

40 COMMERCIAL ST. - BATH IRON WORKS

②

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 00290

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Oct. 13, 1982

PERMIT ISSUED

OCT 13 1982

CITY OF PORTLAND

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

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

LOCATION Fire District #1 #2

1. Owner's name and address Maine State Pier 40 West Commercial St. Telephone

2. Lessee's name and address Bath Iron Works - same Telephone

3. Contractor's name and address Malngas - Box 1090, North Windham, Me. 04062 Telephone 892-6744

Proposed use of building No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$.....

FIELD INSPECTOR—Mr. @ 775-5451

Three 1,000 gal. propane bulk storage tanks.

Appeal Fees \$.....

Base Fee

Late Fee

TOTAL \$ 75.00

Stamp of Special Conditions

(ISSUE PERMIT TO #3)

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

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

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

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

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

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Phone #

Type Name of above Bob Smith for Malngas 1 2 3 4

Other and Address

①

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

August 19, 1982

Bath Iron Works Corporation
Dept. #20
Bath, Maine

Dear Mr. Plummer,

Your application for a building permit to construct a finger pier, pier apron, shorezone containment, piping, boiler house, underground structure, flammable materials building is being issued with the following requirements.

1. **HOUSE OF OPERATION:** The Bath Iron Works ship repair facility should begin operating the morning shift at 7:00 a.m. This facility is expected to attract 1,000 employees by 1984 and possibly more in the future. The traffic impacts resulting from a 7:00 a.m. shift start time will be minimized. Should B.I.W. require a 7:30 a.m. shift start time, B.I.W. should be required to undertake a traffic study to determine traffic impact and return to the Planning Board for further review.
2. **NOISE:** To protect adjacent residential noise levels the Board required that B.I.W. not exceed certain levels. These levels are 65 dBA (9 p.m. to midnight) and 60 dBA (Midnight to 6 a.m.) LEQ as measured at the residential zone line. The basis of this requirement includes:
 - a) The present zoning regulations of 75 dBA day and night, as measured at the industrial property line, do not assure adequate noise protection of adjacent residential neighborhoods as described in Planning Report #43-82;
 - b) The nighttime noise levels of 65 dBA and 60 dBA described above are levels which meet or exceed ambient noise levels existing at the adjacent residential zone boundaries and are the most restrictive type and level of regulation which can be practically administered by the City.
 - c) B.I.W. officials have indicated that the noise levels recommended above can be met by their facility.
- 3) **LANDSCAPING AND ENTRANCE:** On-site landscaping should include a dense planting of shrubs along the Commercial Street property boundary as shown on site plan (6-17-82), fence is to be 6' decorative steel picket fence.

August 19, 1982
Page 2
Bath Iron Works Corp.

A \$25,000 escrow fund should be set aside for future improvements to the entrance of B.I.W. to be implemented in conjunction with the redesign of Commercial Street. In addition, upon operation, a traffic control official should be assigned to direct traffic at the entrance location until improvements to Franklin Arterial are complete.

4. The treatment of timber piles shall conform to AWPBMP1, MP2 or MP4 listed in Appendix A of the 1981 BOCA Basic Building Code. Pile cutoffs shall be treated in accordance with AWPA M4.
5. Allowable unit stresses for treated round timber piles, normal load duration values at tip of pile for Southern Pine will have 1200 Compression parallel to grain PSI d. Bending PSI d 2400 shear horizontal PSI d 110 Comp. perp. to grain PSI d 250 and modulus of elasticity of 1,500,000.
6. All timber piles shall conform to ASTM 25.
7. Structural steel piles shall conform to ASTM, A36, A252, A283, A572, A585 or A690.
8. H-piles shall conform with section 1015.3 through section 1015.3.3 of the 1981 BOCA Basic Building Code.
9. All electrical and plumbing permits will be obtained by masters of their trade.
10. Every structure, room or space occupied for user involving explosion hazards shall be equipped and vented with explosion relief systems and devices arranged for automatic release under predetermined increase in pressure as herein provided for specific uses.
11. Main storage systems of volatile flammable liquids shall be constructed and installed in accordance with NFPA 30 and the fire prevention Code.

If you have any questions on these requirements please call this office.

Sincerely,


P. Samuel Hoffges,
Chief of Inspection Services

FSH/lm

60

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.2.6.8.7

AUG 20 1982

ZONING LOCATION PORTLAND, MAINE July 19, 1982

CITY OF PORTLAND

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

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

LOCATION 40 Commercial St. - Main State Pier Fire District #1 #2
1. Owner's name and address City of Portland, Maine Telephone
2. Lessee's name and address Bath Iron Works Corp. - Bath, Me. Telephone 443-3311
3. Contractor's name and address Stewart Constr. - Kittery, Maine Telephone
..... No. of sheets
Proposed use of building ship repair facility No. families
Last use cargo handling pier & storage No. families
Material: No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 6,098,000 Appeal Fees \$
FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 30,500
..... Late Fee
TOTAL \$ 30,500

Construct. finger pier, state pier apron, shorezone containment, Piping, Boiler House, Underground structures, flammable materials building, and toilets.

Stamp of Special Conditions

Major site plan review

Send permit to # 2 Dept. # 20

Contract No. H. S. Plumber, Ext. 2595 (443-3311)
NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Phone # 840
Type Name of above H. S. Plumber 1 2 3 4
for Bath Iron Works Corp. Other
and Address

1

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

All persons interested either for or against this Space and Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on, Thursday March 11, 1982, at 3:30 P.M. This notice of required public hearing has been sent to abutting property owners and the immediate area.

Bath Iron Works Corporation, owner of the property in the vicinity of the Maine State Pier, under the provisions of Section 602.24 C of the Zoning Ordinance, hereby petitions the Board of Appeals to permit the erection of several cranes and other structures in excess of 45 feet in height per Section 602.13.C.3. of the Zoning Ordinance for the I-3b Industrial Zone.

Legal Basis of Appeal: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C.3.b.1. are applicable.

