



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION Z-1 PORTLAND, MAINE, June 23, 1977

To the DIRECTOR 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 Z-1-A-4 Riverside Street
1. Owner's name and address Douglas Brown-Riverside Indus. Park Fire District #1 #2
2. Lessee's name and address Telephone 797-6771
3. Contractor's name and address Trapper Brown Corp-Barker Mill Telephone
4. Architect Specifications Auburn, Me. Telephone 782-8338
Proposed use of building sheet metal fabrication No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 30.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Permit for excavation and foundation only on new building to be used for sheet metal fabrication plant.

Stamp of Special Conditions

Appeal sustained 7/18/77

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

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 Kind of heat fuel
No. of chimneys Material of chimneys of lining Corner posts Sills
Framing Lumber—Kind Dressed or full size? Size Max. on centers
Size Girder Columns under girders 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: OK 7/18/77
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 Rudolf Kaserman Phone # same

Type Name of above Rudolf Kaserman 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

1039-1037 Riverside St.

July 8, 1977

Douglas Brothers
Riverside Ind. Pkwy.
Portland, Maine

c.c. Trapper Brown Corp.
Auburn, Maine

Building permit and Certificate of Occupancy to construct a 50' x 200' building at the above named location for sheet metal fabrication (stainless steel pipe manufacture) is not issuable under the Zoning Ordinance because such a use is not permitted under Sec. 602.11 of the Ordinance applying to the I-1, Industrial Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 113, City Hall to file the appeal on forms which are available here. A fee of \$15. for a Use Variance Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Sec. 602.24.C.3.b.3

Very truly yours,

Malcolm G. Ward
Plan Examiner

MSW:k

CITY OF PORTLAND, MAINE

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SITE PLAN REVIEW

Processing Form

Applicant Douglas Bros. Date July 5, 1977
 Mailing Address Riverside Indus Parkway Address of Proposed Site 1039-1087 Riverside St.
 Proposed Use of Site Sheet Metal Fabrication Shop Site Identifier(s) from Assessors Maps 355-A-4 329-A 2, 3
 Acreage of Site / Ground Floor Coverage 700,000 / 15,320 sq. ft. Zoning of Proposed Site I-1
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 15,320 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: July 8, 1977

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 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 |
|------|---------------|------------------------|-------------------------------|-----|-----------------|------------|------------|-------------|-------------|--------|----------|---------------|-----------------|--------------|--------------|--------------------|--------------|
| | | | | | | | | | | | | | | | | | |

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

Malcolm S. Clark 7/5/77

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

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Applicant: Unurlas Bros. Date: July 5, 1977
 Mailing Address: Riverside Indus. Parkway Address of Proposed Site: 1039-1087 Riverside St.
 Proposed Use of Site: Sheet Metal Fabrication Shop Site Identifier(s) from Assessors Maps: 355-3-A 129-A
 Acreage of Site / Ground Floor Coverage: 700 sq. ft. / 15,320 sq. ft. Zoning of Proposed Site: R-1
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 1
 Board of Appeals Action Required: () Yes () No Total Floor Area: 15,320 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: July 9, 1977

PUBLIC WORKS DEPARTMENT REVIEW

7-6-77
 (Date Received)

| | TRAFFIC CIRCULATION | ACCESS | CURB CUTS | ROAD WIDTH | PARKING | SIGNALIZATION | TURNING MOVEMENTS | LIGHTING | CONFLICT WITH CITY CONSTRUCTION PROJECT | DRAINAGE | SOIL TYPES | SEWERS | CURBING | SIDEWALKS | OTHER | |
|------------------------|---------------------|--------|-----------|------------|---------|---------------|-------------------|----------|---|----------|------------|--------|---------|-----------|-------|----------------------------|
| APPROVED | ✓ | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | — |
| APPROVED CONDITIONALLY | | ✓ | ✓ | | | | | | | | | ✓ | ✓ | ✓ | | CONDITIONS SPECIFIED BELOW |
| DISAPPROVED | ✓ | | | | | ✓ | ✓ | ✓ | | | | | | | | REASONS SPECIFIED BELOW |

