

CITY OF PORTLAND, MAINE  
MEMORANDUM

DATE: 4-2-76

TO: Corporation Counsel  
FROM: A. Allan Soule, Asst. Director Eldg. Insp. Serv.  
SUBJECT: Portland Water District's Treatment Plant

end of East Commercial Street

The proposed location of this treatment plant is at the end of East Commercial Street, in an R-3 Residential Zone. We would like to know the opinion of the Corporation Counsel if we can consider this as a municipal use. This use is allowable under Section 602.4.A.1 of the Zoning Ordinance. If it is your opinion that this is not allowable in an R-3 Residential Zone, is it possible for us to consider it as a Water Pumping Station under Section 602.4.A.4.a?

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A. Allan Soule

AAS/mt

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

49

Portland Water Dept.  
 Applicant  
 725 Bowdoin St.  
 Mailing Address  
 treatment plant  
 Proposed Use of Site  
 1,253,320 / 17,000 sq ft  
 Acreage of Site / Ground Floor Coverage

March 17, 1970  
 Date  
 end of east Commercial St.  
 Address of Proposed Site  
 2-2-123  
 Site Identifier(s) from Assessors Maps  
 Commercial 1  
 Zoning of Proposed Site

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

Proposed Number of Floors  
 Total Floor Area 26,815

Other Comments:  
 Date Dept. Review Due: 3/15/70

**FIRE DEPARTMENT REVIEW**

(Date Received)

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

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: Dig. plans - want to check  
 Call another search unit to send permit over  
 when we are ready to issue it & he will send back  
 things he wants to have corrected. - Allen  
 (Attach Separate Sheet if Necessary)

*Capt. J. Villier*  
 SIGNATURE OF REVIEWING STAFF/DATE  
 FIRE DEPARTMENT COPY

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

49

March 17, 1976

Applicant Portland Water Dist.  
 225 Douglass St.  
 Mailing Address  
 Proposed Use of Site treatment plant  
 app. 1,253,388 / 19,800 process bldg.  
 Acreage of Site / Ground Floor Coverage

Date  
 Address of Proposed Site end of east Commercial St.  
 6-B-1, 7-B-1-C-1 8-A-123  
 Site Identifier(s) from Assessors Maps  
 Zoning of Proposed Site Residential 3

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

Proposed Number of Floors three  
 Total Floor Area 36,615

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

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

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

Explanation \_\_\_\_\_  
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: \_\_\_\_\_  
 SPACE & BULK,  
 as applicable

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

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

49

Portland water Dist. \_\_\_\_\_ Date March 17, 1976  
 Applicant \_\_\_\_\_  
225 Douglass St. \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
treatment plant \_\_\_\_\_  
 Proposed Use of Site \_\_\_\_\_  
app. 1 253 388 / 19 800 process bldg. \_\_\_\_\_  
 Acreage of Site / Ground Floor Coverage \_\_\_\_\_

end of east Commercial St. \_\_\_\_\_  
 Address of Proposed Site \_\_\_\_\_  
6-B-1, 7-B-1-C-1 8-A-123 \_\_\_\_\_  
 Site Identifier(s) from Assessors Maps \_\_\_\_\_  
Residential 3 \_\_\_\_\_  
 Zoning of Proposed Site \_\_\_\_\_

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

Proposed Number of Floors three  
 Total Floor Area 36,615

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: 3/31/76

-----RECEIVED-----  
 PUBLIC WORKS DEPARTMENT REVIEW  
 MAR 25 1976  
(Date Received)  
 DEPARTMENT OF PUBLIC WORKS

	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	✓	✓	N/A	✓	✓	N/A	✓	✓	N/A	✓		✓	N/A	N/A		CONDITIONS SPECIFIED BELOW  REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*John P. Logue* 3-30-76  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

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

Portland Water Dist. March 17, 1976  
 Applicant Date  
455 Danvers St. end of east Commercial St.  
 Mailing Address Address of Proposed Site  
treatment plant B-B-1, 7-B-1-C-1 B-A-123  
 Proposed Use of Site Site Identifier(s) from Assessors Maps  
app. 1 253, 788 / 19,800 process bldg. Residential 3  
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site

Site Location Review (DEP) Required: (  ) Yes ( ) No Proposed Number of Floors three  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area 36,515  
 Planning Board Action Required: (  ) Yes\* ( ) No

Other Comments: \* Already Secured - 5/13/75

Date Dept. Review Due: April 9, 1976

**PLANNING DEPARTMENT REVIEW** 4/1/76  
 (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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	i.e., no substantive change. CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED													

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

Serald A. Hobkenloff 4/1/76  
 SIGNATURE OF REVIEWING STAFF/DATE  
 PLANNING DEPARTMENT COPY