Michael Westort
Secretary

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

Vicinity of Maine State Pier
40 Commercial St.

Feb. 26, 1982

Mr. H. C. Plummer, Jr.
Construction Engineer
Bath Iron Works Corp.
700 Washington St.
Bath, Me. 04530

Dear Mr. Plummer:

In conjunction with your site plan for the use of the land and premises in the vicinity of the Maine State Pier, it is believed that your firm will desire to apply for height (Space and Bulk) Variances for the various structures listed on page 7 of your firm's plan submission.

We understand that you would like to exercise your firm's appeal rights in this matter. Accordingly, you or your authorized representative should send this office a fee of \$25.00 and file the appeal here in City Hall, Portland, Maine. If the fee has been paid and appeal filed prior to this letter, then please consider this letter as a matter of formality.

Any additional information concerning the exact locations of these several structures on a basic site plan map would be especially helpful to the seven Board members, if such a chart or map could be provided for the Board's review in advance of the March 11th public hearing:

Sincerely,

Warren S. Turner
Zoning Specialist

Enc: Page 7 - Site Plan Review
Agenda for meeting of
March 11, 1982

c.c. P.S. Hoffses, Chief of Insp. Services
Joseph E. Gray, Jr., Director of Planning & Urban Dev.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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c.c. P.S. Hoffses, Chief of Insp. Services
Joseph E. Gray, Jr., Director of Planning & Urban Dev.

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: The Chairman and Members of the Board of Appeals

DATE: 3-4-82

FROM: Warren J. Turner, Zoning Specialist

SUBJECT: Request for Height Variance for Bath Iron Works Corporation
Vicinity of 40 Commercial Street

The proposed project for the Bath Iron Works Corporation in Portland will include the following cranes and facilities which will exceed the 45 foot height restriction contained in the I-3b Industrial Zone (Sec. 602.13.C.3 of the City Zoning Ordinance:

Maximum Operation Heights of Equipment

- a. 25-ton Crane on
Maine State Pier 142 Ft. above M.L.W.*
- b. 60-ton Crane on Finger Pier 276 Ft. above M.L.W.
- c. One set of Tower Lights on
Finger Pier 96 Ft. above M.L.W.
- d. Floating Dry Dock 84 Ft. above M.L.W.
- e. 35-ton Cranes on Floating
Dry Dock 219 Ft. above M.L.W.

* M.L.W. means - Mean Low Water


Warren J. Turner, Zoning Specialist

WJT/jmr

PD
3-5-82

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Bath Iron Works, owner of property ~~at~~ vicinity of Maine State Pier
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

To permit erection of structures in excess of 45 feet as described on page 7
of the site plan application .

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.

Bath Iron Works
by *H. C. Summers*
APPELLANT
Construction Manager

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
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Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

March 12, 1982

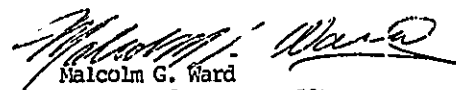
Bath Iron Works
700 Washington Street
Bath, Maine 04530

RE: Appeal at 40 Commercial Street

Following is the decision of the Board of Appeals regarding your petition for height variance permit. Please note your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

HGH/t

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

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March 12, 1982


Bath Iron Works
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Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Feb. 16, 1982
 Date

Applicant: FRONTIER INC. - 331 - 280 - 04510

Address of Proposed Site: 44 Commercial St.

Mailing Address: FRONTIER INC. 331 - 280 - 04510

Site Identifier(s) from Assessors Maps: 19 & 20

Proposed Use of Site: 27-250 280 St. - 6 new bldg.

Zoning of Proposed Site: I-2

Acreage of Site / Ground Floor Coverage: _____

Proposed Number of Floors: _____

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

Total Floor Area: _____

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

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUBSTANTIAL VEHICLE TURNING ROOMS	SAFETY HAZARDS	HYDRANTS	SLANGERE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓		✓		✓		CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)

John P. Collins
 SIGNATURE OF REVIEWING STAFF/DATE 2-25-82

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

245

Applicant: Bath Iron Works Date: Feb. 16, 1982
 Mailing Address: 700 Washington St. - Bath, Me. 04530 Address of Proposed Site: 40 Commercial St.
 Proposed Use of Site: ship building & repair Site Identifier(s) from Assessors Maps: 19 & 30
 Acreage of Site / Ground Floor Coverage: 50 acres / 22,250 sq. ft. - 6 new bldg. Zoning of Proposed Site: I-3b

Site Location Review (DEP) Required: (x) Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: (x) Yes () No Total Floor Area: _____
 Planning Board Action Required: (x) Yes () No

Other Comments: _____
 Date Dept. Review Due: 2-26-82

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

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

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES		I-3b	✓	NA	✓	✓	✓	✓	✓	✓		✓	✓	NA	✓	✓			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY											✓								REASONS SPECIFIED BELOW

REASONS: Parking requirement is based on 1 car space for each 1,000 sq. ft. of floor area. Total floor area? 451 car spaces are being provided. No available details concerning loading bays. For height details, see Page 7
Warren J. Turner 2/16/82
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT -- ORIGINAL

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Bath Iron Works Corporation
- B. Property Location Vicinity of 40 Commercial St.
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other and Lessee
- D. Property Owner Bath Iron Works Corporation
- E. Owner's Address 70 Washington St., Bath, Maine 04530
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required Yes
- H. Present Use of Property Maine State Pier and vacant land
- I. Section(s) to Which Variance Related Height of cranes & other structures exceed height limit of 45 feet.
- J. Reasons Why Permit Cannot be Issued Section 602.13.C.3 of the City Zoning Ordinance limits structures to 4 stories or 45 feet in height in I-3b.
- K. Requested Variance Would Permit installation of cranes and structures ranging in height from 64 feet for the Floating Dry Dock to 276 feet for the 60 Ton crane on the proposed finger pier. These heights are "above mean low water."
- L. Notice Sent to 30 Adjacent Property Owners in immediate area.