REASONS: SEE ATTACHED COPY OF MEMO TO PLANNING DEPARTMENT

(Attach Separate Sheet if Necessary)

John P. Lopez 7/6/77
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Jeremiah O'Brien, Planning Department

DATE: 6-30-77

FROM: John P. Ragus, Department of Public Works

SUBJECT: Review of Site Plan of Douglass Brothers Property on Riverside Street

This Department has reviewed the subject site plan and offer the following comments:

Proposed Sanitary Sewer - The proposed sanitary sewer must meet the requirements of the plumbing code. That portion extending from the building to the proposed manhole must be cast iron pipe. The portion from the manhole to the new interceptor sewer may be asbestos/cement class 3300, vitrified/clay extra-strength or reinforced/concrete class III pipe. The manhole must be constructed to meet the requirements of this Department.

Location of Proposed Easement - It is my understanding that the location of the proposed easement serving the interceptor sewer shall be the responsibility of the City and shall be properly located in accordance with the design of the new interceptor sewer.

Access - To assure proper truck vehicular movements, both entering and exiting through the proposed access onto Riverside Street, this Department is requiring a turning radius of no less than 25 feet at each corner of the driveway with the edge of the existing pavement of the street.

Curb and Sidewalks - Curb and sidewalks are required by Ordinance along properties being developed for a business or industrial useage. A petition has been filed by the developer asking for a waiver of this requirement. The Municipal Officers have not to this date entertained this request, and until such time as the Council may grant a waiver, the developer shall remain responsible for making these improvements.

All other aspects of this site plan appear acceptable to this Department at this time.


JOHN P. RAGUS
ASSOCIATE ENGINEER II

JPR/jpr

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant: Boyd's Bros. **Date:** 1977

Mailing Address: Riverside Indus. Parkway **Address of Proposed Site:** 1039-1037 Riverside St.

Proposed Use of Site: Sheet Metal Fabrication Shop **Site Identifier(s) from Assessors Maps:** 155-A-4 29-2 2, 3

Acres of Site / Ground Floor Coverage: 753,080 / 15,320 sq. ft. **Zoning of Proposed Site:** E-1

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

Board of Appeals Action Required: () Yes () No **Total Floor Area:** 15,320 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: July 2, 1977

FIRE DEPARTMENT REVIEW

7/6/77
 (Date Received)

| | ACCESS TO SITE | ACCESS TO STRUCTURES | SUFFICIENT VEHICLE TURNING ROOM | SAFETY HAZARDS | HYDRANTS | SIAMASE CONNECTIONS | SUFFICIENCY OF WATER SUPPLY | OTHER |
|------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------------|-------------------------------------|---------------------|-------------------------------------|-------|
| APPROVED | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |
| APPROVED CONDITIONALLY | | | | | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | |
| DISAPPROVED | | | | | | | | |

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: is given for this project with the following stipulation:
One (1) hydrant, conforming to Portland Fire Department and Portland
Water District specifications, is to be provided on the corner of
the driveway leading into the new building and Riverside Street.
 (Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

RECEIVED JUL 6 1977

Applicant: Stevenson Farm Parkette Date: 7/5/77
 Mailing Address: 1030-1037 Livingston St. Address of Proposed Site: 200 1st St. N.
 Proposed Use of Site: 700 000 / 35,320 sq. ft. Site Identifier(s) from Assessors Maps: 7-1
 Acreage of Site / Ground Floor Coverage: 7-1 Zoning of Proposed Site: 7-1
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 1
 Board of Appeals Action Required: () Yes () No Total Floor Area: 35,320 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: July 15, 1977

PLANNING DEPARTMENT REVIEW 7/5/77
 (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 | | | | | | | ✓ | | | | | |
| DISAPPROVED | ✓ | | | | ✓ | ✓ | ✓ | | | | | |

REASONS: AS PER STAFF REPORT RECOMMENDATION, THE PLANNING BOARD REQUIRES 5 EVERGREEN TREES BETWEEN BLDG. & THE INGRAM RESIDENCE.
 (Attach Separate Sheet if Necessary)

Jeanne P. O'Neil 7/13/77
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY