

MAP/LOT:  
029-293

**TOWN OF ROCKPORT  
BUILDING/USE PERMIT**

BP-ID: 7108  
DATE: 04/01/2022

PERMIT TYPE: Building Permit

DISTRICTS: 913 - Rockport Downtown District

**DETAILS:**

911E ADDR: 20 Central Street

Commercial - See Attached Pages 1 and 2 with rest of details Page #1

OWNER: 20 Central St LLC

APPLICANT: Gartley & Dorsky Engineering &  
Surveying, Inc. - Will Gartley

PHONE: 207 236 9206

PHONE: 236-4365

ADDR: PO Box 812 Camden ME 04843

ADDR: P.O. Box 1031, Camden, ME 04843

LOT USE: Commercial

SQ FT FOR BUILDING:

WASTE: Town Sewer

HEIGHT:

WATER: Maine Water Co.

REQUIREMENTS:

Please see Attached Page #1 & 2 for Requirements

**NOTES:**

Please see Attached Page 2 for Notes

FEE: \$30.00

Fee Paid: Check #:

CEO: Scott E. Bickford CE

ConsCost:

**NOTE: MUST MEET ALL STATE AND LOCAL REQUIREMENTS**

*All parties to this process including applicants, owners, architects, engineers, surveyors, and all contractors working on this site must ensure that the land use standards of the Town of Rockport and the State of Maine are met.*

PLEASE POST PERMIT FROM R.O.W. - THIS PERMIT MAY BE APPEALED W/I 30 DAYS

## **Attachments to Building Permit #7108 Dated 4/1/2022**

### **DETAILS:**

Commercial -principal structure – 20-room hotel with restaurant and associated use as approved by Planning Board following review and remand by Maine Superior Court. Prior building Permit #6843 was vacated by Maine Superior Court. This Permit #7108 is a new request by applicant for building permit.

### **REQUIREMENTS:**

- 1) Per Order of the Maine Superior Court, so-called “Petition A,” found at Section 803.1(5) of the Town’s Ordinance, required submission of a traffic and parking study to the Town’s CEO in relation to the applicant’s Application for a Building Permit. The CEO has received and considered a traffic and parking study from Gorrill Palmer under this provision in relation to the Applicant’s Application for a Building Permit.
- 2) Per Order of the Maine Superior Court, the limitations of “Petition B,” found at Section 917(G)(9) of the Town’s Ordinance must be applied to this project. Under this provision, no single inn or hotel shall have more than 20 guest rooms. The Applicant has applied for approval of 20 guest rooms. The existing Site Plan Approval remains in effect and continues to apply to this project following remand to the Planning Board. Per the Order of the Maine Superior Court, application of “Petition B” is limited to application and consideration of approval of a Building Permit and is distinct from the Planning Board’s Site Plan Approval. The Applicant’s Application for a Building Permit complies with Section 917(G)(9) because it requests approval for a hotel with no more than 20 guest rooms.
- 3) MDOT responses and MDOT Permit 30869 have been approved and received for 20 Central and 310 Commercial Street, addressing any potential concerns noted in the traffic and parking study submitted by Gorrill Palmer.
- 4) The findings and conclusions of the Planning Board following remand from the Superior Court, along with the Orders issue of the Maine Superior Court, demonstrate no impediment for the Code Enforcement Officer to approve the Applicant’s Application for a Building Permit reflected herein.
- 5) Although the Maine Superior Court vacated Permit #6843, rendering it without any further force, this new Permit #7108 includes requirements and conditions that have been considered in the past. The requirements and conditions for approval of this Permit #7108 include such requirements and conditions that are attached hereto.
- 6) A Certificate of Occupancy shall not be issued to the Applicant until any remaining requirements, if any, concerning use and landscaping for satellite parking at 310 Commercial Street are addressed.