II. Appearances

A. Those Advocating Variance

Paul Gradberry
Ruth Ann White
Mrs. Engstrom

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Exhibit # A both see work, etc. per package

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons location on waterfront margin

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons crimes are a necessary part of the business

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons same as above.

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons as per exhibit A and no opposition

V. Specific Relief Granted

After a public hearing held on 3/11/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Approved

Carol D. Zayac Chairman
Michael E. Winters
Marion L. Deather
Gregory J. Martin
Scott G. Roberts
Thomas J. Murphy

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Sam Hoffses, Chief of Inspections

DATE: 6/24/82

FROM: Patricia Harrington, Chief Planner

Patricia Harrington

SUBJECT: BIW site plan

The Portland Planning Board met on Tuesday, June 22, 1982, to review the BIW Ship Repair Facility site plan. The Board approved the facility subject to the following three conditions:

1. HOUSE OF OPERATION: The Bath Iron Works ship repair facility should begin operating the morning shift at 7:00 a.m. This facility is expected to attract 1,000 employees by 1984 and possibly more in the future. The traffic impacts resulting from a 7:00 a.m. shift start time will be minimized. Should B.I.W. require a 7:30 a.m. shift start time, B.I.W. should be required to undertake a traffic study to determine traffic impact and return to the Planning Board for further review.

2. NOISE: To protect adjacent residential noise levels the Board required that B.I.W. not exceed certain levels. These levels are 65 dBA (9 p.m. to midnight) and 60 dBA (Midnight to 6 a.m.) LEQ as measured at the residential zone line. The basis of this requirement includes:

a) The present zoning regulations of 75 dBA day and night, as measured at the industrial property line, do not assure adequate noise protection of adjacent residential neighborhoods as described in Planning Report #43-82;

b) The nighttime noise levels of 65 dBA and 60 dBA described above are levels which meet or exceed ambient noise levels existing at the adjacent residential zone boundaries and are the most restrictive type and level of regulation which can be practically administered by the City; and

c) B.I.W. officials have indicated that the noise levels recommended above can be met by their facility.

3. LANDSCAPING AND ENTRANCE: On-site landscaping should include a dense planting of 3-4' shrubs along the Commercial Street property boundary fence.

A \$25,000 escrow fund should be set aside for future improvements to the entrance of B.I.W. to be implemented in conjunction with the redesign of Commercial Street. In addition, upon operation, a traffic control official should be assigned to direct traffic at the entrance location until improvements to Franklin Arterial are complete.

The Planning Board approved the Bath Iron Works Ship Repair Facility for compliance with the City's Shoreland Zoning Ordinance.

cc: Malcolm Ward

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Date: Feb. 14, 1982

Applicant: 1111 11th St & 2nd Fl
 Address of Proposed Site: 1111 11th St & 2nd Fl
 Proposed Use of Site: Office
 Acreage of Site / Ground Floor Coverage: 22.00

Site Identifier(s) from Assessors Maps: 190
 Zoning of Proposed Site: I-1
 Proposed Number of Floors: 2
 Total Floor Area: 11,000

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: 2-26-82

PLANNING DEPARTMENT REVIEW

(Date Received) _____

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

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

REASONS: attached memo outlines conditions

(Attach Separate Sheet if Necessary)

Patricia Harrington June 23, 1982
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 3, 1982

Mr. Harold Plummer
Bath Iron Works Corporation
700 Washington Street
Bath, Maine 04530

Re: Maine State Pier - Commercial Street

Dear Sir:

Your building permit to renovate the North and South Sheds (as per plan) of the Maine State Pier, Commercial Street, Portland, Maine is being issued with the following requirements.

1. A manual fire alarm system will be installed.
2. Flow switches on sprinkler to activate evacuation system.
3. Emergency lighting will be installed.
4. Installation of exit signs at proper exits.
5. Provide additional exits between bay #37 and end of south shed. Exit near bay #37.
6. Provide two (2) hour separation between industrial area (first floor) and office area (second floor).
7. All bath and toilet rooms will be vented of approved non-combustible material with a minimum cross sectional area of $\frac{1}{2}$ square foot and $\frac{1}{3}$ additional square foot for each additional water closet or urinal above two in number. Such ducts shall be of a adequate height and so located as to insure a minimum supply of 2 cubic feet of fresh air per square foot of room area or by a mechanical ventilation system capable of producing a change of air every 12 minutes.
8. Ventilation air for the business area and industrial area will be as per Sections M-1002.0 and M-1003.0 of the 1981 BOCA Basic Mechanical Code.
9. Natural or artificial lighting will be as stated in Section 704.0 and 706.0 of the 1981 Basic Building Code.
10. Plumbing and Electrical permits will be taken out by masters of their trade.

If you have any questions on these requirements, please call this office.

Sincerely,

F. S. Hoff
Chief of Inspection Services

PSH/jmr

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

PERMIT ISSUED

JUN 3 1982

CITY OF PORTLAND

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

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

LOCATION 40 Commercial Street Bath Iron Works Corp. 700 Washington St. Fire District #1 53142
1. Owner's name and address Bath Telephone
2. Lessee's name and address Owners Telephone
3. Contractor's name and address Owners Telephone

Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 748,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
Base Fee 25.00
Late Fee pd 4-30-82 3,750.00
TOTAL \$ 50.00

Major site plan review
Building permit as per plans

Stamp of Special Conditions

Contact Harold Plummer at Ext 2595 - 443-3311, any questions, on permit

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

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

Signature of Applicant Harold Plummer Phone #
Type Name of above Bath Iron Works Corp. 1 2 3 4
Harold Plummer Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

March 12, 1982


Bath Iron Works
700 Washington Street
Bath, Maine 04530

RE: Appeal at 40 Commercial Street

Following is the decision of the Board of Appeals regarding your petition for height variance permit. Please note your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGN/t

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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MERRILL S. SELTZER

Vicinity of Maine State Pier
40 Commercial St.

Feb. 26, 1982

Mr. H. C. Plummer, Jr.
Construction Engineer
Bath Iron Works Corp.
700 Washington St.
Bath, Me. 04530

Dear Mr. Plummer:

In conjunction with your site plan for the use of the land and premises in the vicinity of the Maine State Pier, it is believed that your firm will desire to apply for height (Space and Bulk) Variances for the various structures listed on page 7 of your firm's plan submission.

We understand that you would like to exercise your firm's appeal rights in this matter. Accordingly, you or your authorized representative should send this office a fee of \$25.00 and file the appeal here in City Hall, Portland, Maine. If the fee has been paid and appeal filed prior to this letter, then please consider this letter as a matter of formality.

Any additional information concerning the exact locations of these several structures on a basic site plan map would be especially helpful to the seven Board members, if such a chart or map could be provided for the Board's review in advance of the March 11th public hearing:

Sincerely,

Warren S. Turner
Zoning Specialist

Enc: Page 7 - Site Plan Review
Agenda for meeting of
March 11, 1982

c.c. P.S. Hoffses, Chief of Insp. Services
Joseph E. Gray, Jr., Director of Planning & Urban Dev.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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MERRILL S. SELTZER

APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Me. on Thursday, March 11, 1982 at 3:30 p.m. to hear the following appeals.

1. Unfinished Business

398-410 Riverside Industrial Pkwy. - J.E. Goold & Co. - To permit a front yard setback of 1 ft. instead of 25 ft. required by Sec. 602.11.C.2 of I-1 Industrial Zone. *TABLED*

2. Nonconforming Uses - none

3. Conditional Uses

204-210 Pine St. and 203-209 Western Prom. - Pamela Gleichman - To change use of 2 family dwelling to 3 family apt. house with new apt. on 3rd floor not issuable under Zoning Ordinance in R-4 Residential Zone unless authorized by Board of Appeals under provisions of Sec. 602.5.A.4c. *OK*

4. Appeals - none

5. Variances

Space & Bulk Variances:

Vicinity of Maine State Pier- 40 Commercial St.- Bath Iron Works - Request for height variance for cranes & drydock, etc. which will exceed 4 stories or 45 ft. in height Sec. 602.13.C.3 of Zoning Ordinance for I-3b Industrial Zone. *OK*

Vicinity 2211 Congress St-Union Mutual Ins. Co. - Request for height variance for new commercial office bldg. which will exceed 3 stories or 35 ft. per Sec. 602.8.C.4 of Zoning Ordinance for B-1 Business Zone. Proposed bldg. will be 50 ft. high. *OK*

331 Veranda St. - Coastal Medical Services - (formerly U.S. Public Health Service) To permit erection of free standing sign in access of 15 sq. ft. of sign area not permitted by Sec. 602.16.2.a of Zoning Ordinance in R-5 Residence Zone where sign would be located. *DENIED*

BIW-Project



C 11



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

40 Commercial St.

February 16, 1982

Mr. H.C. Plummer, Jr.
Construction Engineer
Bath Iron Works
700 Washington St.
Bath, Me. 04530

Dear Mr. Plummer:

This office is initiating site plan review for your major development site plan for Portland's installation of Bath Iron Works. There is a fee for this site plan review of \$50.00 for major developments.

Upon receipt of the fee, your application will be processed by the various city departments concerned.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT:k

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services & Patricia
Harrington
FROM: Warren J. Turner, Zoning Specialist *Warren J. Turner*
SUBJECT: B.I.W. Height Limits in Portland

DATE: 1-21-82

I have today advised Mr. Plummer that it may be necessary for a Zoning Text Amendment to be processed instead of taking variances to the Board of Appeals for height of the several structures to be located at BIW.

The Corporation Counsel indicated that it was his interpretation that the Board does not have the authority to grant these variances although the Board has done so previously for Franklin Towers and other projects here in the city.

Mr. Plummer said he is not too pleased at the delay which may result from this latest development. He felt the Board of Appeals action could be accomplished more expeditiously.

Enc: Heights of equipment

c.c. Joseph E. Gray, Jr., Director Of Planning & Urban Dev.

11. Maximum Operation Heights of Equipment

- a. 25-ton Crane on
Maine State Pier 142 Ft. above M.L.W.
- b. 60-ton Crane on Finger Pier 276 Ft. above M.L.W.
- c. One set of Tower Lights on
Finger Pier 96 Ft. above M.L.W.
- d. Floating Dry Dock ~~50~~²⁴ Ft. above M.L.W.
- e. 35-ton Cranes on Floating
Dry Dock ~~193~~²¹⁹ Ft. above M.L.W.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Patricia Harrington, Chief Planner

DATE: 1-19-82

FROM: P. Samuel Hoffas, Chief of Inspection Services

SUBJECT: Bath Iron Works Project and Preliminary Site Plan Details

It is understood from information received informally through your office that the following items will have to be the subject of height variances to be processed through the Board of Appeals:

- a. Drydock - 60 feet in height
- b. Movable cranes - 125 feet
- c. Cranes on top of drydock - 120 feet
- d. Stack on boiler bldg. - O.K. according to I-3b height limits in Zoning Ordinance

Additional data on floor area dimensions of covered warehouse area for the Maine State Pier is required in order to verify off street parking requirements based on 1 car: space for each 1,000 sq. ft. of total floor area including office space. If 451 car spaces are to be provided, it may be that number will meet or surpass the requirement of the Zoning Ordinance.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Patricia Harrington, Chief Planner

FROM: P.S. Hoffses, Chief of Inspection Services

SUBJECT: B.I.W. Zoning Issues

DATE: 12-23-81

This office has not received specific data as to the height of structures and location of parking spaces for the preliminary site plan, although I understand a revised plan shows 451 off street parking spaces for the project. When detailed information as to height of stack for the boiler building, height of the movable cranes, and the dry dock becomes available, this office can then proceed with the necessary processing of variances, and/or approvals required for the project.

