

Ashmont Street

ASHMONT - COYLE 503D  
(1976) ASHCO.

ASHMONT - COYLE 365

CITY OF PORTLAND, MAINE  
PLANNING BOARD



KENNETH H. CADIGAN, CHAIRMAN  
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S. MARSH PRATT, JR.  
JAMES I. HOLDEN, SR.

November 16, 1976

Mr. Donald A. Fowler, Attorney  
One Monument Square  
Portland, Maine 04111

Dear Mr. Fowler:

Re: Commercial Subdivision for ASHCO, Inc.

As you know, the Planning Board voted to grant preliminary approval to the ASHCO firm's commercial subdivision to be known as Ashmont-Coyle, at the Planning Board meeting on Tuesday evening, November 9, 1976. Final approval and the signing of the subdivision plat by the Planning Board members will be scheduled for the next regular meeting of the Board.

Thank you very much for your cooperation in furnishing the information which the Planning Department requested.

Sincerely,

*K. H. Cadigan*

Kenneth H. Cadigan  
Chairman

KHC/d

**OWEN HASKELL, INC.**  
 Civil Engineer - Land Surveyors  
 8 Broadway  
 SOUTH PORTLAND, MAINE 04106

Phone 207 799-5694

**LETTER OF TRANSMITTAL**

TO Mr. Warren Turner  
City Planning Department  
City Hall  
 Portland, Maine 04111

DATE	JOB NO.
October 26, 1976	7455 P
ATTENTION	
RE	

GENTLEMEN:

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2	9/16/76	2	"Prints" Plan of Land in Portland, Maine for Ashco, Inc.

THESE ARE TRANSMITTED as checked below:

- For approval                       Approved as submitted                       Resubmit \_\_\_\_\_ copies for approval
- For your use                               Approved as noted                               Submit \_\_\_\_\_ copies for distribution
- As requested                               Returned for corrections                               Return \_\_\_\_\_ corrected prints
- For review and comment                       \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS As requested by Don Fowler's office.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_ SIGNED: Owen Haskell, Inc.  
 \_\_\_\_\_

Form 1000 - Price Engineering Services, Inc., Torrington, Mass. If enclosures are not as noted, kindly notify us at once.

MAINE NATIONAL BANK



400 CONGRESS STREET  
PORTLAND, MAINE 04104

November 5, 1976

Donald E. Megathlin, Planning Director  
City of Portland  
389 Congress Street  
Portland, Maine

RE: Ashco, Inc.

Dear Mr. Megathlin:

This is to certify that we have extended credit to this firm for several years and that all obligations have been repaid in a timely and satisfactory manner. We consider the firm to be financially responsible and would not anticipate any difficulties in its handling such projects as its management might determine to be feasible for its operation.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John W. Coombs".

John W. Coombs  
Vice President

JWC/mf/750



## CITY OF PORTLAND

DONALD E. MEGATHLIN, JR.  
PLANNING DIRECTOR

October 27, 1976

Mr. Donald A. Fowler, Jr., Attorney  
One Monument Square  
Portland, Maine 04111

Dear Mr. Fowler:

This will acknowledge receipt of the preliminary plat for the ASHCO, Inc., a commercial subdivision between Ashmont and Coyle Streets, as prepared by Owen Haskell, Inc. Copies of this plat have been distributed among the several interested City Departments for coordination.

If any further questions arise in connection with the review of this plat, your office will be notified as soon as possible. It is now contemplated that this plat will be introduced before the Planning Board at its meeting on Tuesday, November 9th.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Planning Department

WJT/d

cc: Donald E. Megathlin, Planning Director

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Donald E. Megathlin, Planning Director  
FROM: Warren J. Turner, Planning Department  
SUBJECT: Possible Application for a Change of Zone - Vicinity of Ashmont Street and Linden Street

*W.J.T.*  
*Thanks for*  
*info. Didn't*  
*the C.C. team*  
*have a zone*  
*change for this*  
*DATE: OCT. 1, 1976*  
*area a few*  
*years ago. I*  
*think*  
*cert. signers*  
*was applied*  
*I/so*  
*Mr. Kaye*  
*should*  
*be aware*  
*of this*  
*DM*

Mr. Charles Kaye of Kaye Brothers owns some land southerly and westerly of Morong Brothers' Body Shop on Ashmont Street. It is approximately 20,000 square feet in size, and it abuts a proposed street.

He wishes to use it for parking of about 10 cars and for a small office structure. The site is heavily screened by deciduous trees from the adjacent residential properties located on Linden and Longfellow Streets. The tree growth appears to be heavy enough to provide adequate screening in all seasons of the year. Mr. Kaye will have his attorney come to City Hall to explore the details concerning the status of the proposed street, etc.

He indicated that he would ask Arthur Snyder to assist him in preparing a site plan for his property in order to show how he intends to use it.

Mr. Kaye has his building leased or rented to Morong and Nelson, for body shop repairs. It is located within the B-2 Business Zone which includes the Forest Avenue frontage. Mr. Kaye wants to have his vacant land re-zoned to permit its use for parking of 10 vehicles and a small office structure. He conducts periodic auction sales of these vehicles at another location. The present zone for the proposed site of this business venture is now located within the R-5 Residence Zone, thereby the necessity for a zone change. This site is opposite Alton Warren's B-1 Business Zone for parking.

I indicated that there might be opposition, especially from the Coyle Street Neighborhood Group. He said he has been paying taxes on the land and believes he should be entitled to use it for his business operation. There is satisfactory natural screening already provided by existing trees. The major question appears to be "what is the status of the proposed street between Ashmont and Longfellow Streets?" I have inquired of Bill Boothby in the Department of Public Works. There is also a derelict two-car garage structure which tends to provide a blighting influence on the site. It belongs to a residential property owned by a lady in Detroit, Michigan, who also owns the rental property at the corner of Linden Street and Ashmont Street.

*Warren*  
Warren J. Turner

cc: Gerald A. Holtenhoff, Assistant Planning Director  
Brian Nickerson, Zoning Administrator

Planning Report #106-76

PLANNING DEPARTMENT REPORT

Review of Preliminary Plat for A Commercial Type  
Subdivision Between Ashmont and Coyle Streets -  
ASHCO, Inc.

Submitted to:

City Planning Board  
Portland, Maine

November 9, 1976



#### INTRODUCTION

A subdivision plat has been prepared for ASHCO, Inc. by Owen Haskell, Inc., Civic Engineers and Land Surveyors. This commercial type subdivision plat include the following parcels:

1. The Levey Jewish Funeral Chapel (in the R-5 Residence Zone)
2. 2.3 Acres for ASHCO, Inc. having frontage on Coyle Street and Ashmont Street (B-1 Business Zone)
3. 1/2 Acre for James Kelley (including the one-story office type building (B-1 Business Zone)
4. 1/2 Acre on Ashmont Street for ASHCO, Inc. (B-2 Business Zone)
5. The balance is a paved parking area extending from Coyle to Asmont Street (B-1 Business Zone)

This is a routine commercial subdivision plat. It is required by State Statute due to the fact that three or more lots are being subdivided by the owner of this development within a five year period. A major portion of the land is within the B-1 Business zone created in early 1969 at the request of Alton B. Warren

#### FINDINGS OF FACT

1. A major portion of this land area is contained within the existing B-1 Business Zone, with one lot in the R-5 Residence Zone and one lot within the B-2 Business Zone.
2. The existing zoning is in accordance with the City's Land Development Plan as approved by the Planning Board and City Council.
3. Existing public sewers are located in Deering Avenue, Forest Avenue, Ashmont Street (8-inch from Deering Avenue to Cottage Street) and 15-inch from Cottage to Forest Avenue; and a 15-inch sewer in Coyle Street.
4. The subdivision plat meets with the approval of the Fire Department.
5. The subdivision plat has been reviewed by the Public Works Department and in consideration of its location and purpose, that Department finds it acceptable without modification.
6. If any new construction is involved, such plans will be subject to future review under the provisions of the Site Plan Ordinance by all concerned City Departments.
7. Since no public improvements are involved, there will be no need for a subdivision bond pertaining to this development.
8. Letters have been sent to 27 residents and property-owners in the area to notify them of this proposed commercial type subdivision plat, which is to be reviewed at the November 9th meeting.

RECOMMENDATION

The Planning Department recommends that the Planning Board grant preliminary approval to this subdivision plat, as prepared by Owen Haskell, Inc. and dated September 16, 1976, provided that a final linen or mylar can be presented and an appropriate name be assigned to this commercial development plan.

APPENDIX A

Check List of Criteria for Subdivision Review

Name of Subdivision: ASHCO, Inc. - Ashmont & Coyle Streets

1. Will not result in undue water or air pollution. Will not.
2. Has sufficient water available for the reasonably foreseeable needs of the subdivision. Yes.
3. Will not cause an unreasonable burden on existing water supply, if one is to be utilized. Will not.
4. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result. Will not.
5. Will not cause unreasonable highway or public road congestion or unsafe conditions. Will not.
6. Will provide for adequate solid and sewage disposal. Public sewers exist on all boundary streets.
7. Will not cause an unreasonable burden on the ability of the municipality to dispose of solid waste and sewage if municipal services are to be utilized. Will not.
8. Will not place an unreasonable burden on the ability of the municipality to dispose of solid waste and sewage if municipal services are to be utilized. Will not.
9. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas. Will not.
10. Is in conformance with a duly adopted subdivision regulation, or ordinance, comprehensive plan, development plan, or land use plan, if any. Yes.
11. The subdivider has adequate financial and technical capacity to meet the above stated standards. Yes. A letter from a financial institution has been requested from the applicant's attorney.
12. Wherever situated in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water. Not applicable.



CITY OF PORTLAND

DONALD E. MEGATHLIN, JR.  
PLANNING DIRECTOR

November 2, 1976

TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF ASHMONT AND COYLE STREETS:

The purpose of this letter is to inform you that a subdivision plat for a commercial type development will be presented to the Planning Board for preliminary approval at its meeting on Tuesday evening, November 9, 1976, at 7:30 P.M. in Room 209, City Hall, Portland, Maine. This subdivision plat has been prepared for ASHCO, Inc. for land located between Ashmont and Coyle Streets for the most part within the B-1 Business Zone.

You may wish to attend this meeting in order to obtain additional information concerning this commercial type development, as proposed by ASHCO, Inc.

If, for some reason, you are unable to attend this meeting, you may wish to send a short letter expressing your views concerning this development to Mr. Donald E. Megathlin, Jr., Planning Director, 389 Congress Street, Room 211, Portland, Maine 04111. All correspondence received will be shared with the Planning Board prior to their final action on this development plan.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Planning Department

WJT/d

013298

PERMIT ISSUED  
DEC 11 1991  
CITY OF PORTLAND

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 12/10/91

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Ashmont St. (Ashmont Court) Use of Building 2 condos No. Stories New Building Existing " George Units F-3, F-4  
Name and address of owner of appliance Caron & Waltz Crockett Telephone  
Installer's name and address 321 Lincoln St.; Box 2400 - South Ptld, ME 04106  
General Description of Work

To install complete new gas heating systems

IF HEATER, OR POWER BOILER

Location of appliance Cellar Any burnable material in floor surface or beneath? No  
If so, how protected? Kind of fuel? Natural gas  
Minimum distance to burnable material, from top of appliance or casing top of furnace 36"  
From top of smoke pipe From front of appliance 24" From sides or back of appliance 24"  
Size of chimney flue 4" Other connections to same flue  
If gas fired, how vented? Direct Vent Rated maximum demand per hour 110,000  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER Gas, Natural

Name and type of burner Heat Maker Labelled by underwriters' laboratories?  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? n/a  
Type of floor beneath burner Concrete Size of vent pipe 4"  
Location of oil storage n/a Number and capacity of tanks n/a  
Low water shut off Yes Make Hydrolevel No. OEM #170  
Will all tanks be more than five feet from any flame? n/a How many tanks enclosed? None  
Total capacity of any existing storage tanks for furnace burners n/a

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Height of Legs, if any  
Skirting at bottom of appliance? Distance to combustible material from top of appliance?  
From front of appliance From sides and back From top of smokepipe  
Size of chimney flue Other connections to same flue  
Is hood to be provided? If so, how vented? Forced or gravity?  
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Phil Rosetti, Jr.  
MS 30002637  
3,000 X 2 units = 6,000.00 = \$50.00 Permit Fee  
Amount of fee enclosed?

APPROVED: [Signature] M.A. Rowe

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

[Signature] Phil J. Rosetti

CS 30r  
INSPECTION FILE SIGNATURE OF INSTALLER APPLICANT'S ASSESSOR'S COPY

8088 10