## **GENERAL REQUIREMENTS AND CONDITIONS APPLICABLE TO PERMIT #7108:**

- 1) Meet all requirements of the Rockport LUO with particular focus on the standards of District #913 - Rockport Downtown
- 2) Blasting if necessary requires a new permit
- 3) Meet the requirements as submitted and approved by the Planning Board
- 4) Sewer connection permit is required
- 5) Internal Plumbing Permit required
- 6) Smoke Detectors and Carbon Monoxide Detectors shall be installed as required by codes as applicable
- 7) State permits, if applicable, such as but not limited to M.D.O.T. & State Fire Marshal is the applicants responsibility to obtain
- 8) The 1st inspection is prior to the slab & walls being poured-the 2nd inspection is when the structure is framed without insulation but plumbing and wiring "roughed in" etc.-the 3rd inspection is when finished
- 9) The Professional Architect for this project is John E. Hansen Architect #1410 and the plan shall be followed with any changes submitted to the Code Officer
- 10) The Professional Engineer for this project is Gartley & Dorsky #7961 and/or employed by same and shall be followed with any changes given to the Code Enforcement Office
- 11) The Structural Engineer(s) for this project are employed by Gartley & Dorsky and are licensed as stamped on the plan pages
- 12) Utilize Best Management Practices for soil and erosion control BEFORE construction begins
- 13) All ADA shall be as required including ramps to meet ADA specs
- 14) The IBC is applicable to this permit and the applicant shall apply this code to the project
- 15) All Life & Safety Codes as required shall be followed
- 16) The Site Plan and hotel structure shall be erected as designed and approved, with any changes approved by the designer and/or engineering department as is appropriate and copies of approval with changes given to the Code Office
- 17) Signs may require a separate Permit
- 18) All disturbances beyond the owners property line shall have written approval/easements by the other property owners before construction disturbances begin including the Town of Rockport and the M.D.O.T.
- 19) All structural, architectural, engineering and landscaping work should be checked by the licensed professionals from time- to-time to see that the specs are being met and structure is being built as designed
- 20) The Planning Board reviewed and approved the site plan application
- 21) All required easements shall be completed before a Certificate of Occupancy is requested
- 22) The sewer easement and the recording of a memorandum of lease for the off street parking must be satisfied prior to the issuance of a Certificate of Occupancy
- 23) The restaurant(s) & rooms will require a separate Use Permit and Sewer Equivalent Use determination before the Certificate of Occupancy is requested
- 24) The Mechanical plans for Plumbing, Heating, HVAC, are required prior to wall enclosures or any concealment.

**CERTIFICATE OF OCCUPANCY IS REQUIRED BEFORE USE**

**NOTES:**

1) Applicant's Application, which incorporated by reference previously submitted materials and new materials, is on file at the Town's Planning Office.

2) This approval for Permit #7108 has reviewed, considered, and taken into account the Orders issued by the Maine Superior Court and seeks to implement the directives set forth in those Orders concerning this project.

3) This approval for Permit #7108 has reviewed, considered, and taken into account the traffic and parking study provided by Gorrill Palmer. The Code Enforcement Officer has determined that there is no shared parking or waiver of parking requirements. Concerning off-site parking, the Code Enforcement Officer has received an independent traffic study prepared by Gorrill Palmer, which was hired by the Town. Based on review of the traffic and parking study, the Code Enforcement Officer determines that the parking facilities are adequate for the proposed uses and will not cause undue burdens on traffic or parking in the vicinity and will not cause safety concerns because: parking for the project is comprised of dedicated parking spaces and MDOT permits referenced in the Gorrill Palmer traffic and parking study have been obtained by the Applicant.

**GENERAL NOTES APPLICABLE TO PERMIT #7108:**

- 1) Application and supporting documentation is on file at the Planning Office
- 2) Design plans by a Licensed Engineer with stamp are on file
- 3) Designed plans by a Licensed Architect with stamp are on file
- 4) Design plans by a Licensed Structural Engineer with stamp are on file
- 5) State Fire Marshal Permit 27474 was approved 2/3/2021 for 6 stories-(Hood series will still need a permit as required by the Fire Marshal)
- 6) This approval includes the off site parking at Pascal & Commercial Street to be utilized as presented with parking plan and landscaping submitted to the Planning Office before a Certificate of Occupancy is requested

PLEASE CALL WHEN YOU ARE READY FOR EACH REQUIRED INSPECTION.

PLEASE CALL WHEN YOU ARE READY FOR A FINAL OCCUPANCY INSPECTION.

THE TOWN OF ROCKPORT ADOPTED THE M.U.B.C. BUILDING CODE JUNE 15, 2016 TO GO INTO EFFECT JULY 1ST 2016. OCCUPANCIES/COMPLIANCE ARE BASED ON THE BUILDING CODE, LAND USE ZONING, PLUMBING, AND LIFE SAFETY STANDARDS.