1. Fire Access We understand from Lt. Collins that there is no available alternate escape route which may be provided due to the railroad and other uses which tend to make the parking area landlocked. The fire boat provides an alternative means of fire fighting efficiency to the access by land for fire fighting equipment.
2. Parking requirements In the I-3b Industrial Zone, the parking requirements for B.I.W. are based on floor area, and the Maine State Pier will provide the basis for such computation of parking requirements based upon 1 car space for each 1,000 sq. ft. of floor area for this particular activity.

In endeavoring to determine the amount of floor area for the warehouse building, the Pier is approximately 90 ft. in width but part of this figure is open deck. Its length is not readily available from City's Assessors records. We need to have more accurate figures on floor area for purpose of computing the parking needs for the project based upon the above formula from the City Zoning Ordinance.

The new revised site plan shows 451 car spaces will be provided on the B.I.W. site.

3. Height Limits

The Zoning Ordinance specifies that structures in the I-3 and I-3b Industrial Zone are limited in height to "4 stories not to exceed 45 feet." Section 602.13.C.3 of the City Zoning Ordinance.

In this connection, this office needs to know the following information regarding the anticipated height for the following structures:

- a. Stack on Boiler Building
- b. Drydock
- c. Movable Cranes

Structures in excess of 45' may be subject to an application for variance for review and consideration by the Board of Appeals.

c.c. Tom Valleau, Dir. Waterfront & Transportation
Clark Neily, Dir. of Economic Development
Joseph E. Gray, Jr., Dir. Planning & Urban Dev.
Donald E. Olsen, Waterfront Administrator

CITY OF PORTLAND, MAINE
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MEMORANDUM

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PLANNING BOARD WORKSHOP MINUTES
TUESDAY, OCTOBER 13, 1981, AT 3:30 P.M.
ROOM 209, CITY HALL, PORTLAND, MAINE

Members present; Jean Gilpatrick, John Barker, Harry Cummings, Nunzio DiMillo, and Jack Humeniuk. Members absent; Ken Cadigan, and Jim Pierce.

1. Zone Change and Text Amendment Re: City Hospital and B.I.W. Naval Personnel Berthing Facility

Patricia Harrington, Chief Planner, explained to the Planning Board that the City Hospital property is presently zoned R-3. She pointed out that this zone would have to be changed to R-6, B-1 or B-2 to allow the proposed berthing facility. Ms. Harrington said the most appropriate zone would be the R Residential as the berthing facility would be a residential use not a business use. Ms. Harrington noted that a text amendment would have to be made to the Zoning Ordinance reading "berthing facility" as there are no zones in the ordinance that speak particularly to a Naval or Military berthing facility.

Mr. Cummings expressed concern that the R-6 zone would not prevent the B.I.W. from developing small cabin like buildings to house the Naval personnel at some future date. He asked if they would have to come before the Board with a site plan first?

Mr. Tony Forgione, City Hospital, pointed out that the lease agreement between the City and B.I.W. says that the naval personnel cannot stay elsewhere or expand unless the berthing facility is filled. Its not expected to have capacity of personnel there all at one time. Mr. Forgione said that he is confident that B.I.W. would contact the city if they were in a position in which they needed to expand.

It was the consensus of the Board that the R-6 Residential zone would be most appropriate for this area. The Board further requested that an acreage size be stipulated to prevent small, scattered facilities.

2. The Board reviewed the evening agenda.

3. Mercy Hospital

Mercy Hospital representative Howard Buckley updated the Board on their recent changes to the site plan. Mr. Buckley pointed out that the Spring Street entrance would be used as an

emergency exit only, the main entrance will be located at the rear of the building. The existing entrance on State Street will remain untouched, and the proposed addition for the surgical intensive care unit facing State Street will be moved to the rear of the building.

The Board was very pleased with these changes and it was the consensus that this site plan was the most appropriate.

Beth Parachi

Attest, Secretary

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Patricia Harrington, Chief Planner
P.S. Hoffses, Chief of Inspection Services

FROM: B.I.W. Zoning Issues

SUBJECT:

12-23-81
DATE:

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CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Samuel Hoffses, Chief Building Inspector

DATE: 12/9/81

FROM: Patricia Harrington, Chief Planner

SUBJECT: B. I. W. Zoning Issues

At a meeting held on December 3, 1981 we reviewed with representatives of the B.I.W. the proposed facilities to be located at the State Pier Site. As a result of that meeting there are three preliminary questions which require some clarification. I understand that all the performance standards in the I-3 Industrial Zone must be met during the final site plan review, however, the final review will be much easier if these three questions are answered at the present time.

The first question is in regards to fire access. As we discussed with the B.I.W. officials there is only one entrance into the entire facility. Should this be unacceptable to Lt. Collins of the Fire Department, it is important to know at this date.

The second question relates to the number of parking spaces required as a result of the zoning ordinance. Bill Bray, the City Traffic Engineer, has been working with the B.I.W. to determine the actual need. The need vs the amount required in the zoning text presently may be substantially different. Please clarify the actual number of spaces required in the zoning ordinance as the result of the uses which will occur on the property.

The third question involves the height standards as set forth in the industrial zone. As we know the floating dry dock will be higher than the height presently allowed in the I-3 Industrial Zone. This situation is unclear however, because the dry dock will be in the water rather than on land. Please make a determination as to the affect that this will have when the actual site plan is presented for site plan review.

Thank you for your help on these three questions, I'm sure that answering them at this early stage will clarify things for future Planning Board meetings as well as for other city officials.

cc: Tom Valteau, Dir. Waterfront Facilities and Transportation
Joe Gray, Jr., Dir. Planning & Urban Dev.
Warren Turner, Zoning Specialist

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 12/9/81

TO: Samuel Hoffses, Chief Building Inspector

FROM: Patricia Harrington, Chief Planner *Patricia*

SUBJECT: B. I. W. Zoning Issues

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CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Samuel Hoffses, Chief Building Inspector

DATE: 12/9/81

FROM: Patricia Harrington, Chief Planner

Patricia

SUBJECT: B. I. W. Zoning Issues

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Thank you for your help on these three questions, I'm sure that answering them at this early stage will clarify things for future Planning Board meetings as well as for other city officials.

cc: Tom Valleau, Dir. Waterfront Facilities and Transportation
Joe Gray, Jr., Dir. Planning & Urban Dev.
Warren Turner, Zoning Specialist

Re F-36 Industrial Zone

Memo in Response to Pat on B.I.W.K.

