

1999-0082

33-N-9

14 Cedar St.

Parking lot Expansion
Salvation Army

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990082
I. D. Number

The Salvation Army

Applicant

297 Cumberland Ave, Portland, ME 04101

Applicant's Mailing Address

Michael F. Hays

Consultant/Agent

871-5900 871-9308

Applicant or Agent Daytime Telephone, Fax

6/22/99

Application Date

Cedar St 14 Parking Lot

Project Name/Description

14 Cedar St

Address of Proposed Site

033-N-009

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution New Building Building Addition Change Of Use Residential Parking Lot Other (specify) expansion

2490 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: _____

Planning Approval Status:

Reviewer Bill Neeld

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

Plan

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

THE SALVATION ARMY

JUNE 17, 1999

Applicant 297 CUMBERLAND AVENUE
PORTLAND, ME 04101

Application Date PHASE II PARKING LOT
EXPANSION
Project Name/Description

Applicant's Mailing Address MICHAEL F. HAYS
GRANT HAYS ASSOC.
P.O. BOX 6179 FAIRMOUTH, ME. 04105
207. 871. 5900 / 207. 871. 9308F

14 CEDAR STREET, PORTLAND, ME.
Address Of Proposed Site
LOT #9 ; TAX MAP 33-N

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block. Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) PARKING LOT EXPANSION

0 SF.
Proposed Building Square Footage and /or # of Units

2490 +/- SF.
Acreage of Site

Zoning

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record 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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Michael F. Hays</u>	Date: <u>June 17, 1999</u>
--	----------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

From: Anthony Lombardo
To: William Needleman
Date: Thu, Oct 7, 1999 11:49 AM
Subject: Salvation Army Parking Lot Expansion

Bill,
Public Works has no additional comments on these plans.

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

MEMO / FAX

DATE: SEPT 29, 1999
TO: BILL NEEDOLMAN
COMPANY: PORTLAND PLANNING
PHONE:
FAX:
FROM: MIKE HAYS
RE: SALVATION ARMY CEDAR ST. PARKING
LOT EXPANSION

ATTACHED ARE COPIES OF THE PLAN ADDRESSING
COMMENTS IN YOUR MEMO DATED 9-1-99.

PLEASE CALL W/ ANY QUESTIONS.

THANKS

MIKE



September 1, 1999

CITY OF PORTLAND

Mr. Michael Hays
Grant Hays Associates
P.O. Box 6179
Falmouth, Me 04105

Re: 14 Cedar Street, Parking Expansion

Dear Mr. Hays,

As of my July 28 letter, City Traffic and Engineering staff were still in the process of reviewing your proposal for a parking expansion at the Salvation army's Cedar St. lot. I have attached comments generated by Public Works engineer, Anthony Lombardo concerning elements of the plan and the Engineer review and inspection fees.

If you have any questions, please contact me at the Planning Office. My normal office hours are Tuesday, Wednesday, and Thursdays and my telephone extension is 874-8722.

Sincerely,

William B. Needelman, Planner

cc Alex Jaegerman
Joseph Gray, Jr.
enc

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Engineer Review and Site Inspection Fee Invoice Worksheet

Address: 297 Cumberland Ave....Salvation Army Parking Expansion.....DATE: 7/19/99

Engineering Review

To be filled out by Development Review Coordinator and Public Works at time of application.

Planning

Public Works

of Hours Estimated: (Private Improvements)
Improvements)

of Hours Estimated: (Public

Field Work _____
Memos/Corresp. _____

Field Work 1.0
Memos/Corresp. _____ 1.0

Review/Analysis _____
1.0

Review/Analysis

Meetings/phone calls _____
1.0

Meetings/phone calls

Total Hours _____ at _____ per hour

Total Hours 4.0 at \$35 per hour

Review Fee (Private): \$ _____
\$140

Review Fee (Public): \$ _____

Development Review Coordinator Signature

Public Works Engineer Signature

Site Inspection

To be filled out by DRC and Public Works at time of Performance Guarantee approval.

Planning

Public Works

____ Accept 1.7% of Private Improvements P.G.
P.G.
\$ _____ (dollar amount)

____ Accept 1.7% of Private Improvements
\$ _____ (dollar amount)

of Hours Estimated:

of Hours Estimated:

Field Work _____
6.0

Field Work

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 1, 1999

Mr. Michael Hays
Grant Hays Associates
P.O. Box 6179
Falmouth, Me 04105

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Sincerely,

-William B. Needelman, Planner

cc Alex Jaegerman
Joseph Gray, Jr.
enc

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PUBLIC WORKS ENGINEERING
MEMORANDUM

To: Kandi Talbot Senior Planner

From: Anthony Lombardo, P.E., Project Engineer

Date: July 19, 1999

Subject: 297 Cumberland Ave.....Salvation Army Parking Lot Expansion

The following comments were generated during Public Works Engineering review of proposed parking lot expansion. The plans and application were dated July 15, 1999.

- *Applicant needs to provide a construction detail for the proposed parking lot. This should include pavement thickness and depth of new base materials.*
- *Applicant needs to provide proposed spot grades throughout the parking lot expansion area to guarantee positive drainage to the street.*
- *The plans should specify the installation of a new 7' long granite tipdown curb on each side of the proposed parking entrances on Cedar Street. A detail drawn to City specifications should be included on the plan.*
- *A note should appear on the plan that instructs the applicant's contractor as follows:
"Any granite curb removed from Cedar Street shall remain the property of the City of Portland and shall be taken to the City's stockyard as directed by the Public Works inspector."*

Engineer Review and Site Inspection Fee Invoice Worksheet

Address: 297 Cumberland Ave....Salvation Army Parking Expansion.....DATE: 7/19/99

Engineering Review

To be filled out by Development Review Coordinator and Public Works at time of application.

Planning		Public Works	
# of Hours Estimated: (Private Improvements)		# of Hours Estimated: (Public Improvements)	
Field Work	_____	Field Work	_____ <u>1.0</u>
	Memos/Corresp. _____	Memos/Corresp.	_____ <u>1.0</u>
Review/Analysis	_____ <u>1.0</u>	Review/Analysis	_____
Meetings/phone calls	_____ <u>1.0</u>	Meetings/phone calls	_____
Total Hours	_____ at _____ per hour	Total Hours	_____ <u>4.0</u> at <u>\$35</u> per hour
Review Fee (Private): \$	_____ <u>\$140</u>	Review Fee (Public):	\$ _____
Development Review Coordinator Signature _____		Public Works Engineer Signature _____	

Site Inspection

To be filled out by DRC and Public Works at time of Performance Guarantee approval.

Planning	Public Works
_____ Accept 1.7% of Private Improvements P.G.	_____ Accept 1.7% of Private Improvements
P.G. \$ _____ (dollar amount)	\$ _____ (dollar amount)
# of Hours Estimated:	# of Hours Estimated:
Field Work _____ <u>6.0</u>	Field Work _____

Memos/Corresp. _____
1.0

Memos/Corresp.

Review/Analysis _____

Review/Analysis

Meetings/phone calls _____
1.0

Meetings/phone calls

Total Hours _____ at _____ per hour

Total Hours 8.0 at \$35 per hour

Alternate Inspection Fee (Private): \$ _____
\$280

Alternate Inspection Fee (Public): \$

Development Review Coordinator Signature

Public Works Engineer Signature

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

MEMO

DATE: August 11, 1999
TO: Captain Steven Howard
FROM: Mike Hays
RE: 12 Cedar Street Parking Lot
CC: Mr. William Needelman, City of Portland Planning Department
Les Wilson & Sons, Inc.

Attached are 5 copies of the final permit documents for the Parking Lot expansion. Please forward one set to Luther for his records.

I have sent 2 sets to Les Wilson for his final coordination and 9 sets to the City of Portland for final approvals. Mr. Needelman will inform us via letter when the bond escrow will need to be posted and the work can commence.

Please do not hesitate to call if you have any questions.



July 28, 1999

CITY OF PORTLAND

Mr. Michael Hays
Grant Hays Associates
P.O. Box 6179
Falmouth, Me 04105

Re: 14 Cedar Street, Parking Expansion

Dear Mr. Hays,

This letter is an update on the status of the review of the proposed parking expansion for the Salvation Army at 14 Cedar Street. City Traffic and Engineering staff are still in the process of review, but Planning has some questions regarding landscaping and lighting which are listed below.

Landscaping: The site occupied by Phase I and the proposed Phase II currently contains no buffering or landscape features. As the opposite side of Cedar Street is still residential in use and character and this project lies within the R-6 residential zone, it is appropriate and required that landscaping be included in the design (City Code 14-526(a.6) and the Technical and Design Standards and Guidelines VI. 6.2B.) Please find a copy of the Design Guidelines enclosed.

Please show details of the proposed fencing and guard rails. Planning encourages the use of timber guard rails and an alternative to chainlink fencing to soften the industrial look of the facility.

Lighting: Show any exterior lighting proposed for the parking expansion.

Dumpster: The dumpster on Phase I needs to be screened on four sides with opaque fencing.

As your written statement indicate that updating of the Phase I parking lot is part of Salvation Army's master plan, city planning will be encouraging landscaping as part of any further redevelopment of this site, and expansion onto the 12 Cedar Street lot. If you have any questions, please contact me at the Planning Office. My normal office hours are Tuesday, Wednesday, and Thursdays and my telephone extension is 874-8722.

Sincerely,

William B. Needelman, Planner

cc Alex Jaegerman
Joseph Gray, Jr.

O:\PLAN\DEVREV\WMH7-28WN.WPD



July 28, 1999

CITY OF PORTLAND

Mr. Michael Hays
Grant Hays Associates
P.O. Box 6179
Falmouth, Me 04105

Re: 14 Cedar Street, Parking Expansion

Dear Mr. Hays,

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Sincerely,

William B. Needelman, Planner

cc Alex Jaegerman
Joseph Gray, Jr.

enc

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GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

June 17, 1999

Mr. Rick Knowland
City of Portland Planning Department
Congress Street
Portland, Maine 04101

Re: Phase II Parking Lot Expansion
The Salvation Army Headquarters
297 Cumberland Avenue
Portland, Maine 04101

Dear Mr. Knowland,

Attached you will find 7 copies of our submission package for a Minor Site Review of the above referenced project. The package includes the Site Review Application, Copy of the Deed, Site Plan (1"=10' scale), and a check for the \$400.00 review fee. The parcel of note, 14 Cedar Street, is owned by The Salvation Army. The proposed construction cost \$40,000.

The following comments regarding the scope of the project are offered for your consideration:

- a) The proposed use of the site is to expand the existing parking lot, indicated on the drawing as Phase I, to an additional 7 spaces closest to The Salvation Army Headquarters, thereby effecting safer, more accessible parking for the Senior Citizens who utilize the facility's community programs. Since the existing parking lot is multi-tiered, pedestrian access for the Army's elderly clientele can be challenging at times. The Phase II parking expansion will help alleviate some of this strain.
- b) The Phase II expansion includes 7 new parking spaces totaling approximately 2,490 +/- sf.
- c) There are no existing easements through the parcel proposed to be developed. The Salvation Army owns the parcel surrounding the Phase II lot.
- d) There will be no solid waste material generated by the development of the parcel.
- e) Cedar Street includes public utilities, such as water, sewer, storm water drainage, and overhead electrical/telephone services. The only utility effected will be the storm water drainage system, which will receive surface run-off from the parking lot in a similar volume to the present condition. The existing site contained a residential structure which covered the parcel with approximately 90% of impervious surface area.
- f) The Phase I parking lot surface storm water management drainage system shall remain intact and self-contained. The Phase II parking lot expansion storm water drainage shall utilize the Cedar Street storm water system per the grading indicated of the drawings.
- g) The Salvation Army expects to start the construction work immediately upon obtaining the required approvals. The lot will require some fill material and grading to effect proper drainage and accessibility slopes. Paving, barricades, signage and paint stripping will follow, along with

the designated sidewalk and curbing work indicated on the drawings. We estimate the work will be completed within 60 days of commencement.

- h) No other agency approvals are required other than the City of Portland Site Review and Building Permit application process.
- i) The Salvation Army will fund this project privately.
- j) Evidence of title to the property is attached per registered deed.
- k) The Phase II expansion will not generate, nor be a collection point for recyclable materials.

In summary, the proposed Phase II Parking Lot expansion has been designed and detailed to be consistent with the Phase I Parking Lot work. In the past 5 years, The Salvation Army has been working toward the completion of this property's master plan, which is as follows:

- Renovate the existing Headquarters building to bring the facility up to current BOCA, NFPA Life Safety, and ADA codes. This was a 2-phased project, which was recently completed in 1999, and includes a new fire alarm system, full sprinklers, HVAC and electrical systems, along with some cosmetic work.
- Renovate the existing parking lot (Phase I)
- Acquire 12 and 14 Cedar Street Parcels for the purpose of providing additional elderly parking closer to the facility and room for the final phase of building expansion. The Phase III Building Expansion will include additional area for Senior Citizen and Youth programs, along with administrative offices, and an ADA compliant elevator/toilet core for all three floors of the facility. The Phase II Parking Lot expansion is the first part of this work. The building addition will commence once a capital campaign has raised the required funds for the construction cost.

I hope this gives you and your staff a complete overview of the Salvation Army's long-term goal in serving the social needs of the Portland community, and assists you in the review process for this project. Please do not hesitate to call if you have any questions, or if I may be of any further service.

Respectfully,

Grant Hays Associates



Michael F. Hays, R.A.
Principal

cc: Captain Steven Howard
file

attachments

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that We, **THOMAS J. WILDES** and **PATRICIA A. WILDES**, both of P.O. Box 378, Buxton, Maine 04093, for consideration paid, grant to **THE SALVATION ARMY**, a New York corporation, having a place of business in Portland, Maine, and having a mailing address of 440 West Nyack Road, Nyack, New York 10960, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land situated on the westerly side of Cedar Street in Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a post at the southerly end of a fence and standing on the westerly side of said Cedar Street, which post is distant one hundred thirty and six hundredths (130.06) feet southerly from the intersection of the southerly line of Oxford Street, and the westerly line of said Cedar Street;

Thence southerly by said Cedar Street four (4) feet to the northeasterly corner of land conveyed by Sarah F. Burleigh to John Fairfield Marr by deed dated January 2, 1893 and recorded in the Cumberland County Registry of Deeds, Book 597, Page 336, which land is now owned by the grantee herein;

Thence westerly by said land fifty-three (53) feet and nine (9) inches, more or less, to land of May E. Gobey;

Thence northerly by said Gobey land four (4) feet to a point;

Thence easterly parallel with the second course of fifty-three (53) feet and nine (9) inches, more or less, to the point of beginning.

This conveyance is made, however, **SUBJECT** to the right of said May E. Gobey, her heirs and assigns, to maintain and keep in repair the sewer now leading from her land aforesaid across the land above described.

Being the same premises conveyed to the grantors herein by Pauline H. Logan by deed dated October 9, 1975 and recorded in Cumberland County Registry of Deeds, Book 3756, Page 140.

WITNESS our hands and seals on April 29, 1999.

WITNESS:

Susan Wildes

Thomas J. Wildes
THOMAS J. WILDES


Patricia A. Wildes
PATRICIA A. WILDES

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 29, 1999

Then personally appeared the above named Thomas J. Wildes and Patricia A. Wildes and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law/Notary Public

(Print name: Karen Alves)

KAREN ALVES

Notary Public, Maine

My Commission Expires July 20, 2004

60667

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **THOMAS J. WILDES and PATRICIA A. WILDES**, both of 14 Cedar Street, Portland, Maine 04101, for consideration paid, grant to **THE SALVATION ARMY**, a New York corporation, having a place of business in Portland, Maine, and having a mailing address of 440 West Nyack Road, Nyack, New York 10960, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, with all buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the westerly side line of said Cedar Street at the northeast corner of land formerly of William H. Chase; thence northwesterly along said Cedar Street forty-four (44) feet to a point; which point is one hundred thirty and six hundredths (130.06) feet southerly from the intersection of the southerly side of Oxford Street and the westerly side of Cedar Street; thence westerly on a line parallel with the northerly side line of said Chase land fifty-three (53) feet nine (9) inches to land now or formerly of May E. Gobey; thence southeasterly on a line parallel with said Cedar Street: forty-four (44) feet to said Chase land; thence easterly along said Chase land to the westerly side line of Cedar Street and the point of beginning.

Said premise are conveyed subject to a sewer easement for the benefit of the land of said May E. Gobey.

Being all the same premises described as conveyed in deed of Thomas F. Hollivan et al to the grantors herein dated November 9, 1973, recorded in Cumberland County Registry of Deeds in Book 3483. Page 192.

WITNESS our hands and seals on August 26, 1998.

WITNESS:

[Handwritten Signature]
[Handwritten Signature]

[Handwritten Signature: Thomas J. Wildes]
THOMAS J. WILDES

[Handwritten Signature: Patricia A. Wildes]
PATRICIA A. WILDES

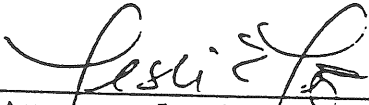
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 26, 1998

Then personally appeared the above named Thomas J. Wildes and Patricia A. Wildes and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law/Notary Public
(Print name: Leslie F. Lowry, III)

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 SEP -1 AM 8:39
CUMBERLAND COUNTY
John B O'Brien

October 8, 1999

The Salvation Army
297 Cumberland Avenue
Portland ME 04101

re: 14 Cedar Street

Dear Sir:

On October 8, 1999, the Portland Planning Authority granted minor site plan approval for the parking lot expansion at 14 Cedar Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
WilliamB. Needelman, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

Site Plan I.D. 19970082

Please write approval letter for
minor site plan . no conditions.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990082

I. D. Number

The Salvation Army

Applicant

297 Cumberland Ave, Portland, ME 04101

Applicant's Mailing Address

Michael F. Hays

Consultant/Agent

871-5900 871-9308

Applicant or Agent Daytime Telephone, Fax

6/22/99

Application Date

Cedar St 14 Parking Lot

Project Name/Description

14 Cedar St

Address of Proposed Site

033-N-009

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution New Building Building Addition Change Of Use Residential Parking Lot Other (specify) **expansion**

2490 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: _____

Planning Approval Status:

Reviewer Bill Neeldane

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit
signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |