



# General Building Permit Application

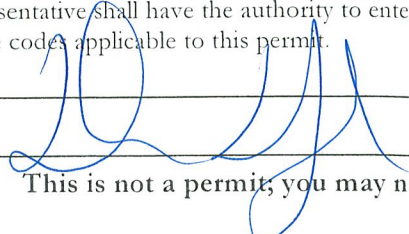
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>128 SHERIDAN STREET</u>		
Total Square Footage of Proposed Structure/Area <u>FIRST 2016 sq² SECOND 1468 sq² 3484 TOTAL</u>	Square Footage of Lot <u>29,907 sq²</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>J</u> Lot# <u>007</u>	Applicant *must be owner, Lessee or Buyer* Name <u>A-M PARTNERS, LLC</u> Address <u>380 WARREN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>838-8322</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LOT</u> Number of Residential Units _____ If vacant, what was the previous use? <u>VACANT</u> Proposed Specific use: <u>SINGLE FAMILY HOME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT A SINGLE FAMILY HOUSE ON A VACANT LOT.</u>		
Contractor's name: <u>DOYLE ENTERPRISES/DIANE DOYLE</u> Address: <u>16 TIFFANY LN</u> City, State & Zip <u>SACO, ME 04072</u> Telephone: <u>229-3530</u> Who should we contact when the permit is ready: <u>DIANE DOYLE</u> Telephone: <u>229-3530</u> Mailing address: <u>16 TIFFANY LN SACO ME 04072</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 1/27/11

This is not a permit; you may not commence ANY work until the permit is issue



# Level I: Minor Residential Site Plan Application

PORTLAND, MAINE

Planning and Urban Development Department  
Planning Division and Planning Board

PROJECT NAME: \_\_\_\_\_

PROPOSED DEVELOPMENT ADDRESS:  
128 SHERIDAN ST

PROJECT DESCRIPTION:  
BUILD A SINGLE FAMILY HOUSE ON VACANT LOT

CHART/BLOCK/LOT: 13-D-007 PRELIMINARY PLAN \_\_\_\_\_

FINAL PLAN ✓

### CONTACT INFORMATION:

#### APPLICANT

Name: DIANE DOYLE / DOYLE ENTERPRISES  
Address: 16 TIFFANY LN  
SACO, ME 04072  
Zip Code: 04072  
Work #: 286-1151  
Cell #: 229-3530  
Fax #: 282-7970  
Home: \_\_\_\_\_  
E-mail: didoyle2@maine.ev.com

#### PROPERTY OWNER

Name: A+M PARTNERS, LLC  
Address: 380 WARREN AVE  
PORTLAND, ME 04103  
Zip Code: 04103  
Work #: \_\_\_\_\_  
Cell #: 838-8322  
Fax #: 874-2080  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### BILLING ADDRESS

Name: A+M PARTNERS, LLC  
Address: 380 WARREN AVE  
PORTLAND, ME  
Zip: 04103  
Work #: \_\_\_\_\_  
Cell #: 838-8322  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: DOYLE ENTERPRISES / DIANE DOYLE  
Address: 46 TIFFAMY LN  
SACC MB  
Zip Code: 04072  
Work #: 286-1151  
Cell #: 229-3530  
Fax #: 286-1151  
Home: \_\_\_\_\_  
E-mail: ddoyle2@maine.mn.com

ENGINEER

Name: L+L STRUCTURAL (JOB LEASONS)  
Address: 6<sup>th</sup> STREET Q  
S. PORTLAND  
Zip Code: 04106  
Work #: 767-4830  
Cell #: 329-0445  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: JLEASONS@LL-ENG.COM

SURVEYOR

Name: TITCOMB ASSOCIATES  
Address: 133 GRAY ROAD  
PALMOUTH MB  
Zip Code: 04105  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_



**DEVELOPMENT REVIEW FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

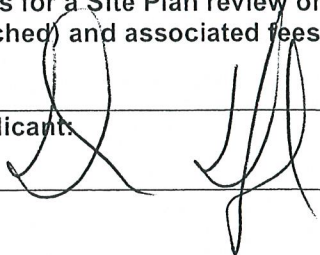
<input checked="" type="checkbox"/> <b>Level I: Minor Residential Site Plan</b> Application Fee (flat fee)	\$300
Mailed notices to abutters are now required for single family, two-family and the addition of a unit being reviewed as a Level I minor residential site plan. The applicant will be billed for the notice costs.	.75 cents each
<input type="checkbox"/> Inspection Fee, due after approval (flat fee)	\$100
<input type="checkbox"/> Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete

**Refer to the application checklist (page 5) for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application (attached) and associated fees will be required prior to construction.**

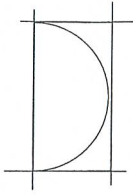
Signature of Applicant: 	Date: 1/6/11
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Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

**City of Portland Planning Division**  
389 Congress Street  
Portland, Maine 04101  
(207) 874-8719  
[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Office Hours:**  
Unless noted, office hours are  
Monday thru Friday  
8:00 a.m. – 4:30 p.m.





d o y l e

enterprises

Planning Department  
389 Congress Street  
Portland, ME 04101

January 6, 2011

Dear Planning,

We are applying to construct a single-family house on a vacant lot located at 128 Sheridan Street. The house site is part of a larger parcel, which contains the renovated Nissan Bakery building. Marge Schmuckle confirmed that the house could be built without splitting the house lot from the larger piece.

The zoning at 128 Sheridan Street is R-6. This would allow a three unit building, 45 feet high. We are proposing a single family home with the maximum height of 27 feet. The front yard setback in the R-6 zone is ten feet. We have the house situated 5 ½ feet from the front property line. This is the average of the setback of the homes on either side.

The property is owned by A&M Partners, LLC and they will be financing the construction. A letter of financial capability from Norway Savings as well as the tax card showing ownership is attached. The house will be constructed by Doyle Enterprises, a reputable contractor who has been in the business for 15 years.

The lot was encumbered with a CMP easement. That has been recently released. A copy of the release is attached.

Sheridan Street is serviced by public water and sewer. Natural gas is also located in the street and we intend on utilizing it. Attached is the 1989 as built plan for Sheridan Street showing utility location. The plan was provided by Portland Public Works.

We understand that according to Portland regulations, we must sprinkle the house. The house will have gutters, which will drain into dry wells. The house will be constructed as a heated slab on grade with a finished floor elevation of 121 feet, 3 inches.

Please contact me if you are in need of further information or have questions.

Thank you for your attention.

Diane Doyle



December 23, 2010

City of Portland Planning Dept  
380 Congress Street  
Portland, Maine 04101

RE: A&M Partners, LLC

To Whom It May Concern:

A&M Partners, LLC has been a valued customer of Norway Savings Bank since July, 2009. Its principals have had a banking relationship with Norway Savings Bank since 2003. A&M Partners, LLC currently has a deposit relationship with us in the high 5 figure range and a loan relationship in the moderate 7 figure range, with credit availability in the low 7 figure range. Accordingly, we feel that our client has the financial capability for a project with the City of Portland in the amount of approximately \$350,000.00.

Should you have any additional questions please feel free to contact me directly at 207-284-8355.

Sincerely,

A handwritten signature in black ink, appearing to read "Noel B Graydon".

Noel B Graydon  
Regional Vice President



November 18, 2010

11. Acting Chairman Lucien Gosselin called the regular meeting of the Authority to order at 6:00 P.M. and presided throughout the meeting.
12. On motion of James Cloutier, seconded by Richard Valentino and with unanimous approval of the members present, it was voted to dispense with the reading of the record of the meeting of the Authority of October 14, 2010.
13. On motion of James Cloutier, seconded by Richard Valentino, and with unanimous approval of the members present, the following resolution was adopted:

WHEREAS, the following investments of monies to the credit of the Maine Turnpike Authority funds were made during the month of October, 2010:

**MAINE TURNPIKE  
AUTHORITY  
INVESTMENT PURCHASES  
October, 2010**

<u>Fund/Account</u>	<u>Bank</u>	<u>Security</u>	<u>Principal</u>
Reserve Maint	75-0002-01-6	Federated Govt Ob. #005	13,559,339.72
Revenue Fund (Trust)	75-0001-01-8	Federated Govt Ob. #005	.17
Worker's Compensation Trust	44-5816-00-2	TD Asset Mgmt US Govt Port Instl #2	365,522.21
Revenue Fund (Key Bank)		Key Repos	3,545,828.55
Revenue Fund (Bangor Savings Bank)		Bangor Savings Repos	6,391,678.15
Interchange Account	75-0003-01-4	Federated Govt Ob. #005	204.92
Improvement Account	75-0004-01-2	Federated Govt Ob. #005	321,388.57
MTA Rev Bonds Series 2007 Interest	75-0072-01-9	Federated Treasury #068	31.40
MTA Rev Bonds Series 2007 Principal	75-0073-01-7	Federated Treasury #068	25.36
MTA Rev Ref Series 2008 Interest	75-0080-01-2	Federated Treasury #068	25.53
MTA Rev Bonds Series 2008 Principal	75-0081-01-0	Federated Treasury #068	86.68
MTA Spec Obl Series 2008 Interest	75-0082-01-8	Federated Treasury #068	0.08
MTA Spec Obl Series 2008 Principal	75-0083-01-6	Federated Treasury #068	0.01
MTA Rev Bonds Series 2009 Cap Fd	75-0085-01-1	Federated Govt Ob. #005	1,528.43
MTA Rev Bonds Series 2009 Interest	75-0086-01-9	Federated Treasury #068	32.15
MTA Rev Bonds Series 2009 Principal	75-0087-01-7	Federated Treasury #068	20.76
MTA Series 97 Interest Acct	75-0011-01-7	Federated Treasury #068	0.03
MTA Series 97 Principal Account	75-0012-01-5	Federated Treasury #068	0.01
Series 2000 Interest Acct	75-0016-01-6	Federated Treasury #068	1,149.18
Series 2000 Principal Acct	75-0017-01-4	Federated Treasury #068	424.88
Series 2003 DSF Interest Acct	75-0018-01-2	Federated Treasury #068	30.61
Series 2003 Principal Acct	75-0019-01-0	Federated Treasury #068	30.89
Series 2004 Interest Account	75-0020-01-8	Federated Treasury #068	65.78
Series 2004 Principal Acct	75-0021-01-6	Federated Treasury #068	49.32



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

[browse city services a-z](#)

[browse facts and links a-z](#)

<b>CBL</b>	013 3007001
<b>Land Use Type</b>	PARKING LOTS
<b>Property Location</b>	122 SHERIDAN ST
<b>Owner Information</b>	A & M PARTNERS LLC 380 WARREN AVE PORTLAND ME 04103
<b>Book and Page</b>	14581/99
<b>Legal Description</b>	13-J-7-29 ROMASCO LN 27-47 SHERIDAN ST 124-132 31335 SF
<b>Acres</b>	0.719

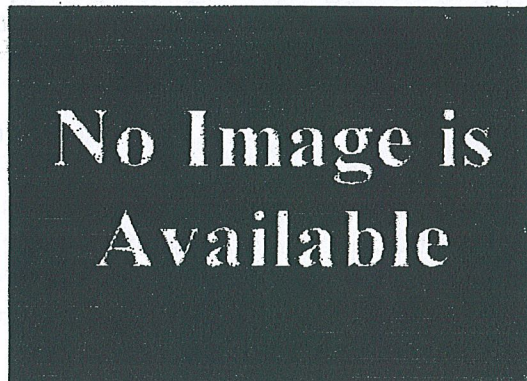
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	1490	<b>OWNER OF RECORD AS OF APRIL 2010</b> A & M PARTNERS LLC
<b>LAND VALUE</b>	\$156,700.00	120 EXCHANGE ST
<b>BUILDING VALUE</b>	\$11,030.00	PORTLAND ME 04101
<b>NET TAXABLE - REAL ESTATE</b>	\$167,730.00	
<b>TAX AMOUNT</b>	\$3,005.72	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

**Outbuildings/Yard Improvements:**

	<b>Card 1</b>
<b>Year Built</b>	1992
<b>Structure</b>	ASPHALT PARKING
<b>Size</b>	1X6300
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	3

4. Diane Doyle said she wondered what the value of purchasing an additional stretch of highway could be to the MTA and asked if, for instance, such a purchase would increase the MTA's borrowing capacity. Mr. Violette answered that a purchase would not have any effect on the MTA's bond cap. He stated that there was a potential that this stretch of highway could be tolled in the future, but that this was a potential only and not something that the purchase should be predicated on. Mr. Violette further stated that there was some advantage to having control of this asset, because it was the entrance to the Maine Turnpike and therefore it was in the Authority's interest, as well as in the interest of the State of Maine, to ensure that this stretch of road was well maintained.
5. James Cloutier stated that he supported some level of MTA involvement in funding of the bridges, with the caveat that it should be clear the High Rise (I-95) and Sarah Long Bridges were the priority of the Authority. Mr. Violette agreed and stated that it had been made clear that any MTA support would be for those two bridges, rather than the Memorial Bridge, which was not within the MTA's scope of interest.
6. On motion of James Cloutier, seconded by Richard Valentino, and with unanimous support of the members voting, Bruce Van Note abstaining, it was voted to authorize Executive Director Paul Violette and the MTA staff to proceed with work and negotiation regarding participation by the Authority in the rehabilitation, maintenance, and operation of the I-95 and Sarah Long Bridges.
7. A proposed schedule of meetings for the Authority in 2011 was discussed. It was decided to finalize this schedule at the Authority's December meeting.
8. John Duncann, Director of the Portland Area Comprehensive Transportation System (PACTS) gave a presentation on the functions of PACTS as an MPO planning organization which was responsible for the programming of federal funds and consultation with MaineDOT on the expenditure of state funds within the greater Portland region. Mr. Duncann discussed PACTS' capital policies, collaborations with MTA and MaineDOT and highlighted the Gorham East-West corridor study, coordinated by Sara Devlin of the Maine Turnpike Authority, as an outstanding example of how regional transportation studies should be handled.
9. Following Mr. Duncann's presentation there was a discussion between member of the board and members of the audience who were involved in transportation, including Mr. Duncann, Steve Linnell of the Greater Portland Council of Governments (GPCOG), and John Bubier, City Manager of Biddeford, concerning the challenges of funding transportation in general, and transit in particular, trends in transit use in Maine, and the potential expansion of tolling as a funding source for highways other than the Turnpike.
10. At 5:05 P.M. the workshop adjourned.



**RELEASE DEED**


**CENTRAL MAINE POWER COMPANY**, a Maine corporation with offices at 83 Edison Drive, Augusta, Kennebec County, Maine 04336 ("CMP") for consideration paid, releases to **A & M Partners, LLC** a Maine limited liability company, having a mailing address of 380 Warren Ave., Portland, Maine 04103 ("Grantee"), certain easement rights granted to CMP and recorded at the Cumberland County Registry of Deeds as follows:

Book 2064, Page 203, Book 2877, Page 309 and Book 2996, Page 90, Book 3126, Page 749, Book 3199, Page 606, Book 3796, Page 182 and Book 3796, Page 181, all to the extent such rights affect the property of Grantee located in Portland, as described in a deed recorded at said Registry in Book 14581, Page 99.

The above easement rights, as described, are no longer used by or useful to CMP in connection with it's operation as a public utility.

IN WITNESS WHEREOF, the said Central Maine Power Company has caused this Release to be signed and sealed on its behalf by Raymond Pomerleau, its duly authorized representative on this 15th day of October, 2010.


CENTRAL MAINE POWER COMPANY

By   
Alice Richards, Supervisor, Real Estate Services

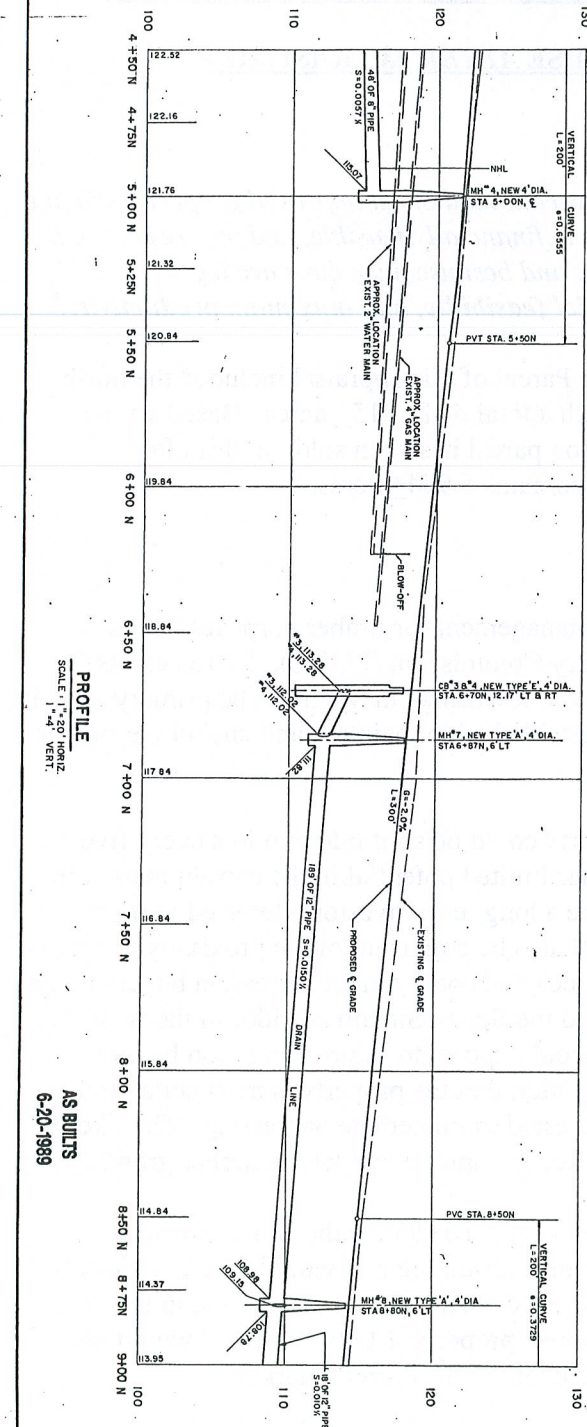
STATE OF MAINE  
Kennebec, ss

October 15, 2010.

The above named, Alice Richards, Supervisor, Real Estate Services, Central Maine Power Company, personally appeared before me and acknowledged the foregoing Release to be her free act and deed in her said capacity and the free act and deed of Central Maine Power Company.

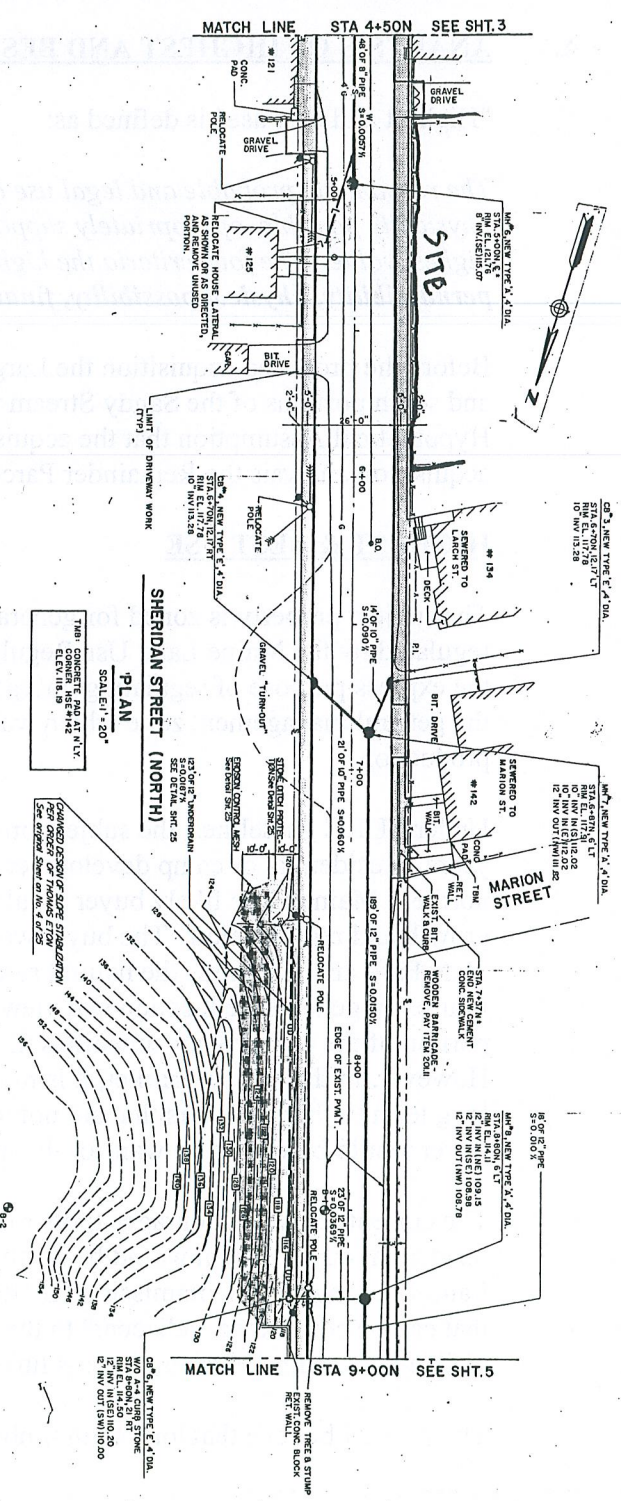
  
Notary Public  
TERESA DESPRES  
Notary Public, Maine  
My Commission Expires August 17, 2013





**PROFILE**  
SCALE: 1" = 20' HORIZ.  
1" = 4' VERT.

**AS BUILTS**  
6-20-1989



**PLAN**  
SCALE: 1" = 20'

**SHERIDAN STREET (NORTH)**

FILE SH-4 OF 11

**CITY OF PORTLAND, MAINE**  
PARKS AND PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

*[Signature]*  
APPROVED

*[Signature]*  
CITY ENGINEER

**SHERIDAN STREET**  
PLAN & PROFILE  
STA. 4+50N TO 9+00N

**WOODARD & CURRAN INC.**  
CONSULTING ENGINEERS  
PORTLAND, MAINE

PROJECT NO. 88103-30-64-04  
DESIGNED BY P. R. E.  
DATE JUNE 1987  
SCALE NOTED  
DRAWN BY T. R. A.  
CHECKED BY B. M. B.



REFERENCES	REVISIONS	DATE

**PART 5: DATA ANALYSIS AND CONCLUSIONS AFTER ACQUISITION**

**A. ANALYSIS OF HIGHEST AND BEST USE AFTER ACQUISITION**

"Highest and best use" is defined as:

*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.*<sup>4</sup>

Before the proposed acquisition the Larger Parcel of this appraisal included the north and south portions of the Sandy Stream with a total of 11,015± acres. Based on the Hypothetical Assumption that the acquisition parcel has been sold, in this after acquisition analysis the Remainder Parcel contains 5,954± acres.

**HIGHEST & BEST USE**

The subject property is zoned for general management for timber purposes and is regulated by the Maine Land Use Regulatory Commission (LURC). LURC exists for the express purpose of regulating unorganized townships in Maine. The primary zone is the general management zone which was established to maintain and encourage timber production.

Under LURC guidelines, the subject property could be split into two lots every five years. Residential or camp development has limited potential in the current market in northern Maine. The likely buyer would be a long term investor interested in timber growth and regeneration. The buyer would also be cognizant of the proximity to Baxter State Park and recognize the natural resources that could attract recreation buyers in the future. In general the location and view and the Sandy Stream corridor in the western portion of the property are amenities that would appeal to future recreation buyers. However, in the current market, it is my opinion that the property is most suitable for long term timber investors that are not interested in immediate harvesting. The likely buyer would be willing to wait for the market to improve and let the timber grow.

The current zoning encourages timber harvesting. To change the zoning to allow residential development would be costly, time consuming and would face a skeptical Land Use Regulator Commission (LURC). Since there is no development in the area that can be considered "adjacent" to the subject property, LURC approval would be difficult to obtain. Further, there is little demand in the current market.

Therefore, I believe that long term timber growth and harvesting would be *legally* and

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<sup>4</sup>The Dictionary of Real Estate Appraisal (Appraisal Institute, Chicago, 1993, page 171.)