

2000-0222

52-C-4
189 Park St.
Building Addition
IRIS Network

on Spreadsheet

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

20000222

I. D. Number

Northeast Civil Solutions

Applicant

153 U.S. Route 1, Scarborough, ME 04074

Applicant's Mailing Address

Jim Fisher

Consultant/Agent

883-1000

Applicant or Agent Daytime Telephone, Fax

189 - 189 Park St

Address of Proposed Site

052-C-004

Assessor's Reference: Chart-Block-Lot

12/21/00

Application Date

500 sq. ft. addition

Project Name/Description

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

Proposed Building square Feet or # of Units 84,204 sq. ft. Acreage of Site _____ Zoning R5

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: 12/21/00

Planning Approval Status:

Reviewer _____

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	_____ 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 _____	

P. O. ...



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Finance Department
Duane G. Kline, Director

March 7, 2007

TD Banknorth, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

Re: Iris Park Apartments, LP - 189 Park Avenue
Letter of Credit No. 73822 dated June 13, 2005

This is to inform you that I am authorizing the release of the above-named letter of credit by \$117,377.50, which now leaves a zero balance. Please find enclosed the original letter of credit for your files.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK:mmm

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator

DRAINAGE EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF PORTLAND, a body politic and corporate with a mailing address of 389 Congress Street, in Portland, Maine ("Grantor"), for consideration paid, receipt whereof is hereby acknowledged, grants to the IRIS NETWORK, a non-profit corporation with a mailing address of 189 Park Avenue, Portland, Maine 04102 ("Grantee"), an easement described as follows:

The right perpetually to enter at any and all times upon property situated on the westerly side of Deering Avenue, Portland, in said County of Cumberland and State of Maine, said property being described as follows, which is attached hereto and incorporated herein by reference.

Said easement for
to perpetually maintain
all necessary facilities
perpetually maintain
with all necessary
relay, repair, maintenance
under said strict
existing manholes
size and capacity
direction from
project entitled
March 8, 200
herein, together
or pipelines to
services; to
contours of said
consent of the
and to enter
purposes, re
enjoyment of
temporarily
successors and
or any kind
shall be exercised
Grantor, its
without the

Please file w/
Iris -

Copy of easement
+ plan

Thank you -

Copy + send
to B. Bashget
Return to file

PENNY
UTTELL

Grantor
with
g, to
elines
to lay,
ion or
ve an
reased
rtherly
al for a
ard on
porated
onduits
or other
rade the
and with
urposes;
oregoing
use and
interfere
antee, its
o building
nd fences,
nd that the
easement

By acceptance of
Upon the completion of its construction
Grantee, Grantee shall restore the surface of the easement to the condition it was in
follows: (1)
dertaken by
on it was in

the costs, including reasonable attorneys fees, of investigation and defense of any such claims, demands, suits or actions.

IN WITNESS WHEREOF, Duane G. Kline, in his capacity as Director of Finance has hereunto set his hand and seal on this 13th day of June, 2005.

WITNESS:

GRANTOR - CITY OF PORTLAND

Jane L. Paulose

D. Kline
By: Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

June 13, 2005

Personally appeared the above-named Duane G. Kline, in his capacity as Director of Finance and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

Jane L. Paulose
Notary/Public/Attorney-at-Law

SEAL

Print Name: _____

**Jennifer L. Babcock
Notary Public, Maine
My Commission Expires June 26, 2010**

O:\OFFICE\DONNA\DEED\iris sewer easement.doc

O:\MAS\42511 Iris Network\Title\iris sewer easement_Clean.doc

EXHIBIT A

A certain lot or parcel of land located in Portland, Cumberland County, Maine, being a 30-foot wide strip of land, the centerline of which is generally described as follows: beginning a point on the northerly boundary of land owned by The Iris Network, formerly The Maine Institute for the Blind as described in a deed recorded in the Cumberland County Registry of Deeds in Book 821, Page 196, said point being the intersection of said boundary line with the center of an 8 inch diameter vitrified clay sewer pipe that connects the Iris Network buildings to the Alms House Sewer underneath the Fitzpatrick Stadium football field on land now or formerly of the City of Portland; Thence running in a generally northerly and northwesterly direction along said sewer pipe center line, across land of said City of Portland to said Alms House Sewer and the end of said easement.

The parties acknowledge that the description contained herein is general in nature and intended to substantially correlate to the location of the existing 8 inch sewer pipe installed in 1908 (see Sewer License No. 1680 issued by Portland Department of Public Works, July 20, 1908). The parties intend that this Easement and the description of its location shall be amended based on the actual location of the existing sewer pipe or any replacement thereof, once determined.

O:\MAS\42511 Iris Network\Title\Temporary Sewer Easement Description (3).doc

Received
Recorded Register of Deeds
Jun 16 2005 01:58:41P
Cumberland County
John B O'Brien



CITY OF PORTLAND

January 16, 2000

Mr. Jim Fisher
Northeast Civil Solutions
153 U.S. Route 1
Scarboro, Me. 04074

re: 189 Park Avenue Site Plan approval.

Dear Mr. Fisher:

On January 16, 2001, the Portland Planning Authority approved the site plan application for construction of an entry-way, a replacement shed, and parking and drainage improvements.

The proposed site plan was found to be in conformance with the site plan ordinance of the City Land Use Code.

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. Requests to extend approvals must be received before the expiration date.
2. While no performance guarantee will be required, a \$300 engineering inspection fee is required prior to issuance of a building permit.
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.)

From: Marge Schmuckal
To: William Needleman
Subject: 189 Park Avenue - Old Maine Center for the Blind

Bill, I have reviewed the plans for this minor site plan project. I have determined that the proposed shed to be placed on the existing foundation would be allowable under section 14-433. That section states that if a principal building existed as of July 19, 1988, then an accessory structure may be located within 5 feet of the rear lot line within an R-5 zone. I have scaled that the existing foundation is 6 feet at the closest point to the rear lot line. I would allow them to use this section of the ordinance to rebuild the old shed on this site as long as a minimum of a 5 foot set back is maintained.



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

December 18, 2000

153 U.S. Route 1
Scarborough
Maine 04074

Marge Schmuckle, Codes Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101-3503

tel
207.883.1000
800.882.2227

RE: Minor-Minor Site Plan Application, The Iris Network

fax
207.883.1001

Dear Marge:

e-mail
ncs@ctel.net

On behalf of the The Iris Network, formerly the Maine Center for the Blind and Visually Impaired, we are submitting the attached information for minor-minor site plan review and administrative approval. Pursuant to our meeting and discussions on this project, we have prepared the Site Plan detailing the proposed work to be completed.

There will be no change of use of the site; it will continue to be used as a center to assist the needs of visually impaired people throughout the area. We propose three principal changes to the site: 1) removal of an existing shed which is currently attached to the northwesterly corner of the northerly building; 2) redesign of the entryway to facilitate a ramp meeting ADA standards for access to the building; 3) placement of a storage shed on an existing concrete pad (to replace a shed that was removed in 1998 because of disrepair).

The shed to be removed was originally constructed over a paved portion of the parking lot. Upon removal of the shed the area will be re-designated as a handicapped parking section. Given that the shed was originally attached to what are two external walls of the original brick building, no external changes to this portion of the building are proposed.

The entryway is to be remodeled to allow better access to the building. A short stairway and ramp will be constructed in conjunction with a trench drain system for stormwater management. Details are outlined on the Site Plan. The shed to be placed on site will sit in the exact footprint of a shed that was recently removed due to disrepair.

None of these changes will create any additional impervious surface area. Removal of the existing shed will enhance the facility by allowing for additional handicapped-designated parking spaces. The new shed will move storage away from the building itself. No other changes are proposed; the parking area is not

Marge Schmuckle
City of Portland
December 18, 2000
Page 2 of 2

affected (other than increasing the number of ADA spaces available); landscaping is unaffected due to all work being completed on already impervious surfaces; building capacity will not to change relative to this construction.

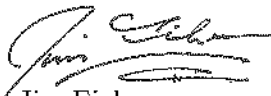
Total area of the site is 84,204 square feet. The shed to be placed on site is approximately 500 square feet. The shed to be removed encompasses approximately 864 square feet. The only easements found in the direct chain of land title dating from 1908 are for ingress and egress along the existing driveway to the facility. This access is shared by The Iris Network and the owners of the service station to the west of the locus.

Relative to the Portland Code (14-525.3.c), none of these proposed changes will generate any solid waste, nor will it affect public utilities or streets. Surface water run-off will not be affected because no additional impervious surface area will be created. Construction is scheduled to begin as soon as the project is approved, and will be completed as soon as practicable thereafter. A small trench will be excavated to construct the dry well (as shown on the plan); other than this, all areas requiring construction are at or above grade on already impervious surface. No other permits appear to be necessary in conjunction with this project.

Design and construction costs associated with the project are relatively minor and are scheduled to be financed internally. A copy of the most current deed indicating right and title to the property is attached, as is the Site Plan and an architectural plan detailing the proposed entryway changes. Finally, no natural areas or sites of historical significance will be disturbed by this project.

If you have any questions, please contact me at any time. Thank you for reviewing this application.

Sincerely,



Jim Fisher
President

Attachments

JF:jm

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.

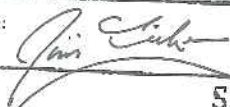
<u>Applicant</u> Northeast Civil Solutions	<u>Application Date</u> 12/07/00
<u>Applicant's Mailing Address</u> 153 U.S. Rt. 1, Scarborough, ME 04074	<u>Project Name/Description</u> Maine Center for the Blind
<u>Consultant/Agent</u> Jim Fisher	<u>Address Of Proposed Site</u> 179 Park Street, Portland
<u>Applicant/Agent Daytime telephone and FAX</u>	<u>Assessor's Reference, Chart#, Block, Lot#</u> 052 C 004
<u>Proposed Development (Check all that apply)</u> <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other (Specify) <u>Center for the Blind renovations</u>	<u>Zoning</u> R-5
<u>864 sq. ft. to be removed; 500 sq. ft. to be added.</u> Proposed Building Square Footage and /or # of Units	<u>84,204 sq. ft.</u> Acreage of Site

12/20
Gayb

DEPT. OF PERMITS & INSPECTION
 DIV. 20
 12/20/00

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 his 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.

<u>Signature of applicant:</u> 	<u>Date:</u> 12/07/00
---	--------------------------

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