1) Fire Access - see Lt. Collins re this

2) Parking Requirements -

1 car space for each 1,000 sq ft of floor area, according to standard for warehouse type operations in industrial zones 451 spaces provided

3) Height limits: 4 stories not to exceed 45'

Height of structures - determined by:

- a) stack on boiler bldg
- b) Drydock
- c) Movable Cranes

Structures in excess of 45' may be subject to approval by Board of Appeals for consideration as a height variance

We have not been specific as to the detailed zoning requirements concerning B.I.W. because we have not received sufficient data upon which to base our approval or other decision. When such detailed site plan

- data becomes available, then we will
- be better able to proceed with such an
- analysis of the project.



The Waterfront Center

1536 44th Street N.W. Washington, D.C. 20007

(202) 337-0356

January 1982

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Sincerely yours,

Ann Breen *Richard N. Ripley*

Ann E. Breen Richard N. Ripley

P.S. Don't forget -- orders postmarked before Feb. 14 save one-third!

A non-profit corporation to promote urban waterfront enhancement.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Samuel Hoffses, Chief Building Inspector

DATE: 12/9/81

FROM: Patricia Harrington, Chief Planner *Patricia*

SUBJECT: B. I. W. Zoning Issues

At a meeting held on December 3, 1981 we reviewed with representatives of the B.I.W. the proposed facilities to be located at the State Pier Site. As a result of that meeting there are three preliminary questions which require some clarification. I understand that all the performance standards in the I-3 Industrial Zone must be met during the final site plan review, however, the final review will be much easier if these three questions are answered at the present time.

The first question is in regards to fire access. As we discussed with the B.I.W. officials there is only one entrance into the entire facility. Should this be unacceptable to Lt. Collins of the Fire Department, it is important to know at this date.

The second question relates to the number of parking spaces required as a result of the zoning ordinance. Bill Bray, the City Traffic Engineer, has been working with the B.I.W. to determine the actual need. The need vs the amount required in the zoning text presently may be substantially different. Please clarify the actual number of spaces required in the zoning ordinance as the result of the uses which will occur on the property.

The third question involves the height standards as set forth in the industrial zone. As we know the floating dry dock will be higher than the height presently allowed in the I-3 Industrial Zone. This situation is unclear however, because the dry dock will be in the water rather than on land. Please make a determination as to the affect that this will have when the actual site plan is presented for site plan review.

Thank you for your help on these three questions, I'm sure that answering them at this early stage will clarify things for future Planning Board meetings as well as for other city officials.

cc: Tom Valleau, Dir. Waterfront Facilities and Transportation
Joe Gray, Jr., Dir. Planning & Urban Dev.
Warren Turner, Zoning Specialist

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Sam Hoffses, Chief of Inspection Services

DATE: 12-11-81

FROM: Warren J. Turner, Zoning Specialist *W. J. Turner*

SUBJECT: B.I.W. Project for Maine State Pier

At a meeting with representatives from the Bath Iron Works, the following problems were enumerated having bearing on the preliminary site plan for Portland's ship repair facility:

1. The need for relocating the Public Landing at the foot of India Street and adjacent to the Maine State Pier on the easterly side.
2. The desirability of easing the corner in the approach to the parking area, as shown on the site plan.
3. Capacity of Parking - estimated at 400 car spaces. Spaces should be indicated on the site plan.
4. Peak Traffic Volumes at times of shift change estimated to be as many as 650 cars. Use of Franklin Arterial for access to be recommended.
5. Possible need for restoring the traffic light at Congress and India Streets was mentioned. Possible ride-sharing or van pooling mentioned.
6. Displaced parking from the area to be enclosed by BIW fencing will create a problem for the City to consider in the future.
7. Possible discontinuance of Thames Street, which appears as an accepted street on the official City Map.
8. There will be no concession stand located on the premises according to the BIW official.
9. A new pier 42' wide and 775' long will be constructed to link the landfill and mainland to the proposed dry dock.
10. Proposed landfill areas #1 and #2 will be processed in one wetlands alteration application but put in place at separate times - allowing time for stabilizing of the landfill materials.

Details Concerning Site Plan

Access and Utilities

1. There is a question as to adequacy of access to the parking lot area which should be considered by the Fire Department. A separate meeting with fire officials will be scheduled for this purpose.
2. Two hydrants will be located on the site, and indicated in site plan.

3. Ships will usually be backed in beside the piers.
4. A 32' gauge track will be used for the crane on the BIW Pier.
5. Use of spur track onto State Pier will be continued.
6. New toilet facilities will be installed at the Maine State Pier.
7. Connections will be made to the city sewerage system. Ships have small pumping stations and connections will be available.
8. Processed gas, oxygen storage area and existing CMP poles and available power will be utilized. Power will be adequate to provide power for the complete facility and two ships.
9. There will be a pump-house and saltwater system; building and 12" fresh water system to the ships. There will also be a steam heating system.
10. There will be a fence for security purposes. Entrance gate will be located offstreet. The fence may be a board fence.

Parking: In addition to the parking demand for the crews and staff of office workers, there will be a demand for maintenance and ship repair personnel. Buses will carry crews to the City Hospital, and an area will be needed for them to park in.

Noise: The question of noise was raised and it was explained that no riveting is now involved in such ship operations. There will be blowers from ships and ventilation fans and compressors, portable cranes, one of which will be 25 ton capacity. The chipping process may be used to separate a section of the ship from the hull.

The time of year (frozen ground) will determine the intensity of any earth-shaking vibrations. There will be no intense glare or heat.

Toxic Wastes

There will be no deposit of toxic wastes into the City Sewer system. The project will have an oil-water separator. No toxic chemicals are involved. Paint spraying will be conducted, but wastes will be disposed of properly and asbestos according to Federal standards.

