be extended to seven days or such additional time as may be agreed upon by the Building and Inspection Services and the applicant. Failure of these departments to submit approved or disapproved plans to the Department of Building and Inspection Services within the time allotted shall constitute approval of the plans by the respective department.

F. No building permit shall be issued under this Ordinance until a final site plan, and/or applicable components thereof, have been approved by the Planning Department, Public Works Department, and the Fire Department and a copy of the approved plan(s) are on file in the office of the Building and Inspection Services.

G. Unless a development which has been approved by the Planning Department, Public Works Department, Fire Department and the Building and Inspection Services shall have commenced within six months of said approval or within such other time period as may be agreed upon in writing by the Building and Inspection Services and the applicant, the approval shall be deemed to have expired, the building permit shall thereupon be revoked and the Director of Building and Inspection Services shall forthwith take the necessary steps to enforce this paragraph.

604.4 F.

Section 604.5

Preliminary
Site Plan:
Procedure and
Content
604.5

A. When an application is filed for an amendment, or other change in or from the text or map of the Zoning Ordinance, an applicant who proposes a development shall, in addition to any material submitted in support of the zoning change pursuant to Section 601.6 of the Municipal Code, file with the Planning Department three black or blue line copies of the preliminary site plan and three copies of statements required by this Section 604.5, at least ten days prior to consideration of the proposed zone change. One copy of the preliminary site plan and statements, or applicable component plans or statements, shall be transmitted forthwith by the Planning Department to the Department of Public Works and the Fire Department for their review. The remaining copy of the preliminary site plan and statements shall be retained by the Planning Department. Additional copies of plans may be requested by the Planning Department for distribution to other concerned departments or agencies.

B. A preliminary site plan shall consist of:

604.5 B.

1. A map or maps prepared to a scale of not less than one (1) inch to one hundred (100) feet; and shall set forth:

604.5 B.1

- (a) name and address of the applicant and name of the proposed development;
- (b) scale and north point;
- (c) boundaries of the site;
- (d) total land area of the site;
- (e) topography indicating contours at intervals of not more than six (6) feet;
- (f) location, elevations and dimensions of existing and proposed buildings or other structures and materials to be used;
- (g) location and dimensions of existing or proposed easements, public and private rights-of-way;
- (h) plans for vehicular and pedestrian circulation, parking and loading;
- (i) landscaping, screening and outdoor lighting plans;
- (j) a description of any right-of-way which the developer proposes to designate as public.

604.5 B.1(a)

604.5 B.1(b)

604.5 B.1(c)

604.5 B.1(d)

604.5 B.1(e)

604.5 B.1(f)

604.5 B.1(g)

604.5 B.1(h)

604.5 B.1(i)

604.5 B.1(j)

604.5 B.2

604.5 B.2(a)

604.5 B.2(b)

604.5 B.2(c)

604.5 B.2(d)

604.5 B.2(e)

604.5 B.2(f)

604.5 B.2(g)

604.5 C.

604.5 D.

604.5 E.

Standards

604.6

604.6 A.

604.6 A.1

2. A written statement by the applicant that shall consist of:

- (a) a description of the proposed uses to be located on the site, including quantity and type of residential units, if any;
- (b) the total land area of the site, and the total floor area and ground coverage of each proposed building and structure;
- (c) general summary of existing and proposed easements or other burdens now existing or to be placed on the property;
- (d) method for handling solid waste disposal;
- (e) the applicant's evaluation of the availability of off-site public facilities including sewer, water and streets;
- (f) a description of any problems of drainage or topography, or a representation that, in the opinion of the applicant there are none;
- (g) an estimate of the time period required for completion of the development.

C. A preliminary site plan shall also be accompanied by three signed copies of a statement by the applicant setting forth the names and addresses of the owner or owners of the parcels to be developed and the estimated cost of the development.

D. Within five (5) days after receipt of a complete preliminary site plan and accompanying statements, the Public Works Department and the Fire Department shall advise the Planning Department in writing of their comments. Failure of these departments to advise the Planning Department within the time allotted shall constitute approval of the plans by the respective department.

E. Within thirty (30) days after a complete preliminary site plan and accompanying statements have been filed in conjunction with a proposed zoning amendment, the Planning Board shall in writing approve or disapprove the preliminary site plan unless mutually extended in writing by the applicant and the Board, and recommend to the Council the granting or denial of the proposed zoning amendment pursuant to Section 601.6 of the Municipal Code and shall deliver to the applicant a copy of the Board's approval or disapproval and recommendation.

Section 604.6

A. The Planning Board, Planning Department, Department of Public Works and the Fire Department shall approve a preliminary or final site plan unless it makes one or more of the following written findings with respect to the proposed development:

1. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create hazards to safety, or will impose a significant burden upon public facilities which could be avoided by modifications in the plan.

- | | |
|--|-----------|
| 2. The bulk, location or height of proposed buildings, structures and paved areas and the proposed uses thereof will be detrimental to other private development in the neighborhood or will impose undue burdens on the sewers, sanitary and storm drains, water or similar public facilities which could be avoided by modifications in the plan. | 604.6 A.2 |
| 3. The provision of on-site landscaping does not provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping. | 604.6 A.3 |
| 4. The site plan fails to provide for the soil and drainage problems that development will give rise to and it is feasible to prepare a site plan that will avoid drainage and soil problems. | 604.6 A.4 |
| 5. The provisions for exterior lighting create undue hazards to motorists traveling on adjacent public streets or are inadequate for the safety of occupants or users of the site or such provisions will damage the value and diminish the usability of adjacent properties. | 604.6 A.5 |
| 6. An applicant for site plan approval in conjunction with a zoning amendment has failed to provide reasonable evidence of his financial capability to complete the development as planned. | 604.6 A.6 |
| 7. The proposed development will create undue fire safety hazards by not providing adequate access to the site, or to the buildings on the site, for emergency vehicles. | 604.6 A.7 |
| 8. In cases where a preliminary plan has been approved there is a substantial change in the final site plan from the approved preliminary site plan, or facilities will not meet the standards provided by this Section 604.6. | 604.6 A.8 |
| 9. The proposed development will interfere with a City construction project authorized and funded for construction. | 604.6 A.9 |
| B. All findings by any board or department under this Ordinance shall be accompanied by written statements that set forth with particularity the precise reasons why the findings were made and how the deficiency could be resolved or that it is incapable of solution consistent with the applicant's objectives. Any finding that does not include such a statement shall not be entitled to a presumption of validity in any appeal from such decision. | 604.6 B. |

Section 604.7

General Provisions
604.7

- | | |
|--|----------|
| A. Consideration of a preliminary site plan may be requested by an applicant even though not required by this Ordinance and in such a case, the applicant shall provide the information and the Planning Department, Public Works and Fire Departments shall take such action as is provided for in this Ordinance for the review of preliminary site plans. | 604.7 A. |
|--|----------|

604.7 B.

B. Delivery of any notice or other document under this Ordinance shall be deemed to have been made when such notice or other document is delivered in person or is placed in the United States mails, postage prepaid, with the name and address thereon of the person to whom it is intended to be delivered.

Appeal

Section 604.8

604.8

When any board or department shall disapprove an application or refuse to grant approval under this Ordinance when applied for, or when it is claimed that the provisions of the Ordinance do not apply or that the true intent and meaning of the Ordinance has been misconstrued or wrongfully interpreted, the applicant may appeal from the decision of such board or department to the Municipal Officers within thirty (30) days of the disapproval or refusal. The Municipal Officers may reverse the decision of such board or department and permit exceptions to or variances in cases where the enforcement of the provisions of the Ordinance would result in undue hardship, subject always to the rule that the Municipal Officers shall give due consideration to the purposes of the Ordinance in promoting public health, safety and welfare.

Violations

Section 604.9

604.9

All construction performed under the authorization of building permits or certificates of occupancy issued for development within the scope of this Ordinance shall be in conformance with the approved final site plan. The Director of Building and Inspection Services is authorized to institute or cause to be instituted any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of this Ordinance; provided, however, that this section shall not prevent any person entitled to equitable relief from enjoining any act contrary to the provisions of this Ordinance.

Penalty

Section 604.10

604.10

Any person, firm, or corporation, being the owner or having control of, any building or premises, or part thereof, who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof, shall be fined not less than \$50.00 nor more than \$500.00. Each day such violation continues shall constitute a separate offense.

June 11, 1967

Robert P. Snow
Philip Snow Associates
597 Main St.
So. Portland, Me. 04106

Re: Louis Mack Project, Warren Avenue

Sir:

A complete preliminary plan review has been completed for the above named project and the following will be required for permit approval.

- (1) Office area shall be provided direct exit to the exterior without entering processing area.
- (2) Exits shall be indicated with approved exit signs and shall be internally illuminated at all times.
- (3) Interior finish shall be Class C
- (4) Roof loads shall be indicated on plans
- (5) A manual alarm system shall be provided and approved through this office.
- (6) Emergency lighting must be provided
- (7) A site plan review must be completed after permit application has been made. Four (4) sets of site plans and one (1) complete set of building plans must be submitted with application.

Please feel free to call if I may be of further assistance.

Yours truly,

Walter Hilton
Chief Building Inspector

WH:k



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 3, 1982

Louis Mack Inc.
750 Warren Avenue
Portland, Maine 04103

Re: 750 Warren Avenue

Dear Sir:

On May 3, 1981, Code Enforcement Officer, Bartlett, and myself did a site plan check on your property and found that the trees that was supposed to be planted in the 50 foot buffer zone area to supplement those which existed on the site have not been planted. I would like to explain that this was an understanding between you and the Planning Department at the April 22, 1980 Site Planning Board Meeting.

We also observed an erosion problem which could develop into a major washout which you should have repaired.

I would appreciate any information you could supply to me on a time frame to meet these requirements and suggestions.

Sincerely,

F. S. Hoffses
Chief of Inspection Services

PSH/jmr

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

14 May 1982

P.S. Hoffses - Chief
Inspection Services Division
City of Portland
Congress Street
Portland, ME 04101

re: Louis Mack, Inc.

Dear Sam:

Louis Mack, Inc. directed your letter of May 3 to me for response.

The drainage ditch erosion is indeed a problem. In 1980 we received approval to reroute the existing ditch around the new building. Detention basins and ditch erosion control was not a requirement then. This Project indicates why erosion control legislation has recently been enacted.

After discussing this matter with the Owner, the ditch will be lined with large sized crushed rock. The Owner will do this work very shortly with his own crew.

We presented a tree planting plan to the Planning Board as this was a Zoning Requirement, not because we wanted to do it. If you recall, Louis Mack, Inc. is the first structure in the I-4 Zone.

As you noted, you visited the site recently. Louis Mack, Inc. is a first-class, valuable commodity recycling operation. The Zoning Ordinance was clearly written around low-cost, outside storage facilities such as iron, cars or tires.

The Macks paid quite a premium for the quality building we designed for them. They are very proud of their facility and work hard to keep it well maintained. From Warren Avenue, it appears like an established manufacturing plant. On the entrance drive side and rear, the abutments are visually less attractive than our site.

Blouin leaves sheet metal shapes all over near our property line and Wick's has their bulk building material storage yard adjacent to our site.

597 MAIN STREET

SO. PORTLAND, MAINE 04106

(207) 775-0436

The only unattractive area on our site is on the rear-right side. It is on the Westbrook line and facing 6 acres of undeveloped land owned by Louis Mack, Inc. Obviously, the only one negatively affected by this is the Owner.

From the very beginning, Dick and Al Mack wanted an attractive operation. They have provided a large flag pole and several landscaped areas to enhance the appearance of the building. They are proud of their building and do not want to hide it.

I realize this is a Code requirement and I would like to appeal Section 602.13B.C.2 where it refers to screening. The Owners and I feel it is important not to be lumped together with the typical junk yards.

Very truly yours,

RB

Robert P. Snow
RPS/rj

copy: Louis Mack, Inc.

Called May 17, 1982
Mr. Snow said he would work
on this problem. *ff*

I told Mr. Snow this could be
revised appealed. *ff*

May 28, 1982 talked with Mr.
Gray & Pat Haring about this. Pat
said "He was doing research on this
and will let me know her decision before
I sent Mr. Cortest back. *ff*

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Charlie Lane, Corporation Counsel

DATE: 6/7/82

FROM: Patricia Harrington, Chief Planner *PH*

SUBJECT: Louis Mack, Inc.

I received a phone call from Mr. Bob Snow, architect for Louis Mack, Inc., requesting information regarding the ability to appeal landscaping required under site plan review. Louis Mack, Inc., received site plan approval on April 22, 1980 for a non-ferrous metals recycling center located on Warren Avenue. Part of that site plan approval required a 50 foot landscaped screened buffer zone area to supplement existing trees.

It appears that Louis Mack, Inc. does not wish, nor do they intend to comply with the requirement that a landscaped buffer strip be provided. A letter (attached) sent from P.S. Hoffses, Chief of Inspection Services to Louis Mack, Inc. outlining the requirement for landscaping. A response from Mr. Snow (attached) to Sam states that they do not wish to comply with the landscaping requirement.

In your opinion, what should be done in this case? The owners wish to appeal in some fashion or have their site plan re-reviewed by the Board. The site plan ordinance under Section 604.9 Violations states that Sam Hoffses is authorized to institute legal action for the enforcement of the ordinance.

cc: Joseph E. Gray, Jr., Director Planning & Urban Development
Sam Hoffses, Chief of Inspection Services



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 3, 1982

Louis Mack Inc.
750 Warren Avenue
Portland, Maine 04103

Re: 750 Warren Avenue

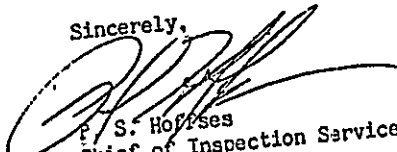
Dear Sir:

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We also observed an erosion problem which could develop into a major washout which you should have repaired.

I would appreciate any information you could supply to me on a time frame to meet these requirements and suggestions.

Sincerely,


F. S. Hoffses
Chief of Inspection Services

PSH/jmr

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS
PHILIP P. SNOW, P.E. ROBERT P. SNOW, R.A.

14 May 1982

P.S. Hoffses - Chief
Inspection Services Division
City of Portland
Congress Street
Portland, ME 04101

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Very truly yours,

Bob

Robert P. Snow
RPS/rj

copy: Louis Mack, Inc.

Called May 17, 1982
Mr. Snow said he would work
on this problem. *ff*

I told Mr. Snow this couldn't
be appealed. *ff*

May 28, 1982 talked with Mr.
Henry & Pat Heringer about this. Pat
said "He was doing research on this
and will let me know for decision before
I sent Mr. Patrick back. *ff*