

Location of Construction: 2-6 Stetson Ct		Owner: High State Apartments, Inc.	Phone:	Permit No: <b>001359</b>
Owner Address: 658 Congress St. Portland, ME 04101		Lessee/Buyer's Name:	Phone:	
Contractor Name:		Address:		Permit Issued:  200
Past Use:  Vacant		Proposed Use:  6 Parking spaces	COST OF WORK: \$	
Proposed Project Description:  6 Parking Spaces		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>00099 self</i>
Permit Taken By:  Gayle		Date Applied For:  October 6, 2000 GG	Signature: _____ Date: _____	

Zone: CBL: 044-B-018  
 Zoning Approval: *OK per appeal*  
 Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  imm   
*10/12/00*  
*see condition sheet*  
*\$2000.00*

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied  
*8/10/06*

**CERTIFICATION**

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

October 6, 2000

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 2

**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

**NOTE\*\*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.**

HIGH STATE APARTMENTS, INC.

9.28.00

Applicant  
658 CONGRESS ST.

Application Date

Applicant's Mailing Address  
PORTLAND, ME 04101

Project Name/Description  
2-6 STETSON CT / 38-40 PARK ST

Consultant/Agent  
STEVE DOE % SEBAGO TECHNICS, INC.

Address Of Proposed Site  
MAP 44-B-18

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 FOR 60 CARS

N/A  
Proposed Building Square Footage and /or # of Units

3,613.5 S.F.  
Acreage of Site

R-6  
Zoning

You must Include the following with you application:

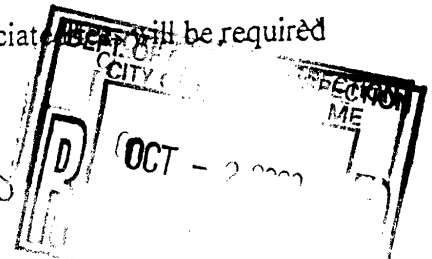
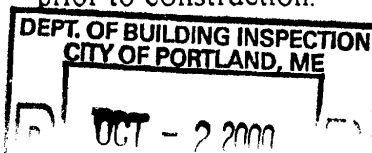
- 1) A Copy of Your Deed or Purchase and Sale Agreement
  - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 extra Site Plans
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies 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: Stephen G. Doe (Agent) Date: 9.28.00

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.



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

20000188  
I. D. Number

**High State Apartments**

Applicant  
**658 Congress St., Portland, ME 04101**  
Applicant's Mailing Address  
**Stee Doe c/o Sebago Technics**  
Consultant/Agent  
**856-0277**  
Applicant or Agent Daytime Telephone, Fax

Application Date  
**Stetson Ct. 2-6, Park St. 38-**  
Project Name/Description

**2 - 6 Stetson Ct, Portland, ME**  
Address of Proposed Site  
**044 B018**  
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  Parking Lot  Other (specify) **Parking for 6 cars**  
**N/A** **3,613.5sf** **R6**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **10/3/00**

**Inspections Approval Status:**

Reviewer **Marge Schmuckal**

- Approved
- Approved w/Conditions see attache
- Denied

Approval Date **10/12/00** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/17/00</u> date	<u>\$13,525.00</u> amount	<u>                    </u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/17/00</u> date	<u>\$260.00</u> amount	
<input type="checkbox"/> Building Permit Issue	<u>                    </u> date		
<input type="checkbox"/> Performance Guarantee Reduced	<u>                    </u> date	<u>                    </u> remaining balance	<u>                    </u> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	<u>                    </u> date	<input type="checkbox"/> Conditions (See Attached)	<u>                    </u> expiration date
<input type="checkbox"/> Final Inspection	<u>                    </u> date	<u>                    </u> signature	
<input type="checkbox"/> Certificate Of Occupancy	<u>                    </u> date		
<input type="checkbox"/> Performance Guarantee Released	<u>                    </u> date	<u>                    </u> signature	
<input type="checkbox"/> Defect Guarantee Submitted	<u>                    </u> submitted date	<u>                    </u> amount	<u>                    </u> expiration date
<input type="checkbox"/> Defect Guarantee Released	<u>                    </u> date	<u>                    </u> signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
D.R.C. Copy**

20000188

I. D. Number

**High State Apartments**

Applicant  
**658 Congress St., Portland, ME 04101**  
Applicant's Mailing Address  
**Stee Doe c/o Sebago Technics**  
Consultant/Agent  
**856-0277**  
Applicant or Agent Daytime Telephone, Fax

Application Date  
**Stetson Ct. 2-6, Park St. 38-**  
Project Name/Description

**2 - 6 Stetson Ct, Portland, ME**  
Address of Proposed Site  
**044 B018**  
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  Parking Lot  Other (specify) **Parking for 6 cars**  
**N/A** **3,613.5sf** **R6**  
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: **10/3/00**

**DRC Approval Status:**

Reviewer **Steve Bushy**

Approved  Approved w/Conditions see attache  Denied

Approval Date **11/17/00** Approval Expiration **11/17/00** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **wbn for sb** **11/28/00**  
signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>11/17/00</b> date	<b>\$13,525.00</b> amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>11/17/00</b> date	<b>\$260.00</b> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration 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
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

20000188

I. D. Number

**High State Apartments**

Applicant  
**658 Congress St., Portland, ME 04101**  
 Applicant's Mailing Address  
**Stee Doe c/o Sebago Technics**  
 Consultant/Agent  
**856-0277**  
 Applicant or Agent Daytime Telephone, Fax

Application Date  
**Stetson Ct. 2-6 , Park St. 38-**  
 Project Name/Description

**2 - 6 Stetson Ct, Portland, ME**  
 Address of Proposed Site  
**044 B018**  
 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  Parking Lot  Other (specify) **Parking for 6 cars**  
**N/A** **3,613.5sf** **R6**  
 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** Subdivisio \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **10/3/00**

**Planning Approval Status:**

Reviewer **Wm. B. Needelman**

- Approved  Approved w/Conditions See Attached  Denied

Approval Date **11/17/00** Approval Expiration **11/17/01** Extension to \_\_\_\_\_  Additional Sheets Attached  
 OK to Issue Building Permi **wbn** **11/28/00**  
 signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>11/17/00</b> date	<b>\$13,525.00</b> amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>11/17/00</b> date	<b>\$260.00</b> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration 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
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

**20000188**  
I. D. Number

**High State Apartments**

Applicant  
**658 Congress St., Portland, ME 04101**  
Applicant's Mailing Address  
**Stee Doe c/o Sebago Technics**  
Consultant/Agent  
**856-0277**  
Applicant or Agent Daytime Telephone, Fax

Application Date  
**Stetson Ct. 2-6, Park St. 38-**  
Project Name/Description  
**2 - 6 Stetson Ct, Portland, ME**  
Address of Proposed Site  
**044 B018**  
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  Parking Lot  Other (specify) **Parking for 6 cars**  
**N/A** **3,613.5sf** **R6**  
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: **10/3/00**

**Fire Approval Status:**

Reviewer **Lt. Mc Dougal**

- Approved  Approved w/Conditions see attache  Denied

Approval Date **10/12/00** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Lt. Mc Dougal** **10/12/00**  
signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>11/17/00</b> date	<b>\$13,525.00</b> amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>11/17/00</b> date	<b>\$260.00</b> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration 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
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

**20000188**

I. D. Number

**High State Apartments**

Applicant

**658 Congress St., Portland, ME 04101**

Applicant's Mailing Address

**Stee Doe c/o Sebago Technics**

Consultant/Agent

**856-0277**

Applicant or Agent Daytime Telephone, Fax

Application Date

**Stetson Ct. 2-6 , Park St. 38-**

Project Name/Description

**2- 6 Stetson Ct, Portland, ME**

Address of Proposed Site

**044 B018**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

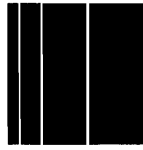
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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This 6 car space parking lot was approved by the Zoning Board of Appeals on 8/10/00.

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**Fire Conditions of Approval**



# Sebago Technics

*Engineering & Planning for the Future*

September 27, 2000  
00429

Sarah Hopkins, Senior Planner  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Minor Site Plan Review Application:**  
**Corner Lot, Park Street & Stetson Court, High State Apartments, Inc.**

Dear Sarah:

On behalf of High State Apartments, Inc., I am pleased to submit seven copies of the attached application and site plan for a proposed six car parking lot on a vacant lot at the corner of 2-6 Stetson Court and 38-40 Park Street. The lot is shown on Tax Map 44, Block B, Lot 18. High State Apartments was recently granted Board of Appeals approval to allow up to six parking spaces on the lot. This lot will serve as off-street parking spaces for tenants of High State Apartments. The proposed plan is similar to a plan by William Nemmers that obtained preliminary review by you and was well received. We feel this new plan is an improvement over the original plan for the following reasons:

1. The Stetson Court parking is placed as far from Park Street as possible in order to maintain as much on-street parking on Stetson Court as possible.
2. The two lots are separated in order to provide a vegetative buffer between the spaces and aid in screening the cars.
3. All non-impervious areas will be revegetated with indigenous and attractive shrubs, trees and ground covers. No lawn areas are proposed which would require mowing and added noise to the neighborhood. Existing trees and shrubs in improvement areas will be transplanted elsewhere on site. A vegetative evergreen buffer is proposed between the parked cars and the abutting residential apartment building to screen cars and headlights from living areas.



4. Snow removal areas are similar to the previous design in that they are paved to lessen the impact of plow damage to plantings. Ground cover plantings beyond the snow pushing area are salt tolerant and resilient to snow piling on them.
5. We propose to remove two poplar trees adjacent to the abutting apartment building which are in poor health and subject to falling limbs.
6. Existing site grades drain toward the abutting residence. The new plan regrades this area to redirect runoff away from the building and toward the new parking area on Park Street.
7. The old brick sidewalk and granite curb on Park Street will be reconstructed to City standards. All salvageable unused materials will be delivered to the City's Hanover Street stockyard.

I hope this plan addresses the City's concerns on this lot. If you have questions as you perform your review of the plan, please feel free to call me.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen G. Doe, R.L.A.  
Landscape Architect

SGD:jc

Enc.

cc: Geoffrey Rice, High State Apartments, Inc.  
David Lourie

7-

44-B-18

CITY OF PORTLAND

Quit-Claim Deed

WITHOUT COVENANT (RELEASE)

From

M. CITY OF PORTLAND

To

Highstate Apartments, Inc.

Dated, March 24 19 78

State of Maine.

ss. Registry of Deeds

Received 19

at H., M., and

recorded in Book, Page

Attest:

REGISTER.

From the Office of the
DIRECTOR OF FINANCE
Treasury and Tax Collection Division
Room 102, City Building, Portland, Maine

Pine Tree Line, 7679
Marks Printing House, Portland, Me.

MAR 29 1978

L:12

6918

# Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable

considerations paid by Highstate Apartments, Inc.  
 Room 207  
 655 Congress Street  
 Portland, Maine 04101

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Highstate Apartments, Inc. and its

Successors

~~Heirs~~ and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more

particularly described as, viz: Real Estate, Portland, Maine--Assessor's Plans on file in Assessor's Office, City Hall, Plan 44-B-18, 40 Park St. and Stetson Court, Val. \$2,440.

Meaning and intending to convey the same land and building which the said grantor acquired by tax deed dated February 29, 1972.

The deed above referred to is recorded in the Cumberland County Registry of Deeds in Book 3569 Page 158

This property was assessed to Perley V. Patrick and Alice R. Patrick Jts.

and was sold February 7, 1972 for the non-payment of the 1971 tax. ~~Knows against and for the non-payment of the~~



At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon for the year 1978 , and said grantee assumes and agrees to pay said taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Highstate Apartments, Inc. and its

Successors Hereby and Assigns, forever.

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by John G. DePalma Director of Finance, thereunto duly authorized, this Twenty-fourth day of March, A. D. 1978 .

Signed, Sealed and Delivered in presence of

City of Portland

*Maureen Upham*

By *John G. DePalma*  
Director of Finance:

State of Maine,  
Cumberland,

} ss.

March 24 1978

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

*Edward J. ...*  
Justice of the Peace  
Notary Public  
MY COMMISSION EXPIRES  
JULY 15, 1979

MAR 29 1978

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 2 H 12 MPM. and recorded in  
BOOK 4191 PAGE 226 *Edward J. ...*

Register

**AutoCAD digital format Final plans depicting  
the as-built condition must be filed with this  
office prior to closure.**