Open Storage

There will be open storage of ship building materials such as parts, pipe and other supplies.

R.R. Spur Track

The BIW will want to utilize spur tracks and reactivate any which may have been disconnected from the main line.

age 3.

Height Limitations in I-3b Industrial Zone

The height of the dry dock will be about 68'. This may require a variance in view of the height limit in Section 602.13.C.3 of the Zoning Ordinance which reads "Maximum Height (I-3 Zone)
"Principal Buildings or Structures and accessory buildings or structures
-4 stories not to exceed 45 feet."

With a ship in dry dock, it sits lower than otherwise when the drydock is not occupied by a vessel. Bldg. Inspection should determine how to measure the height from either the ocean bottom or the water line (may be a 16' variation involved).

The height of the stack for the boiler plant has not yet been indicated by the engineers and E.P.A. requirements. This may require an appeal to be processed also, if it is required to exceed 45 ft. in height.

Moveable cranes are not considered structures, but the height of them may be considerable also.

Height of poles for outside lighting should be indicated. Concern was expressed for adequate shielding of these lights in parking area and for the entire project so that adjacent neighborhood would be protected.

Fire Protection will be reviewed by the Fire Department in a separate meeting to be set up with Chief McDonough and Lt. Collins.

Completion of Site Plan for BIW The date of January 22nd has been indicated as desirable for the completion of the site plan for BIW's Portland Project. It is hoped that review of the plan may be completed by February 22nd, 1982.

Number of Employees

Based on preliminary figures, there will be three shifts of personnel. Initially there would be 400 to 450 people.

- (1) 700 First Shift (by 1984)
- (2) 250 Second Shift
- (3) 50 night shift

Parking

Bill Bray has indicated there already is a deficit of parking on the adjacent streets to the proposed project site. The possibility of accessory parking lots located off-site was proposed as a possible solution.

Zoning Ordinance Provisions:

Section 602.14.B.12 of the Zoning Ordinance For Industrial type uses (not catering to retail trade with floor area of over 3000 sq. ft.) reads as follows:

- "12. One parking space for each 1000 sq. ft. of floor area, or major fraction thereof."

Page 4.

"Required off street parking shall be located on same lot with the principal building or use, or within 100 feet measured along lines of public access, except that where off street parking can not be provided within these limits, the Board of Appeals may permit such off street parking to be located a reasonable distance from the principal building or use measured along lines of public access if the premises to be used for parking are held under the same ownership or lease. Evidence of such control, either deed or lease, shall be required. Sec. 602.14.D

Rehabilitation of Maine State Pier

A plan for rehabilitation of the Maine State Pier will be completed for City review by February 1st under a sub contract for BIW.

Express
12/11/81

Lawsuit on BIW bond could delay project

By The Associated Press

Maine's attorney general is inviting Common Cause to sue the state if it thinks a voter-approved \$15 million bond issue to aid the financing of a private shipyard is illegal.

But the city attorney in Portland, where Bath Iron Works plans to locate the facility, warns that a suit could raise technical fine points that might delay the \$45 million project.

And the state's Wall Street bond counsel said Thursday he recommends some revisions in the state's agreement with BIW, before the deal is closed.

The state plans to use \$15 million from a bond issue approved last month by voters, together with \$4.6 million anticipated from sale of the Maine State pier to the city of Portland, to buy and renovate a floating dry dock. The dry dock, to be located on the Portland waterfront, would be leased to BIW for \$1 a year.

Common Cause Executive Director Joseph Steinberger has written the state's bond counsel, complaining that "this represents the outright gift of proceeds of the bond issue to BIW, a private corporation, to use for its own private purposes."

Steinberger said the deal violates a

provision of Maine's Constitution that states "The credit of the state shall not be directly or indirectly loaned in any case."

Despite Attorney General James Tierney's contention that the state's bond counsel had put the issue to rest by "exhaustively" researching it, the counsel himself said revisions were recommended.

Robert Rosenberg, of New York's Hawkins, Delafield & Wood law firm, said a provision permitting BIW to purchase the dry dock any time it wants "will be changed."

"The big thing here is the right of the state to control the facility," Rosenberg said.

City attorney David Lourie predicted "there are no insuperable obstacles" to completing the deal to bring the shipyard to Portland, but added that the bond counsel "wants additional safeguards to make sure we're free of doubt."

"It would be very unfortunate if we were sued, because that may delay the issuance of bonds," Lourie said.

According to Steinberger, Common Cause has made no decision to sue.

"At this point, the ball is in their court," he said. "We're not making any threats of anything."

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Reg. 329.5

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CITY OF PORTLAND

JOSEPH É GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

August 19, 1982

Bath Iron Works Corporation
Dept. #20
Bath, Maine

Dear Mr. Plummer,

Your application for a building permit to construct a finger pier, pier apron, shorezone containment, piping, boiler house, underground structure, flammable materials building is being issued with the following requirements.

1. **HOUSE OF OPERATION:** The Bath Iron Works ship repair facility should begin operating the morning shift at 7:00 a.m. This facility is expected to attract 1,000 employees by 1984 and possibly more in the future. The traffic impacts resulting from a 7:00 a.m. shift start time will be minimized. Should B.I.W. require a 7:30 a.m. shift start time, B.I.W. should be required to undertake a traffic study to determine traffic impact and return to the Planning Board for further review.
2. **NOISE:** To protect adjacent residential noise levels the Board required that B.I.W. not exceed certain levels. These levels are 65 dBA (9 p.m. to midnight) and 60 dBA (Midnight to 6 a.m.) LEQ as measured at the residential zone line. The basis of this requirement includes:
 - a) The present zoning regulations of 75 dBA day and night, as measured at the industrial property line, do not assure adequate noise protection of adjacent residential neighborhoods as described in Planning Report #43-82;
 - b) The nighttime noise levels of 65 dBA and 60 dBA described above are levels which meet or exceed ambient noise levels existing at the adjacent residential zone boundaries and are the most restrictive type and level of regulation which can be practically administered by the City.
 - c) B.I.W. officials have indicated that the noise levels recommended above can be met by their facility.
- 3) **LANDSCAPING AND ENTRANCE:** On-site landscaping should include a dense planting of shrubs along the Commercial Street property boundary as shown on site plan (6-17-82), fence is to be 6' decorative steel picket fence.

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00687

ZONING LOCATION *F-3B*

PORTLAND, MAINE July 19, 1982

PERMIT ISSUED

AUG 20 1982

CITY of PORTLAND

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

The undersigned hereby apply 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 **40 Commercial St. - Maine St. Pier**
 1. Owner's name and address **City of Portland, Maine**
 2. Lessee's name and address **Bath Iron Works Corp. - Bath, Me.**
 3. Contractor's name and address **Seaward constr. - Kittery, Maine**

Fire District #1 #2
 Telephone
 Telephone **443-3311**
 Telephone
 No of sheets
 No families
 No families
 Roofing

Proposed use of building **ship repair facility**
 Past use **cargo handling pier & storage**
 Material No. stories Heat $\frac{1}{2}$ Style of roof

Other buildings on same lot
 Estimated contractual cost \$ **6,098,000**

FIELD INSPECTOR Mr. *[Signature]*
 775-5451

Appeal Fees \$
 Base Fee **30,500**
 Late Fee
 TOTAL \$ **30,500**

Stamp of Special Conditions

Construct finger pier, state pier apron, shorezone containment, Piping, Boiler House. Underground structures, flammable materials building, and toilets.

Major site plan review

Send permit to # 2 Dept. # 20

Contact MR. H. C. Plummer, Ext. 2595 (443-3311)

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

DETAILS OF NEW WORK

<p>Is any plumbing involved in this work? Is connection to be made to public sewer? Has septic tank notice been sent? Height average grade to top of plate Size from depth Material of foundation Kind of roof No. of chimneys Framing Lumber Kind Size Girders Studs (outside walls and carrying partitions) 2x4-16" C.C. Joists and rafters 1st floor On centers 1st floor Maximum span 1st floor</p>	<p>Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof solid or filled land? earth or rock? Thickness top bottom cellar Roof covering of lining Kind of heat fuel Corner posts Sills Size Max on centers Bridging in every floor and flat roof span over 8 feet 3rd roof 3rd roof 3rd roof height'</p>
--	--

IF A GARAGE

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

APPROVED BY _____ DATE _____
 BUILDING INSPECTION PLAN EXAMINER
 ZONING CODE
 BUILDING CODE
 Fire Dept.
 Health Dept.
 Others

MISCELLANEOUS

Will work require disturbing of a 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 *[Signature]*
 Type Name of above **H. E. Plummer**
 for **Bath Iron Works Corp.**

Phone # same
 1 2 3 4
 Other and Address

(1) MA WINE, FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Permit No. 82/687
Location 40 Commercial St.
Owner City of Portland
Date of permit 9-19-82
Approved 8-20-82
Dwelling _____
Garage _____
Alteration Iron Work

NOTES

Sideing being removed
satched pipe frame will
be carried for support
along front pier.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date March 3, 19 83
 Receipt and Permit number A 09602

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: Commercial St. (Maine State Pier)
 OWNER'S NAME: Bath Iron Works ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

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 1 Cathodic grounding system 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: 2.00
 min 3.00

INSPECTION: Will be ready on ready, 19 83; or Will Call _____

CONTRACTOR'S NAME: Keeley Elec
 ADDRESS: P. O. Box 3235

MASTER LICENSE NO.: 4176 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filed

Date Dec. 29, 19 82
 Receipt and Permit number 92499

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: 40 COMMERCIAL ST.
 OWNER'S NAME: BATH IRON WORKS ADDRESS: SAME

OUTLETS:		RECEPTACLES	SWITCHES	PLUGMOLD	ft. TOTAL	33'	FEES	
							3:00	
FIXTURES: (number of)		INCANDESCENT	FLUORESCENT	(not strip)	TOTAL	163	18.30	
Strip Fluorescent							ff.	
SERVICES:		Overhead	Underground	Temporary	TOTAL amperes	3000 AMP	8.00	
METERS: (number of)								XXX
MOTORS: (number of)								.50
RESIDENTIAL HEATING:								
COMMERCIAL OR INDUSTRIAL HEATING:								
APPLIANCES: (number of)								
RANGES								
COOK TOPS								
WALL OVENS								
DRYERS								
FANS								
TOTAL								
MISCELLANEOUS: (number of)								
Branch Panels							10	10.00
Transformers							6	12.00
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: 51.80

INSPECTION:
 Will be ready on _____, 19__; or Will Call
 CONTRACTOR'S NAME: Eastern Elec,
 ADDRESS: P. O. Box 346, City
 TEL: 772-5762
 MASTER LICENSE NO.: 3279
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
[Handwritten Signature]

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

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3825

PROPERTY ADDRESS

Town Or Plantation: North Portland

Street: Commercial St

Subdivision Lot #: 10

PROPERTY OWNERS NAME

City: Portland

Last: John First: Smith

Applicant Name: John Smith

Mailing Address of Owner/Applicant (if different): P.O. Box 501

OFFICIAL: 16,20,85

PERMIT # 1,111 TOWN COPY

Local Plumbing Inspector Signature: Amelia R. Beckwith

L.P.I. # _____

FEE: \$ _____

Double Fee Charged:

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: John Smith Date: 6/11/85

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: OCT 2 1985

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING

2. RELOCATED PLUMBING

JUN 21 1985

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER - SPECIFY: PostHud Fish Farm

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D HOUSING DEALER/MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # 102251

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	1	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	0	Wash Basin
			Indirect Waste	4	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
			Grease/Oil Separator		Dish Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
			Other: _____	1	Water Heater
	Hook-Ups (Subtotal)				
\$	Hook-Up Fee	2	Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1
				2	Fixtures (Subtotal) Column 2
				12	Total Fixtures
					Permit Fee
					Pump Fee (Total)
				\$ 34.	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY