

57-1-25
35 Salem St
Salem St #35
Latham, Dora

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

I. D. Number

Applicant: Latham, Donna
 Applicant's Mailing Address: 35 Salem St, Portland, ME 04102
 Applicant's Name: Donna or Ralph
 Consultant/Agent: 871-1046
 Applicant or Agent Daytime Telephone, Fax: 057-J-025
 Assessor's Reference: Chart-Block-Lot: _____

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Building Addition Change Of Use Residential Other (specify) _____
 Proposed Building square Feet or # of Units: 2,447 sq Ft
 Acrage of Site: Zoning

Check Review Required:
 Site Plan Subdivision # of lots PAD Review 1-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification Other _____
 Fees Paid: Site Plan \$300.00 Subdivision _____
 Engineer Review Date: 9/11/97
 Reviewer: Sm...
 DRC Approval Status: Approved Approved w/Conditions Denied Additional Sheets Attached Condition Compliance 9/20/97
 Approval Date: 9/20/97
 Approval Extension: 9/29/97
 Extension to: 9/29/97
 Not Required 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	_____	expiration date	_____
<input type="checkbox"/> Building Permit	_____	date	_____	amount	_____	signature	_____
<input type="checkbox"/> Performance Guarantee Reduced	_____	date	_____	remaining balance	_____	signature	_____
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Final Inspection	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Performance Guarantee Released	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Defect Guarantee Released	_____	date	_____	signature	_____	signature	_____

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

LIMITS OF YOUR POLICY.
ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND

Jones, Nedra
 (207) 623-0463

Total Line Item Depreciation (Including Taxes)	37,372.51
Less Non-recoverable Depreciation (Including Taxes)	<232.09>
Subtotal	37,140.42
General Contractor Overhead and Profit on Recoverable Depreciation	7,428.08
Total Maximum Additional Amount Available If Incurred	44,568.50
Total Amount of Claim If Incurred	\$225,891.88

Line Item Total	185,069.49
Material Sales Tax	5,015.00
Subtotal	190,084.49
General Contractor Overhead @ 10.0% x 190,084.49	19,008.45
General Contractor Profit @ 10.0% x 190,084.49	19,008.45
Subtotal	228,101.39
Replacement Cost Value (Including General Contractor Overhead and Profit)	228,101.39
Less Depreciation (Including Taxes)	(37,372.51)
Less General Contractor Overhead and Profit on Depreciation	(7,474.50)
Less Deductible	(1,931.00)
Net Actual Cash Value Payment	\$181,323.38

Summary for FIRE - Dwelling

Claim Number:	19-A024-844	Estimate:	19-A024-844
Policy Number:	19-BD-8131-5	Insured:	COYNE, JO
Type of Loss:	Fire	Property:	36 SALBM ST
Deductible:	\$1,931.00		PORTLAND, ME 04102-3916
Price List:	MEPO2F7B1	Home:	(207) 775-3902
Date of Loss:	4/5/2007		
Date Inspected:	4/6/2007		

State Farm Insurance Companies
 P.O. Box 227
 Manchester, ME 04351
 1/29/2008

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must provide evidence sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no taxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval.

(Katherine Damon)

Katherine E Damon/VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative

Pre-Approval Expiration Date: September 6, 2008

State Farm Insurance Companies
P.O. Box 227
Manchester, ME 04351
1/29/2008

Claim Number: 19-A024-844
Policy Number: 19-BD-8131-5
Type of Loss: Fire
Deductible: \$1,931.00
Price List: MEPO2F7B1
New Construction
Date of Loss: 4/5/2007
Date Inspected: 4/6/2007

Estimate: 19-A024-844
Insured: COYNE, JO
Property: 36 SALEM ST
PORTLAND, ME 04102-3916
Home: (207) 775-3902

Summary for FIRE - Dwelling

Line Item Total	@	5.000%	x	100,299.92			185,069.49
Material Sales Tax							5,015.00
Subtotal							190,084.49
General Contractor Overhead	@	10.0%	x	190,084.49			19,008.45
General Contractor Profit	@	10.0%	x	190,084.49			19,008.45
Replacement Cost Value (Including General Contractor Overhead and Profit)							228,101.39
Less Depreciation (Including Taxes)							(37,372.51)
Less General Contractor Overhead and Profit on Depreciation							(7,474.50)
Less Deductible							(1,931.00)
Net Actual Cash Value Payment							\$181,323.38

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	37,372.51
Less Non-recoverable Depreciation (Including Taxes)	<232.09>
Subtotal	37,140.42
General Contractor Overhead and Profit on Recoverable Depreciation	7,428.08
Total Maximum Additional Amount Available If Incurred	44,568.50
Total Amount of Claim If Incurred	\$225,891.88

Jones, Nedra
(207) 623-0463

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

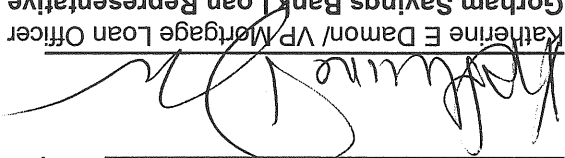
Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must provide evidence sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no taxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval. (Katherine Damon)

Katherine E Damon/ VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative



Pre-Approval Expiration Date: September 6, 2008

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

LIMITS OF YOUR POLICY.
ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND

Jones, Nedra
 (207) 623-0463

Total Line Item Depreciation (Including Taxes)	37,372.51
Less Non-recoverable Depreciation (Including Taxes)	<232.09>
Subtotal	37,140.42
General Contractor Overhead and Profit on Recoverable Depreciation	7,428.08
Total Maximum Additional Amount Available If Incurred	44,568.50
Total Amount of Claim If Incurred	\$225,891.88

Line Item Total	185,069.49
Material Sales Tax	5,015.00
Subtotal	190,084.49
General Contractor Overhead @	190,084.49
General Contractor Profit @	190,084.49
Replacement Cost Value (Including General Contractor Overhead and Profit)	228,101.39
Less Depreciation (Including Taxes)	(37,372.51)
Less General Contractor Overhead and Profit on Depreciation	(7,474.50)
Less Deductible	(1,931.00)
Net Actual Cash Value Payment	\$181,323.38

Maximum Additional Amounts Available If Incurred:

Summary for FIRE - Dwelling

Estimate:	19-A024-844	Claim Number:	19-A024-844
Insured:	COYNE, JO	Policy Number:	19-BD-8131-5
Property:	36 SALEM ST PORTLAND, ME 04102-3916	Type of Loss:	Fire
Home:	(207) 775-3902	Deductible:	\$1,931.00
		Price List:	MEPO2F7B1
			New Construction
		Date of Loss:	4/5/2007
		Date Inspected:	4/6/2007

State Farm Insurance Companies
 P.O. Box 227
 Manchester, ME 04351
 1/29/2008

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must provide sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no taxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval. (Katherine Damon)

Katherine E Damon/ VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative



Pre-Approval Expiration Date: September 6, 2008

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

LIMITS OF YOUR POLICY.
ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND

Jones, Nedra
 (207) 623-0463

	Total Actual Cash Value Payment	\$181,323.38
	Less Deductible	(1,931.00)
	Less General Contractor Overhead and Profit on Depreciation	(7,474.50)
	Less Depreciation (Including Taxes)	(37,372.51)
	Replacement Cost Value (Including General Contractor Overhead and Profit)	228,101.39
	General Contractor Overhead @ 10.0% x 190,084.49	19,008.45
	General Contractor Profit @ 10.0% x 190,084.49	19,008.45
	Subtotal	190,084.49
	Material Sales Tax @ 5.000% x 100,299.92	5,015.00
	Line Item Total	185,069.49
Maximum Additional Amounts Available If Incurred:		
	Total Line Item Depreciation (Including Taxes)	37,372.51
	Less Non-recoverable Depreciation (Including Taxes)	<232.09>
	Subtotal	37,140.42
	General Contractor Overhead and Profit on Recoverable Depreciation	7,428.08
	Total Maximum Additional Amount Available If Incurred	44,568.50
	Total Amount of Claim If Incurred	\$225,891.88

Summary for FIRE - Dwelling

Claim Number:	19-A024-844	Estimate:	19-A024-844
Policy Number:	19-BD-8131-5	Insured:	COYNE, JO
Type of Loss:	Fire	Property:	36 SALEM ST
Deductible:	\$1,931.00		PORTLAND, ME 04102-3916
Price List:	MEPO2F7B1	Home:	(207) 775-3902
Date of Loss:	4/5/2007		
Date Inspected:	4/6/2007		

State Farm Insurance Companies
 P.O. Box 227
 Manchester, ME 04351
 1/29/2008

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

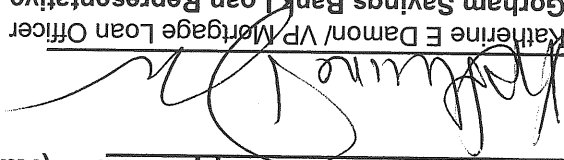
Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must evidence sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no taxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval. (Katherine Damon)


Katherine E. Damon/VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative

Pre-Approval Expiration Date: September 6, 2008

**State Farm Insurance Companies
P.O. Box 227
Manchester, ME 04351
1/29/2008**

Claim Number: 19-A024-844
 Policy Number: 19-BD-8131-5
 Type of Loss: Fire
 Deductible: \$1,931.00
 Price List: MEP02F7B1
 New Construction
 Date of Loss: 4/5/2007
 Date Inspected: 4/6/2007

Estimate: 19-A024-844
 Insured: COYNE, JO
 Property: 36 SALEM ST
 PORTLAND, ME 04102-3916
 Home: (207) 775-3902

Summary for FIRE - Dwelling

Line Item Total										185,069.49
Material Sales Tax	@	5.000%	x	100,299.92						5,015.00
Subtotal										190,084.49
General Contractor Overhead	@	10.0%	x	190,084.49						19,008.45
General Contractor Profit	@	10.0%	x	190,084.49						19,008.45
Replacement Cost Value (Including General Contractor Overhead and Profit)										228,101.39
Less Depreciation (Including Taxes)										(37,372.51)
Less General Contractor Overhead and Profit on Depreciation										(7,474.50)
Less Deductible										(1,931.00)
Net Actual Cash Value Payment										\$181,323.38

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)		37,372.51
Less Non-recoverable Depreciation (Including Taxes)		<232.09>
Subtotal		37,140.42
General Contractor Overhead and Profit on Recoverable Depreciation		7,428.08
Total Maximum Additional Amount Available If Incurred		44,568.50
Total Amount of Claim If Incurred		\$225,891.88

Jones, Nedra
 (207) 623-0463

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

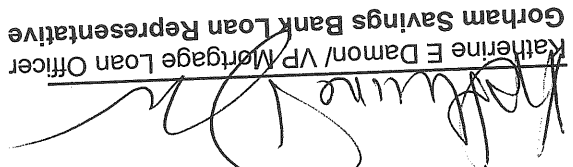
Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must provide evidence sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no taxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval.
(Katherine Damon)


Katherine E. Damon/VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative

Pre-Approval Expiration Date: September 6, 2008

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight

At this time, I recommend issuing a permanent Certificate of Occupancy.

Site work complete:

After visiting the site, I have the following comments:

TO: Inspections Department

FROM: Philip DiPietro, Development Review Coordinator

DATE: September 17, 2009

RE: C. of O. for #36 Salem Street,
(Id#2008-0026) (CBL 058 A 024001)

TO: Inspections Department

FROM: Philip DiPietro, Development Review Coordinator

DATE: October 22, 2008

RE: C. of O. for #36 Salem Street,
(Id#2008-0026) (CBL 058 A 024001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Installation of all landscaping per the approved plan including trees, shrubs, flower beds, fence, stone patio and steps, loam and seed, etc.,

Conditions of approval:

2. Condition 1 that the rear and side setback requirements are met for the deck.

I anticipate this work can be completed by June 1, 2009.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight

Phillip DiPierro - Re: Fwd: deadline coming up! / Clark Street Garden Fence

From: Jeff Tarling
To: Jennifer Dorr; Penny Littell; Phillip DiPierro
Date: 4/2/2009 3:45 PM
Subject: Re: Fwd: deadline coming up! / Clark Street Garden Fence
CC: Betsy Beety; Robert Weyer; Tom Civello

Penny -

Karen has the fence quote and is working up the contract.

Thanks,

Jeff

>>> Penny Littell 4/2/2009 3:40:00 PM >>>

Jeff. Put the fence in. Phil check w/ jenn dorr tomorrow. Also, have legal pull the jo coyne file. I will find the \$\$

-----Original Message-----

From: Phillip DiPierro

To: Jennifer Dorr <JMY@portlandmaine.gov>

Jeff Tarling <JST@portlandmaine.gov>

Penny Littell <PL@portlandmaine.gov>

CC: Betsy Beety <Betsy@portlandmaine.gov>

Robert Weyer <rbw@portlandmaine.gov>

Tom Civello <TGC@portlandmaine.gov>

Creation Date: 4/2 2:55 pm

Subject: Re: Fwd: deadline coming up! / Clark Street Garden Fence

Jeff, this is the first I've heard of it. We have \$3,100 in an escrow account. Penny, is this the money you are talking about, and if so, does Jo know we are spending it on the fence?

As for the project code, I'm not sure who assigns them.....Jen?

phil

>>> Jeff Tarling 4/2/2009 11:59:12 AM >>>

Hi Phil - Do you know about the Clark Street fence project? We need a project code to charge

to...

Thanks,

Jeff

>>> Penny Littell 3/30/2009 10:31:31 AM >>>

Coord this with Phil. We have \$\$ Are we hiring the fence company? If so, they are good to go since the fence is on our property. If not, we can give them a license.

-----Original Message-----

From: Jeff Tarling

To: Penny Littell <PL@portlandmaine.gov>

CC: Tom Civallo <TGC@portlandmaine.gov>

Creation Date: 3/30 10:25 am

Subject: Fwd: deadline coming up! / Clark Street Garden Fence

Hi Penny - FYI See email below

Gorham Fence was low bid at \$1825. for the Clark Street garden fence. Where they are doing work on city property do we need to ok?

thanks

Jeff

>>> "Jo Coyne" <jcoyne@gwi.net> < 3/28/2009 9:41:12 PM >>>

Just a reminder that I have to submit a signed contract to State Farm for the garden fence by April 5 or we lose the money. I have a ton of work to do still re: my personal contents submissions so the sooner I get the contract, the better. I'm pretty much dancing as fast as I can already. Thanks!

Finance Department
Ellen Sanborn, Director

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov



PORTLAND MAINE

January 8, 2009

Jo Ellen Coyne

Re: Performance Guarantee - M&M Builders (Mike Miller) - 36 Salem Street
Escrow Account #710-0000-233-91-16

Enclosed please find a check for \$6,900.00, which the Planning Department has authorized me to release. This leaves a \$3,100.00 balance in the above-referenced account.

This check replaces check #288859 for \$6,900.00 dated 12/22/08 and mailed to you at 197 Pine Street, Apt. 16, Portland, Maine on 12/23/08. A stop payment has been placed on that check and this is the replacement check.

I apologize for any inconvenience this has caused you, and ask that you sign below showing receipt of this replacement check.

Sincerely,

Peggy Axelsen
Peggy Axelsen
Executive Assistant - Finance

Acknowledgement of check received:

Jo Ellen Coyne

Date: _____

1-8-09

cc:

Benny Littell, Director Planning & Development
Barbara Barhydt, Development Review Services Manager
Philip DiPietro, Development Review Coordinator

PORTLAND MAINE



Strengthening a Remarkable City, Building a Community for Life® www.portlandmaine.gov

Finance Department
Ellen Sanborn, Director

January 8, 2009

Jo Ellen Coyne

Re: Performance Guarantee - M&M Builders (Mike Miller) - 36 Salem Street
Escrow Account #710-0000-233-91-16

Enclosed please find a check for \$6,900.00, which the Planning Department has authorized me to release. This leaves a \$3,100.00 balance in the above-referenced account.

This check replaces check #288859 for \$6,900.00 dated 12/22/08 and mailed to you at 197 Pine Street, Apt. 16, Portland, Maine on 12/23/08. A stop payment has been placed on that check and this is the replacement check.

I apologize for any inconvenience this has caused you, and ask that you sign below showing receipt of this replacement check.

Sincerely,

Peggy Axelsen
Executive Assistant - Finance

Acknowledgement of check received:

Date: _____

1-8-09

cc:

Penny Littell, Director Planning & Development
Barbara Barhyd, Development Review Services Manager
Philip DiPietro, Development Review Coordinator

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life® www.portlandmaine.gov



Finance Department
Ellen Sanborn, Director

December 22, 2008

Jo Ellen Coyne
197 Pine Street, Apt. 16
Portland, ME 04102

Re: Performance Guarantee – M&M Builders (Mike Miller) – 36 Salem Street
Escrow Account #710-0000-233-91-16

Enclosed please find a check for \$6,900.00, which the Planning Department has authorized me to release. This leaves a \$3,100.00 balance in the above-referenced account.

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

Sincerely,


Ellen Sanborn
Finance Director

ES:mma
Enclosure

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

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must provide sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no faxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval. (Katherine Damon)

Katherine E Damon/VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative

Pre-Approval Expiration Date: September 6, 2008

State Farm Insurance Companies
P.O. Box 227
Manchester, ME 04351
1/29/2008

Estimate: 19-A024-844
Insured: COYNE, JO
Property: 36 SALEM ST
Home: (207) 775-3902
PORTLAND, ME 04102-3916
Deductible: \$1,931.00
Price List: MEPO2F7B1
New Construction
Claim Number: 19-A024-844
Policy Number: 19-BD-8131-5
Type of Loss: Fire
Date of Loss: 4/5/2007
Date Inspected: 4/6/2007

Summary for FIRE - Dwelling

Line Item Total						185,069.49
Material Sales Tax	@	5.000%	x	100,299.92		5,015.00
Subtotal						190,084.49
General Contractor Overhead	@	10.0%	x	190,084.49		19,008.45
General Contractor Profit	@	10.0%	x	190,084.49		19,008.45
Replacement Cost Value (Including General Contractor Overhead and Profit)						228,101.39
Less Depreciation (Including Taxes)						(37,372.51)
Less General Contractor Overhead and Profit on Depreciation						(7,474.50)
Less Deductible						(1,931.00)
Net Actual Cash Value Payment						\$181,323.38

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	37,372.51
Less Non-recoverable Depreciation (Including Taxes)	<232.09>
Subtotal	37,140.42
General Contractor Overhead and Profit on Recoverable Depreciation	7,428.08
Total Maximum Additional Amount Available If Incurred	44,568.50
Total Amount of Claim If Incurred	\$225,891.88

Jones, Nedra
(207) 623-0463

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

PRE-APPROVAL CERTIFICATE

March 10, 2008

Jo E Coyne
197 Pine St #16
Portland, Me. 04102

Dear Ms. Coyne:

Congratulations! We are delighted to inform you that your application has been approved under the Pre-Approval Program. This Certificate indicates that you have been approved under the conditions below and contains additional conditions relating to the Pre-Approval Program. Upon satisfactory fulfillment of the additional conditions in this Certificate, we will issue a Final Loan Commitment to you.

- LOAN PRODUCT: 15 year fixed Construction
- MAXIMUM LOAN TO VALUE: 29% allowed w/o private mortgage insurance
- QUALIFYING INTEREST RATE: 6.75%
- MAXIMUM INTEREST RATE: 7.75%
- MAXIMUM LOAN AMOUNT: \$125,000
- QUALIFYING PAYMENT: \$1106.14 (monthly) (Includes Principal and Interest)
- LOAN TERM: 180 months

The ADDITIONAL CONDITIONS of the Gorham Savings Bank Pre-Approval Program are as follows:

See Attached Page 2

Interest Rate: If interest rates increase beyond the rate specified above, then we will re-review your Pre-Approval application to ensure that you still qualify for the loan requested. If you no longer qualify, we will reduce the loan amount to a level for which you may qualify.

Selection of Property: We must receive a fully executed Purchase and Sales Contract for the property to be used to secure your loan. The Purchase and Sales Contract must be acceptable to us and be received prior to the Pre-approval Expiration Date. This should be presented to us at the time you make application to start the full application process. **This approval is based on a valid Purchase and Sales agreement not to exceed 445,000.**

Property Location and Type: This Certificate is applicable for the properties located in the market area specified on your Pre-Approval Application Rider. The Final Loan Commitment will be issued for the property type that you select. Additional conditions may also be required based upon the property type.

Property Appraisal: When we have been notified of the property to be used to secure this loan, we will order an appraisal of the property. The appraisal must indicate a market value of not less

than the sales price of the property you choose to purchase. The property type and condition must be acceptable to us and to the Secondary Market Investor.

Fees: The standard full application fee, which varies depending on the number of borrowers and loan product chosen, and the completed application are required before we will order the Bank appraisal. There is no extra charge for this pre-Approval commitment.

Final Commitment Conditions: Following the receipt of your Purchase and Sales Contract, a satisfactory property appraisal, and satisfactory fulfillment of any other conditions listed below, we will issue to you a Final Loan Commitment. The Final Loan Commitment will contain additional information regarding title insurance, homeowners insurance, title matters, and any other conditions that may apply.

Private Mortgage Insurance: If the equity in your home, as determined by the Bank appraiser, is less than 20% of the appraised value or sales price (whichever is lower), your loan must be approved by a Private Mortgage Insurance Company. In addition to this approval, we will require a monthly escrow for the mortgage insurance premiums. If the Private Mortgage Insurance Company, does not approve your loan we will be unable to approve your financing request.

Additional Conditions:

1. The borrower (and property) must continue to meet all requirements of the chosen loan program at time of formal application.
2. The borrower must evidence sufficient funds to cover closing costs and downpayment in the approximate total of \$227,100. Please provide evidence of source of these funds. Acceptable source of funds include, original copies of checking/savings accounts (no faxes), secured borrowed funds, proceeds from sale of real estate (copy of HUD from closing), liquidation of investment funds, and cash gifts from relatives.
3. The borrower must submit acceptable blueprints, specifications, and estimates for the property to be built.
4. 2006 W2 for LL Beans and most recent pay stub for Andover.

Please contact your Loan Officer or Loan Originator if you have any questions about this approval. (Katherine Damon)

Katherine E Damon/ VP Mortgage Loan Officer
Gorham Savings Bank Loan Representative

Pre-Approval Expiration Date: September 6, 2008

19 March 2008

Ms. Jo Coyne,
197 Pine Street, #16,
Portland, Maine 04102

**RE: The Capacity to Handle Wastewater Flows, from a
Proposed Two-Family Building, at 36 Salem Street.**

Dear Ms. Coyne:

Presuming that 36 Salem Street discharges sanitary waste to Clark Street, please demonstrate that you have a sewer lateral easement to Clark Street. Otherwise, you will have to build a new building sewer lateral to the Salem Street Sewer.

The existing twenty-four inch diameter vitrified clay sewer pipe, located in Clark Street, as well as the fifteen-inch diameter cement sewer pipe, located in Salem Street, have adequate capacity to transport, while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to treat, the total anticipated wastewater flows of 272 GPD, from the proposed two-family building.

Anticipated Wastewater Flows from the Proposed Two-Family Building:	
2 Proposed Two-Bedroom Units @ 180 GPD/Unit	= 360 GPD
Less Sanitary Flows from Former Building	= 88 GPD
Total Proposed Net Increase in Wastewater Flows for this Project	= 272 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB
cc:

Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Shukria War, Planner, Department of Planning, and Urban Development, City of Portland
Katherine A. Earley, Engineering Services Manager, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland

Jo Coyne
197 Pine Street, #16
Portland, Maine 04102
207.775.3902 / jcoyne@gwi.net

March 11, 2008

Barbara Barhydt
Development Review Services Manager
City of Portland

Dear Barbara,

As you know, I am still in negotiation with State Farm Insurance regarding their portion of construction costs for my new home. My builder and I will be meeting with their representatives soon.

State Farm's obligation is to rebuild "what I had." Whatever our final agreement about the total for that construction, I am planning some upgrades for which I will be responsible. Some examples are an insulated concrete foundation, better-insulated walls and windows, Hardie Plank siding, combined heat/hot water boilers and, I hope, some solar capability.

I am enclosing seven copies of State Farm's construction summary (undated but issued last spring) and a Pre-Approval Certificate from Gorham Saving Bank authorizing a loan up to \$125,000. I hope this is the information you need for the site review.

Sincerely,



Jo Coyne

enc (7 packets)

State Farm Insurance Companies
P.O. Box 227
Manchester, ME 04351
1/29/2008

Claim Number: 19-A024-844
Policy Number: 19-BD-8131-5
Type of Loss: Fire
Deductible: \$1,931.00
Price List: MEPO2F7B1
New Construction
Date of Loss: 4/5/2007
Date Inspected: 4/6/2007

Estimate: 19-A024-844
Insured: COYNE, JO
Property: 36 SALEM ST
PORTLAND, ME 04102-3916
Home: (207) 775-3902

Summary for FIRE - Dwelling

Line Item Total	@	5.000%	x	100,299.92					
Material Sales Tax									185,069.49
Subtotal									190,084.49
General Contractor Overhead	@	10.0%	x	190,084.49					19,008.45
General Contractor Profit	@	10.0%	x	190,084.49					19,008.45
Replacement Cost Value (Including General Contractor Overhead and Profit)									228,101.39
Less Depreciation (Including Taxes)									(37,372.51)
Less General Contractor Overhead and Profit on Depreciation									(7,474.50)
Less Deductible									(1,931.00)
Net Actual Cash Value Payment									\$181,323.38

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	37,372.51
Less Non-recoverable Depreciation (Including Taxes)	<232.09>
Subtotal	37,140.42
General Contractor Overhead and Profit on Recoverable Depreciation	7,428.08
Total Maximum Additional Amount Available If Incurred	44,568.50
Total Amount of Claim If Incurred	\$225,891.88

Jones, Nedra
(207) 623-0463

LIMITS OF YOUR POLICY. ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND

State Farm's® insurance policies, applications, estimates, and required notices are written in English. With the exception of any applicable policy language, this document may have been translated into another language for the convenience of our customers. In the event of any difference in interpretation, the English language version will control.

Written statements for questions 1-11

A Norma Reardon have sought and list of 35 names at Portland

A propose to make into a family unit

a) Buy way 5'x6'

b) more

c) & other yards

d) existing

e) does not apply

f) between Sept 97 - Jan 98

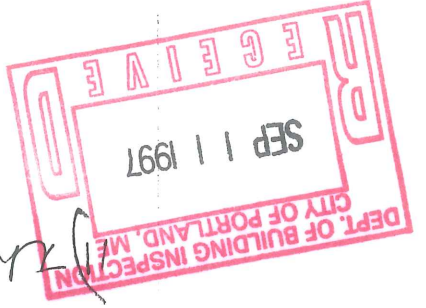
g) more

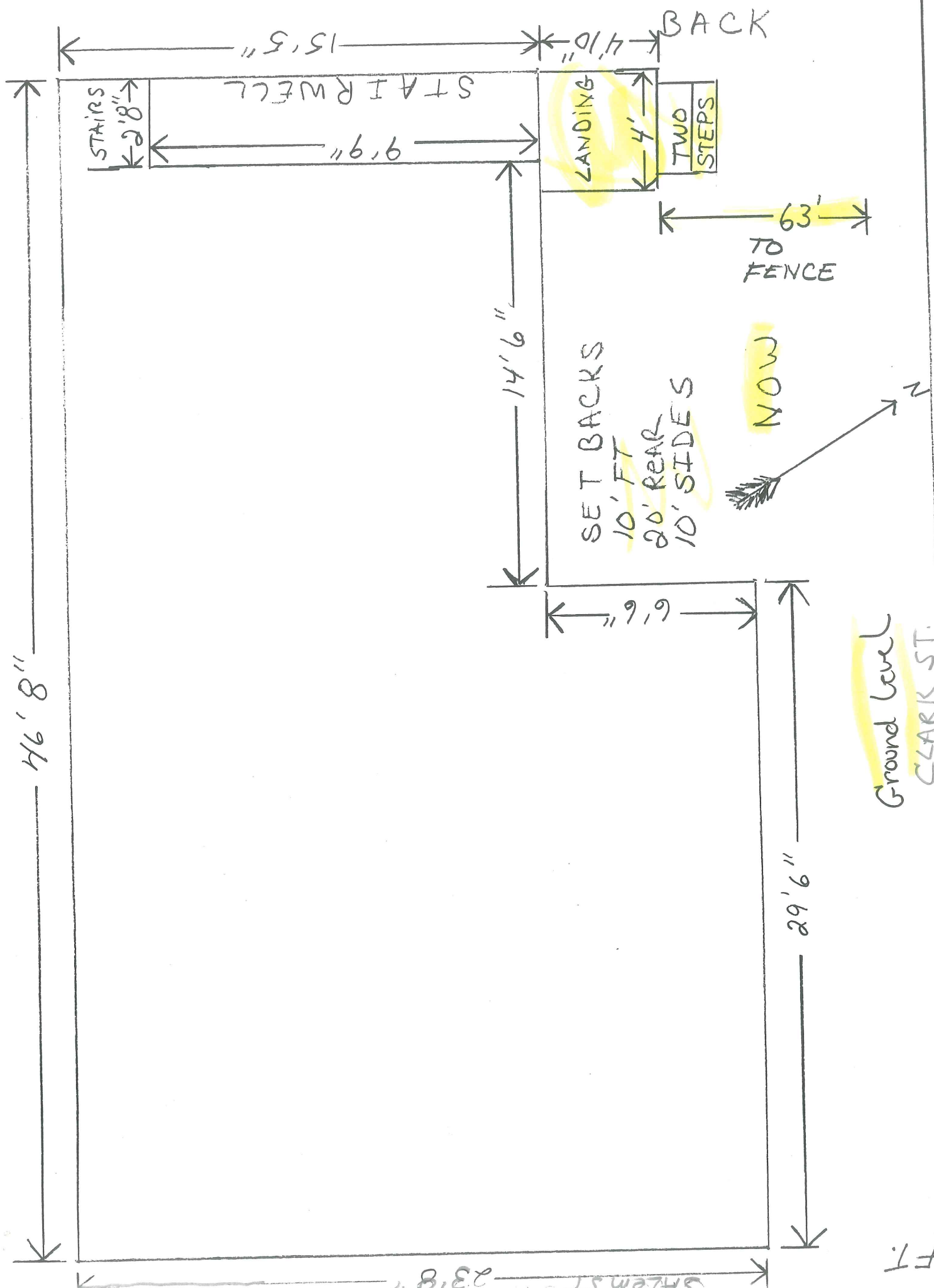
h) doesn't apply here if in

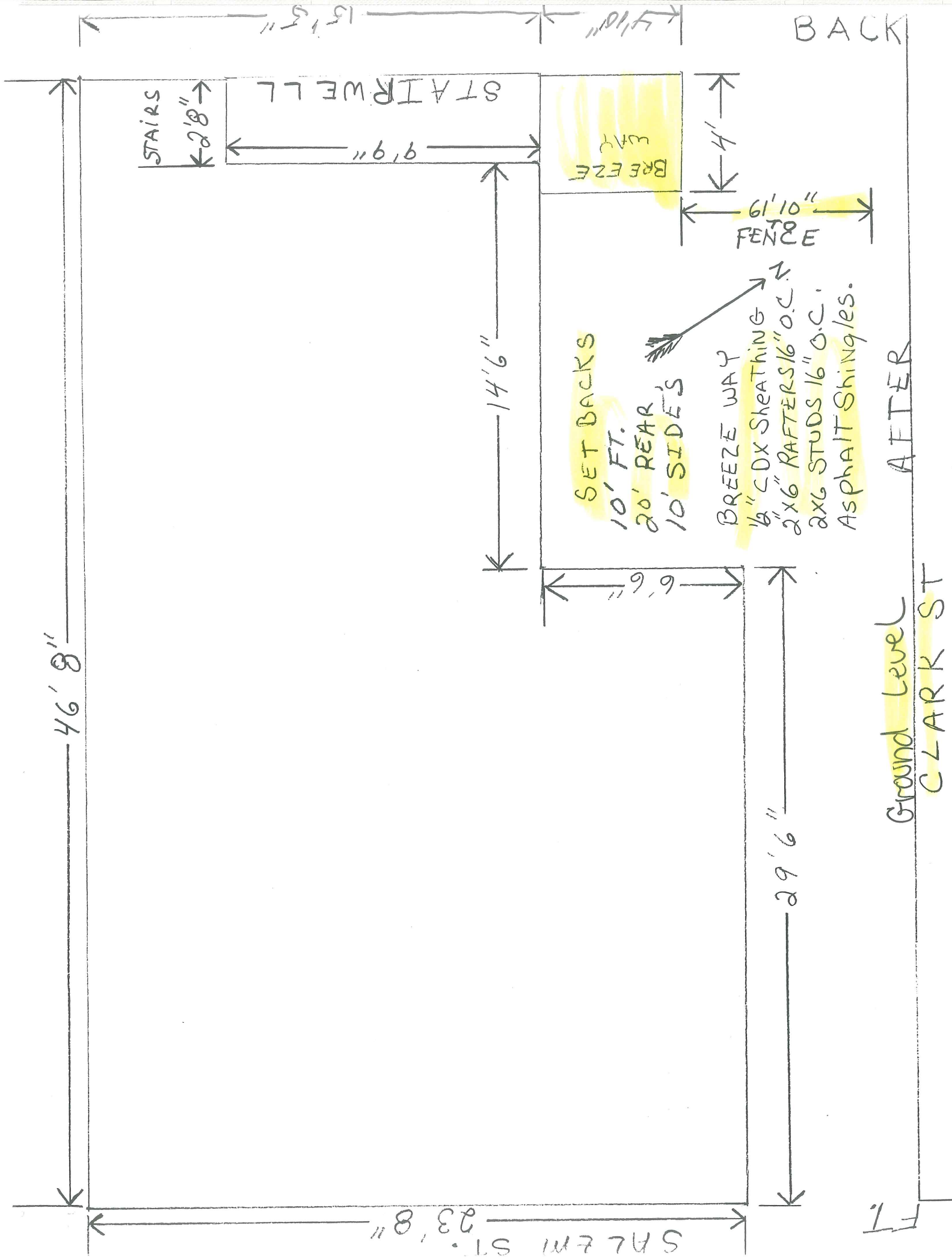
drawings

is covered in summary and counts negotiating of blocks in book 132304

There is more







PARCEL 24

80' ±

PARCEL 25

PARCEL 26

PARCEL 22

80' ±

2 1/2
STORY
APT.
BUILDING

PARKING
FOR
TENANTS

28'

THREE CAR
GARAGE

11, 61

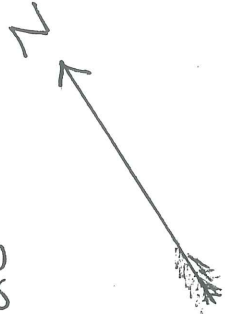
EXTRA
PARKING

80' ±

21'

80' ±

CLARK ST



SALEM ST.

Planning and Development Department
 Lee D. Urban, Director

Planning Division
 Alexander Jaegerman, Director

March 21, 2008

Jo Ellen Coyne
 36 Salem Street
 Portland, ME 04102

RE: 36 Salem Street, Two-family house
 CBL: 058-A-024001
 Application ID: 2008-0026

Dear Jo:

On March 20, 2008, the Portland Planning Authority approved a minor site plan for the construction of a two family home at 36 Salem Street, which is designed as a replacement for the structure lost to an explosion on April 9, 2007 and for which construction must commence within one year from that date under the City's provisions for the reconstruction of non-conforming buildings, Section 14-385. The site plan is approved as shown on the plan prepared by Owen Haskell, Inc. and dated 3/4/08 with the following conditions:

1. The applicant's Maine registered surveyor shall verify prior to construction of the proposed deck, that the rear and side setback requirements are being met per Marge Schmuckal, Zoning Administrator's review (Attachment 1);

2. The proposed plan shows the sewer line connecting into a line running toward Clark Street. The Department of Public Works requires evidence of a sewer lateral easement to Clark Street in order for this connection to be made or requires that a new sewer lateral be built to connect into the Salem Street sewer line (Mike Farmer, Project Engineer's Memo, Attachment 2). If it is determined that the gravity sewer lateral to Clark Street crosses City property, then the City is willing to give an easement for the lateral sewer line.

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 above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

3. An inspection fee payment of \$100 must be submitted to the Planning Division and Public Works prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

4. 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.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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 pre-construction meeting.

6. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is 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 Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,



Alexander Jaegerman

Planning Division Director

Electronic Distribution:

- Lee D. Urban, Planning & Development Dept. Director
- Alexander Jaegerman, Planning Division Director
- Barbara Barhydt, Development Review Services Manager
- Philip DiPietro, Development Review Coordinator
- Marge Schmuckal, Zoning Administrator
- Jeanie Bourke, Inspections Division
- Lisa Danforth, Administrative Assistant
- Michael Bobinsky, Public Works Director
- Kathi Earley, Public Works
- Bill Clark, Public Works
- Michael Farmer, Public Works
- Jim Cammody, City Transportation Engineer
- Jane Ward, Public Works
- Captain Greg Cass, Fire Prevention

Jeff Farling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Attachments: Memo from Marge Schmuckal, Zoning Administrator
Memo from Mike Farmer, Project Engineer

Marge Schmuckal
Zoning Administrator

Building permit #08-0213 has been applied for at this time which I will pass on to the building review folks to speed up the review. Time is critical to maintain the ability to build on the existing footprint.

The applicant is meeting all the R-6 small lot development guidelines. I would, however, like to confirm the rear setback from the side deck. A minimum of 15' is required scaling directly backward. My scaling shows it to be right on the 15'. I would like to confirm that. The plans show an angled scaling that is not to the benefit of the home owner.

I reviewed this submittal under R-6 small lot development guidelines and 14-385(f) allowances to rebuild on the same footprint within one year of the explosion (April 5, 2007).

To: FILE
From: Marge Schmuckal
Subject: Application ID: 2008-0026
Date: 3/7/2008
Dept: Zoning

MEMORANDUM

Att 1

cc: FJB
 Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
 Shuktra Wiar, Planner, Department of Planning, and Urban Development, City of Portland
 Katherine A. Farley, Engineering Services Manager, City of Portland
 David Margolis-Pineo, Deputy City Engineer, City of Portland
 Michael Farmer, P.E., Project Engineer, City of Portland
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
 Stephen K. Harris, Assistant Engineer, City of Portland
 Jane Ward, Administrative Assistant, City of Portland

0:\Eng\BWR\Capacity Letters\Salem Street 36
 C:\Frank\Capacity Letters\Salem Street 36

Frank J Branceley, B.A., M.A.
 Senior Engineering Technician

Sincerely,
 CITY OF PORTLAND

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Anticipated Wastewater Flows from the Proposed Two-Family Building:	
2 Proposed Two-Bedroom Units @ 180 GPD/Unit	= 360 GPD
Less Sanitary Flows from Former Building	= 88 GPD
Total Proposed Net Increase in Wastewater Flows for this Project	= 272 GPD

Presuming that 36 Salem Street discharges sanitary waste to Clark Street, please demonstrate that you have a sewer lateral easement to Clark Street. Otherwise, you will have to build a new building sewer lateral to the Salem Street Sewer.

The existing twenty-four inch diameter vitrified clay sewer pipe, located in Clark Street, as well as the fifteen-inch diameter cement sewer pipe, located in Salem Street, have adequate capacity to **transport**, while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to **treat**, the total anticipated wastewater flows of **272 GPD**, from the proposed two-family building.

Dear Ms. Coyne:

RE: The Capacity to Handle Wastewater Flows, from a Proposed Two-Family Building, at 36 Salem Street.

Ms. Jo Coyne,
 197 Pine Street, #16,
 Portland, Maine 04102

19 March 2008

2-11-08

2/11/11

From: Michael Farmer
To: Barhydt, Barbara; Brancey, Frank; Margolis-Pineo, David
Date: Wednesday, March 19, 2008 3:28:00 PM
Subject: Re: Jo Coyne Application

Barbara: DPW has only one issue of concern regarding this project. The Coyne lot has an existing sewer lateral that appears to run across privately owned land, which is under separate ownership, to Clark Street. DPW has asked the applicant, in the City sewer capacity letter, to provide an easement showing that the applicant has the right to locate her private sewer across land owned by others. It is DPW's desire to have the applicant address this issue; but, we do not want to hold up approving the project. For this reason, we recommend project approval with the following conditions: that the applicant shall either provide an easement for the sewer that connects to Clark Street or build a new sewer that connects to Salem Street, and that this condition has to be satisfied before an occupancy certificate is issued.

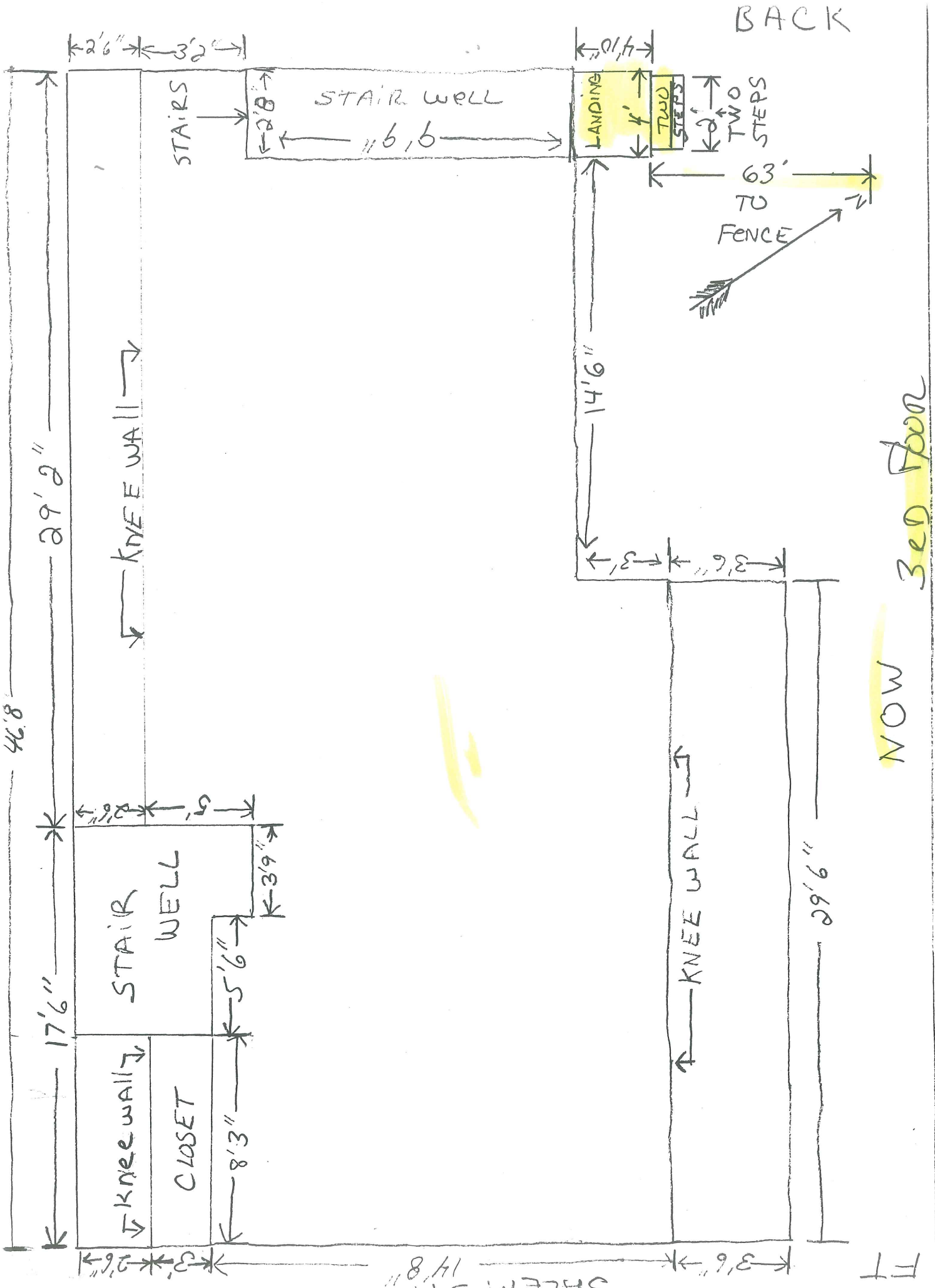
Michael Farmer, Project Engineer
 Dept. of Public Works
 55 Portland Street
 Portland, ME 04101
 phone: 207-874-8845
 fax: 207-874-8852

>>> Barbara Barhydt 03/19 2:09 PM >>>
 Hi:

Dan said I should expect your comments on this one today. I need them as soon as possible. Do must begin construction soon or she loses her grandfathered status.

Thanks.

Barbara



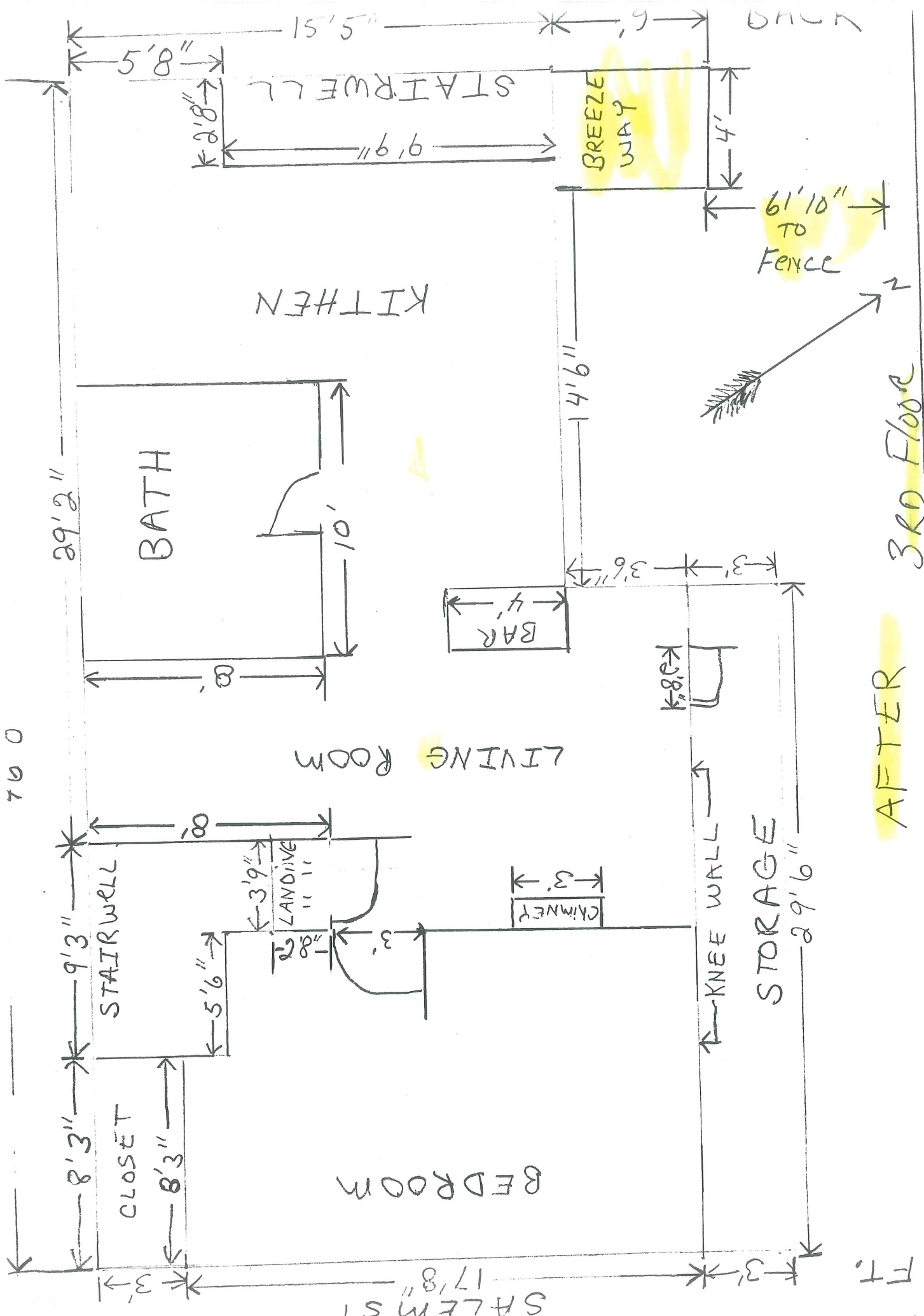
BACK

NOW 3rd Floor

CLARK ST

SALEM ST 14'8"

FT



AFTER

3RD Floor

CLARK ST.

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Planning and Development Department
 SUBDIVISION/SITE DEVELOPMENT

Date: 10/21/08

IO Coyne

Name of Project:

Address/Location:

Developer:

Form of Performance Guarantee:

Type of Development: Subdivision Site Plan (Major/Minor)

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas						
Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>	A: 2.0% of totals:	_____	_____	_____
			or			
			B: Alternative Assessment:	_____	_____	_____
			Assessed by:	_____ (name)	_____ (name)	_____ (name)

INSPECTION FEE (to be filled out by the City)

6.	SITE LIGHTING	_____	_____	_____	_____	_____
7.	EROSION CONTROL	_____	_____	_____	_____	_____
	Silt Fence	_____	_____	_____	_____	_____
	Check Dams	_____	_____	_____	_____	_____
	Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____
	Level Lip Spreader	_____	_____	_____	_____	_____
	Slope Stabilization	_____	_____	_____	_____	_____
	Geotextile	_____	_____	_____	_____	_____
	Hay Bale Barriers	_____	_____	_____	_____	_____
	Catch Basin Inlet Protection	_____	_____	_____	_____	_____
8.	RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____
9.	LANDSCAPING	_____	_____	_____	_____	_____
	(Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____
10.	MISCELLANEOUS	_____	_____	_____	_____	_____
	TOTAL:	_____	_____	_____	_____	_____
	GRAND TOTAL:	_____	_____	_____	_____	_____

From: Lannie Dobson
To: C of O, Jrioux
Date: 10/6/2008 10:42:15 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 36 SALEM ST Parcel ID: 058 A024001 Dist:

Date: 10/10/2008 Time: 6:00:00 AM

Note: 838-2508 Mike would like morning Property Addr: 36 SALEM ST Parcel ID: 058 A024001

Application Type: Prmt
Application ID: 80213

Contact:
Phone1:
Phone2:

Owner Name: COYNE JO ELLEN
Owner Addr: 36 SALEM ST
PORTLAND, ME 04102

(Please note: Corrected date in first paragraph)

March 21, 2008

Jo Ellen Coyne
36 Salem Street
Portland, ME 04102

RE: 36 Salem Street, Two-family house
CBL: 058-A-024001
Application ID: 2008-0026

Dear Jo:

On March 20, 2008, the Portland Planning Authority approved a minor site plan for the construction of a two family home at 36 Salem Street, which is designed as a replacement for the structure lost to an explosion on April 5, 2007 and for which construction must commence within one year from that date under the City's provisions for the reconstruction of non-conforming buildings, Section 14-385. The site plan is approved as shown on the plan prepared by Owen Haskell, Inc. and dated 3/4/08 with the following conditions:

1. The applicant's Maine registered surveyor shall verify prior to construction of the proposed deck, that the rear and side setback requirements are being met per Marge Schmuckal, Zoning Administrator's review (Attachment 1);

2. The proposed plan shows the sewer line connecting into a line running toward Clark Street. The Department of Public Works requires evidence of a sewer lateral easement to Clark Street in order for this connection to be made or requires that a new sewer lateral be built to connect into the Salem Street sewer line (Mike Farmer, Project Engineer's Memo, Attachment 2). If it is determined that the gravity sewer lateral to Clark Street crosses City property, then the City is willing to give an easement for the lateral sewer line.

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 above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

M & M Builders
259 Mitchell Rd.
Cape Elizabeth, Maine 04107
Phone (207) 838-2508
Home Phone (207) 799-6768
Email mmiller1@maine.rr.com

April 8, 2008

Phil DiPietro
Zoning Dept. City of Portland
Portland ME, 04101

Dear Phil,

On Wednesday April 2, the beginning of work on the project at 36 Salem St., Jim Shaw of Gorham Sand and Gravel informed me that because of OSHA regulations he could not dig more than five feet deep without sloping the trench back. This would mean tearing up the sidewalk at an expense of over \$5000. In an attempt to save Jo Coyne the expense I tried to make the foundation work around this. I was limited as to how high I could raise the building by the closeness to the sidewalk and having to make my steps work to code. I also had height restrictions to the lot and minimum headroom requirements in the basement. I sat down with John Schwanda of Owen Haskell and started from the sidewalk elevation, worked down to the five foot OSHA restriction then up to get my height requirements in the Mechanical room at the front of the basement. We added a step down in the basement slab to maintain height as per plan in the remainder of the basement. This told us what elevation we needed to put the slab. John then did the calculations to determine that we still fell within height requirements. I feel this was the simplest, least expensive way to meet the OSHA standard and fall within the cities height requirements

Sincerely,

Mike Miller
M&M Builders

Jo Coyne
197 Pine Street, #16
Portland, Maine 04102
207.775.3902 / jcoyne@gwi.net

March 4, 2008

Barbara Barhydt
Development Review Services Manager
City of Portland

Dear Barbara,

Please find enclosed my completed Development Review Application and supportive documents. My proposal is as follows.

I would like to rebuild my two-family home at 36 Salem Street that was destroyed on April 5, 2007, by a gas explosion, fire and subsequent demolition. I plan to occupy the first and daylight basement floors. I will rent the two-bedroom apartment on the second floor. The third floor will have unfinished attic space and a flat-roof deck.

The lot is 2,765 square feet. The proposed house has a floor area of 1,100 square feet. Construction will be on the footprint of the old house with the exception of a bump-out on the northwest side to accommodate the rear stairs. Except for a small area taken up by this extension, the existing paved parking area will remain and will continue to provide three parking spaces.

No easements are known to exist. None are proposed unless construction cannot be started before April 5 of this year. In that case, I will be requesting a maintenance easement of one foot from the City of Portland in order to meet the required setback of four feet on the community garden side of my property. Solid waste will be disposed of through residential trash pickup and recycling. Existing utility hook-ups will be used, although provision will also be made during construction for eventual hook-up to the Salem Street sewer line. I am currently working with the Department of Public Works to determine the route of the old sewer line that exits from the rear of the home (at the eastern corner).

The existing parking area inclines toward the street so that runoff drains into the catch basins. Gutters installed along roof lines will direct runoff away from the house. Surface drainage at the back of the home will be controlled through landscaping.

I estimate that construction will take three months to complete. My homeowner's policy through State Farm insurance will pay the majority of construction costs. I am responsible for items beyond "what I had," such as the insulated concrete foundation, increased wall insulation and improved siding and windows. As soon as State Farm and I come to an agreement about mutual financial responsibilities, I will take out a mortgage for any amount that I am unable to pay out of pocket.

Please let me know if additional materials are required. Thanks very much.

Sincerely,



Jo Coyne

enc (7 packets)

Coyne Project 36 Salem St. Portland, ME.

Week ending	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
Excavation																									
Foundation																									
Framing																									
Roofing																									
Electrical																									
Plumbing/Heat																									
Venting																									
Insulation																									
Drywall																									
Painting																									
Wood Floor																									
Finish work																									
Carpet																									
Final Clean																									

Mike Miller Home Phone 799-6768
 M & M Builders Cell 838-2508
 259 Mitchell Rd
 Cape Elizabeth, ME
 04107

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

**DRC Copy
Phil DiPierro**

Application I. D. Number 2008-0026
Application Date 3/3/2008
Project Name/Description Coyne Residence

Applicant Coyne Jo Ellen
Applicant's Mailing Address 36 Salem St, Portland, ME 04102

Consultant/Agent 36 - 36 Salem St, Portland, Maine
Address of Proposed Site 058 A024001
Applicant or Agent Daytime Telephone, Fax 058 A024001
Assessor's Reference: Chart-Block-Lot 058 A024001

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail Warehouse/Distribution Manufacturing Acreage of Site 2765 Condo Apts 0 Other (specify) 0

Proposed Building square Feet or # of Units 2765 Proposed Total Disturbed Area of the Site 0 Zoning R6

Check Review Required:
 Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____
 Approved Approved w/Conditions Denied Additional Sheets Attached

DRC Approval Status:

Approval Date _____ Approval Expiration _____ Extension to _____
 Condition Compliance Not Required Required* Performance Guarantee

* 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	_____ expiration date
<input type="checkbox"/> Building Permit Issue	_____ date	_____ amount	_____ expiration 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	_____ expiration date
<input type="checkbox"/> Certificate Of Occupancy	_____ date	_____ signature	_____ expiration date
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	_____ expiration date
<input type="checkbox"/> Defect Guarantee Submitted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ amount	_____ expiration date

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

I. D. Number

9/11/97

Application Date

Salem St #35

Project Name/Description

35 Salem St

Address of Proposed Site

057-J-025

Assessor's Reference: Chart-Block-Lot

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

2,447 Sq Ft

Proposed Building square Feet or # of Units

Acrage of Site

Zoning

Check Review Required:

Site Plan Subdivision 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 \$300.00 Subdivision

Engineer Review

Date: 9/11/97

Planning Approval Status:

Approved

Approved w/Conditions

Denied

Reviewer

Approval Date

7/29/97

OK to Issue Building Permit

Approval Expiration

Extension to

Additional Sheets Attached

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issued

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

date

amount

expiration date

date

amount

signature

remaining balance

Conditions (See Attached)

date

signature

date

signature

date

signature

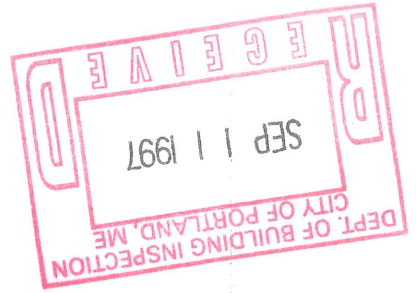
submitted date

amount

expiration date

date

signature



Written statements for questions 1-11

A Kerma Ketham have design and list at 35 Seaborn at Portland

A propose to make my a family

into a 3 family unit

Buy way 5'x6'

more

& curb yards

excavating

does not apply

between Sept 97 - Jan 98

more

don't apply here if in

damages

insured in Cumberland County

negotiating of deeds in book 13230

There is more

PARCEL 24

80' ±

PARCEL 25

PARCEL 26

PARCEL 22

80' ±

2 1/2
STORY
APT.
BUILDING

PARKING
FOR
TENANTS

28'

THREE CAR
GARAGE

17' 6"

EXTRA
PARKING

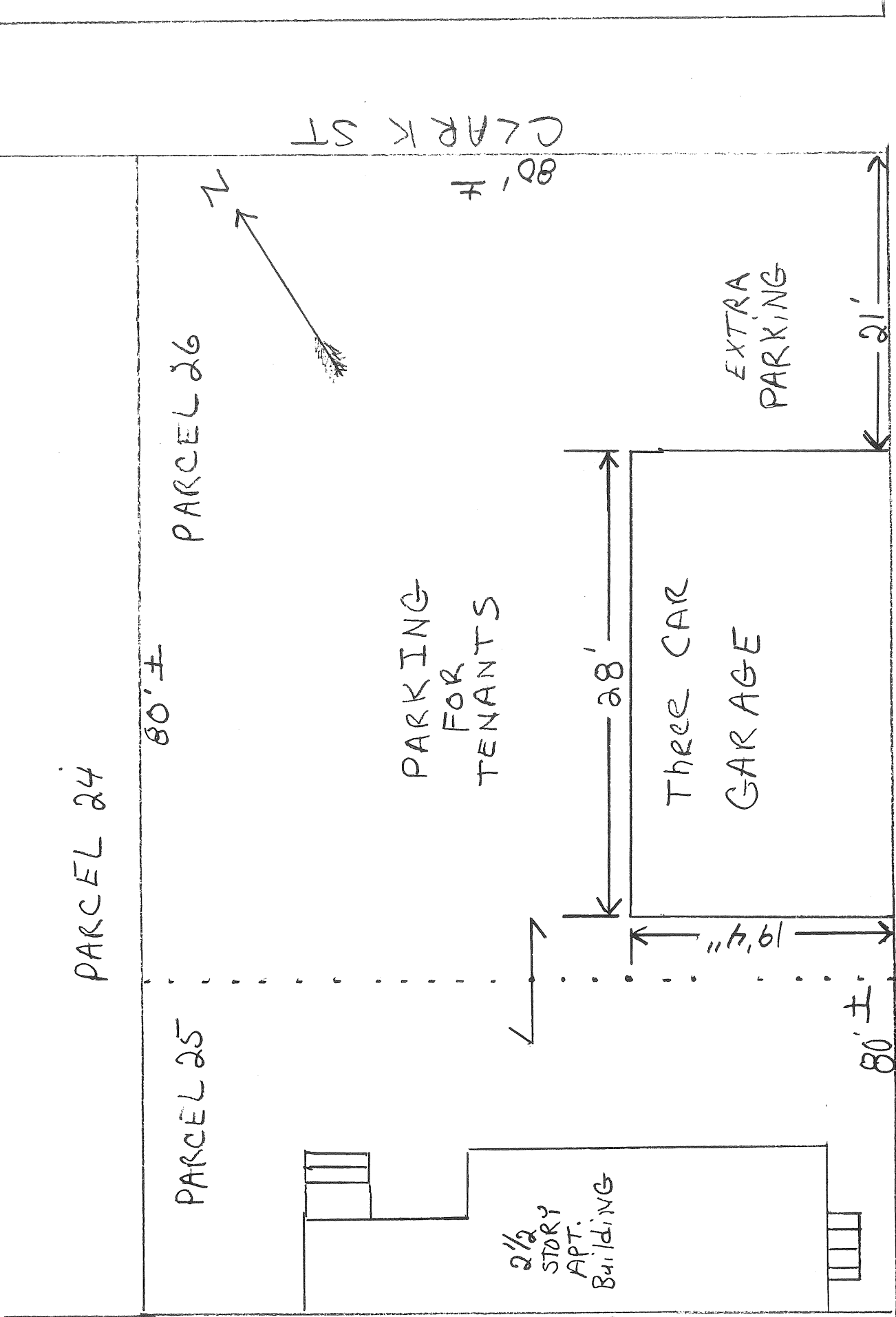
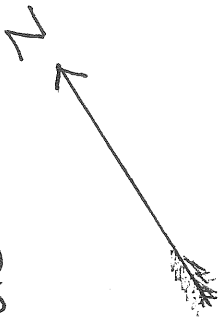
80' ±

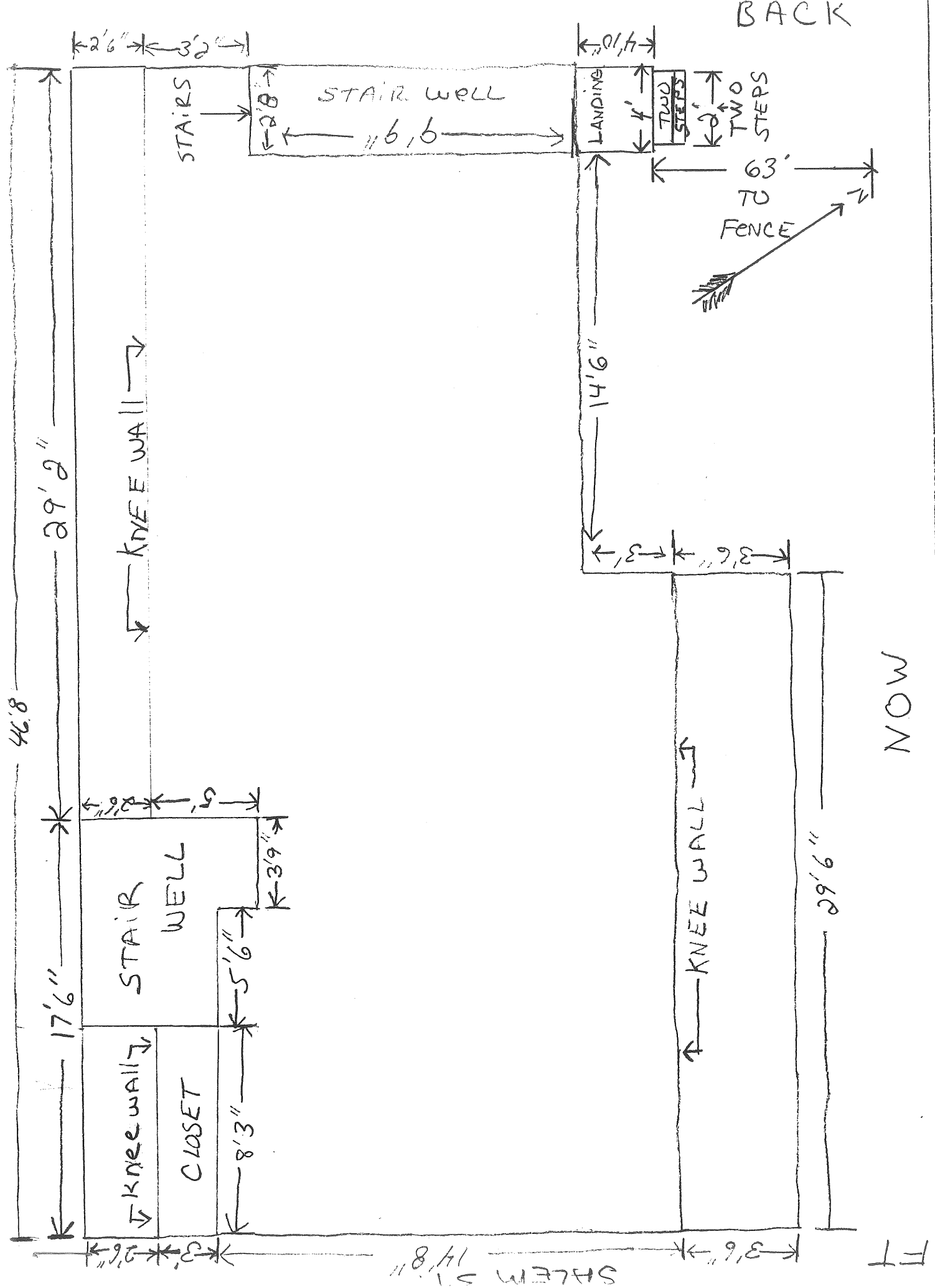
21'

80' ±

CLARK ST

SALEM ST.





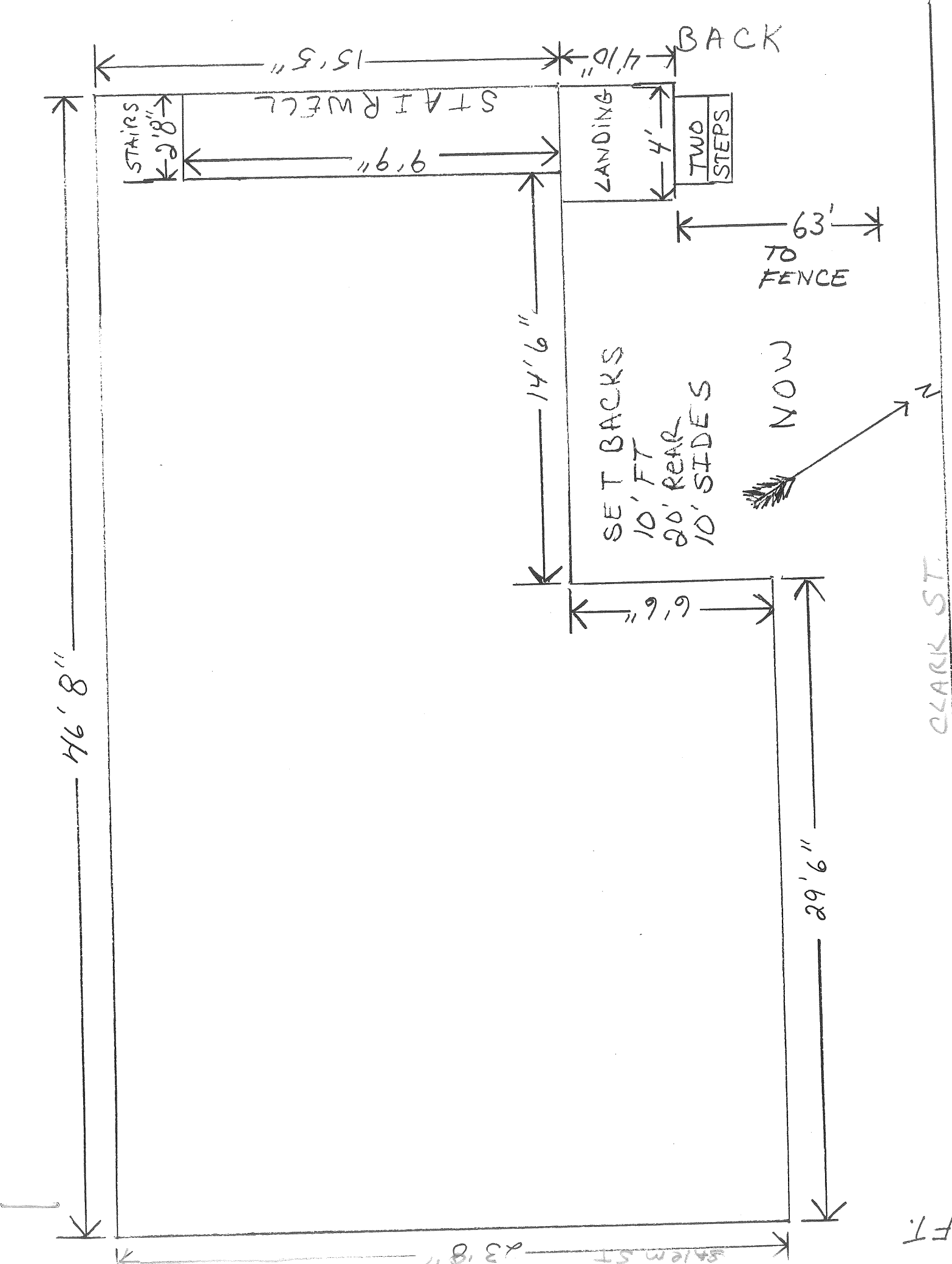
CLARK ST 3rd fl

NOW

BACK

FT

SALEM 14'8"



FT.



Asphalt Bringles
20' x 8' + 8' x 16' = 160
20' x 8' + 8' x 16' = 160
20' x 8' + 8' x 16' = 160

Jo Coyne
197 Pine Street, #16
Portland, Maine 04102
207.775.3902 / jcoyne@gwi.net


February 26, 2008

Barbara Barhydt
Development Review Services Manager
City of Portland

Dear Barbara,

I believe that you wanted to review my site plan with Marge Schumuckal as soon as the revisions for the proposed two-unit construction were complete. I've enclosed two copies for that purpose. I hope the 11" x 17" format is acceptable. When the surveyor was preparing the smaller size required for the three-unit (commercial) application, he converted the digital files to the new scale but he did not save the original large format. Please let me know if we'll need to return to the 24" x 36" format. It can be done but will be costly so I'm hoping that the smaller ones will suffice.

I'd like to assemble the needed packets and apply for my building permit. Do I need to wait to hear from you before doing so?

Sincerely,

Jo Coyne

enc (2)



Jo Coyne
197 Pine Street, #16
Portland, Maine 04102
207.775.3902 / jocoyne@gwi.net

March 31, 2008

Barbara Barhydt
Development Review Services Manager
City of Portland

Dear Barbara,

I am writing to thank you and so many others for the help that I've received over the past several months. As you can imagine, I feel tremendously relieved to know that construction of my home will be able to start on time. I'm aware that this was only made possible through extra effort on the part of many in Planning, Inspections, Public Works, Corporate Counsel (and perhaps other departments) and I am very appreciative.

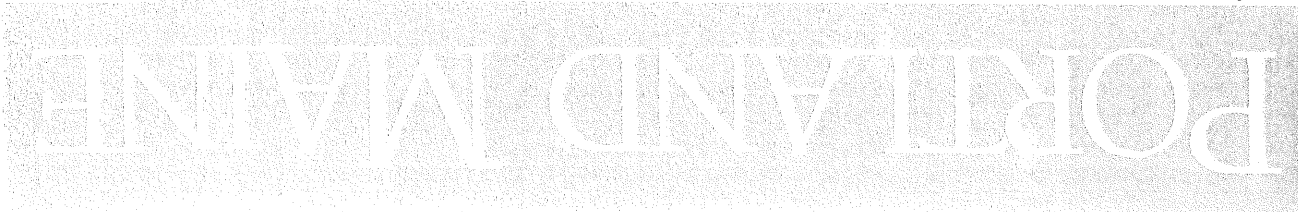
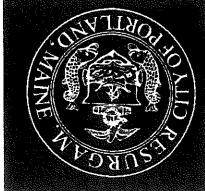
I thank you all, from the bottom of my heart!

Sincerely,



Jo Coyne

cc Joe Gray, City Manager
Lee Urban, Director, Planning and Development
Alex Jaegerman, Director, Planning Division
Jeanie Bourke, Director, Inspections
Marge Schmuckal, Zoning Administrator
Mike Robinsky, Director, Public Works
David Margolis-Pineo, Deputy City Engineer
Frank Brancey, Senior Engineering Technician
Bill Clark, Public Works
Mike Moore, Public Works
Jim Adolf, Corporate Counsel



Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

(Please note: Corrected date in first paragraph)

March 21, 2008

Jo Ellen Coyne
36 Salem Street
Portland, ME 04102

RE: 36 Salem Street, Two-family house
CBL: 058-A-024001
Application ID: 2008-0026

Dear Jo:

On March 20, 2008, the Portland Planning Authority approved a minor site plan for the construction of a two family home at 36 Salem Street, which is designed as a replacement for the structure lost to an explosion on April 5, 2007 and for which construction must commence within one year from that date under the City's provisions for the reconstruction of non-conforming buildings, Section 14-385. The site plan is approved as shown on the plan prepared by Owen Haskell, Inc. and dated 3/4/08 with the following conditions:

1. The applicant's Maine registered surveyor shall verify prior to construction of the proposed deck, that the rear and side setback requirements are being met per Marge Schmuckal, Zoning Administrator's review (Attachment 1);

2. The proposed plan shows the sewer line connecting into a line running toward Clark Street. The Department of Public Works requires evidence of a sewer lateral easement to Clark Street in order for this connection to be made or requires that a new sewer lateral be built to connect into the Salem Street sewer line (Mike Farmer, Project Engineer's Memo, Attachment 2). If it is determined that the gravity sewer lateral to Clark Street crosses City property, then the City is willing to give an easement for the lateral sewer line.

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 above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

3. An inspection fee payment of \$100 must be submitted to the Planning Division and Public Works prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

4. 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.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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 pre-construction meeting.

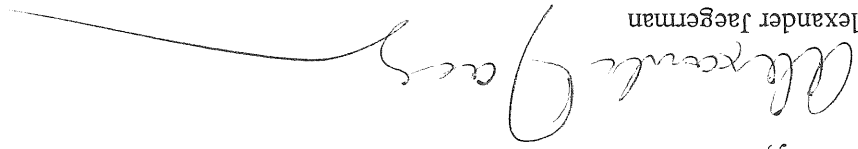
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is 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 Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,

Alexander Jaegerman
Planning Division Director



Electronic Distribution:

- Lee D. Urban, Planning & Development Dept. Director
- Alexander Jaegerman, Planning Division Director
- Barbara Barhydt, Development Review Services Manager
- Phillip DiPietro, Development Review Coordinator
- Marge Schmuckal, Zoning Administrator
- Jeanne Bourke, Inspections Division
- Lisa Danforth, Administrative Assistant
- Michael Bobinsky, Public Works Director
- Kathi Earley, Public Works
- Bill Clark, Public Works
- Michael Farmer, Public Works
- Jim Carmody, City Transportation Engineer
- Jane Ward, Public Works
- Captain Greg Cass, Fire Prevention

Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Attachments: Memo from Marge Schmueckal, Zoning Administrator
Memo from Mike Farmer, Project Engineer

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0026

Date: 3/7/2008

I reviewed this submittal under R-6 small lot development guidelines and 14-385(f) allowances to rebuild on the same footprint within one year of the explosion (April 5, 2007).

The applicant is meeting all the R-6 small lot development guidelines. I would, however, like to confirm the rear setback from the side deck. A minimum of 15' is required scaling directly backward. My scaling shows it to be right on the 15'. I would like to confirm that. The plans show an angled scaling that is not to the benefit of the home owner.

Building permit #08-0213 has been applied for at this time which I will pass on to the building review folks to speed up the review. Time is critical to maintain the ability to build on the existing footprint.

Marge Schmuckal
Zoning Administrator

19 March 2008

Ms. Jo Coyne,
197 Pine Street, #16,
Portland, Maine 04102

**RE: The Capacity to Handle Wastewater Flows, from a
Proposed Two-Family Building, at 36 Salem Street.**

Dear Ms. Coyne:

Presuming that 36 Salem Street discharges sanitary waste to Clark Street, please demonstrate that you have a sewer lateral easement to Clark Street. Otherwise, you will have to build a new building sewer lateral to the Salem Street Sewer.

The existing twenty-four inch diameter vitrified clay sewer pipe, located in Clark Street, as well as the fifteen-inch diameter cement sewer pipe, located in Salem Street, have adequate capacity to **transport**, while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to **treat**, the total anticipated wastewater flows of **272 GPD**, from the proposed two-family building.

Anticipated Wastewater Flows from the Proposed Two-Family Building:	
2 Proposed Two-Bedroom Units @ 180 GPD/Unit	= 360 GPD
Less Sanitary Flows from Former Building	= 88 GPD
Total Proposed Net Increase in Wastewater Flows for this Project	= 272 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancey, B.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Shukria War. Planner, Department of Planning, and Urban Development, City of Portland
Katherine A. Farley, Engineering Services Manager, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland

2

From: Michael Farmer
To: Barhydt, Barbara; Brancely, Frank; Margolis-Pineo, David
Date: Wednesday, March 19, 2008 3:28:00 PM
Subject: Re: Jo Coyne Application

Barbara: DPW has only one issue of concern regarding this project. The Coyne lot has an existing sewer lateral that appears to run across privately owned land, which is under separate ownership, to Clark Street. DPW has asked the applicant, in the City sewer capacity letter, to provide an easement showing that the applicant has the right to locate her private sewer across land owned by others. It is DPW's desire to have the applicant address this issue; but, we do not want to hold up approving the project. For this reason, we recommend project approval with the following conditions: that the applicant shall either provide an easement for the sewer that connects to Clark Street or build a new sewer that connects to Salem Street, and that this condition has to be satisfied before an occupancy certificate is issued.

Michael Farmer, Project Engineer
 Dept. of Public Works
 55 Portland Street
 Portland, ME 04101
 phone: 207-874-8845
 fax: 207-874-8852

>>> Barbara Barhydt 03/19 2:09 PM >>>
 HI!

Dan said I should expect your comments on this one today. I need them as soon as possible. Jo must begin construction soon or she loses her grandfathered status.

Thanks

Barbara

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

3. An inspection fee payment of \$100 must be submitted to the Planning Division and Public Works prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

4. 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.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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 pre-construction meeting.

6. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is 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 Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

- Lee D. Urban, Planning & Development Dept. Director
- Alexander Jaegerman, Planning Division Director
- Barbara Barhydt, Development Review Services Manager
- Phillip D'Fierro, Development Review Coordinator
- Marge Schmuckal, Zoning Administrator
- Jeanie Bourke, Inspections Division
- Lisa Danforth, Administrative Assistant
- Michael Bobinsky, Public Works Director
- Kathi Earley, Public Works
- Bill Clark, Public Works
- Michael Farmer, Public Works
- Jim Carmody, City Transportation Engineer
- Jane Ward, Public Works
- Captain Greg Cass, Fire Prevention

Jeff Tarling, City Arborist
Tom Emico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Attachments: Memo from Marge Schmuckal, Zoning Administrator
Memo from Mike Farmer, Project Engineer

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0026

Date: 3/7/2008

I reviewed this submittal under R-6 small lot development guidelines and 14-385(f) allowances to rebuild on the same footprint within one year of the explosion (April 5, 2007).

The applicant is meeting all the R-6 small lot development guidelines. I would, however, like to confirm the rear setback from the side deck. A minimum of 15' is required scaling directly backward. My scaling shows it to be right on the 15'. I would like to confirm that. The plans show an angled scaling that is not to the benefit of the home owner.

Building permit #08-0213 has been applied for at this time which I will pass on to the building review folks to speed up the review. Time is critical to maintain the ability to build on the existing footprint.

Marge Schmuckal
Zoning Administrator

Ms. Jo Coyne,
197 Pine Street, #16,
Portland, Maine 04102

**RE: The Capacity to Handle Wastewater Flows, from a
Proposed Two-Family Building, at 36 Salem Street.**

Dear Ms. Coyne:

Presuming that 36 Salem Street discharges sanitary waste to Clark Street, please demonstrate that you have a sewer lateral easement to Clark Street. Otherwise, you will have to build a new building sewer lateral to the Salem Street Sewer.

The existing twenty-four inch diameter vitrified clay sewer pipe, located in Clark Street, as well as the fifteen-inch diameter cement sewer pipe, located in Salem Street, have adequate capacity to **transport**, while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to **treat**, the total anticipated wastewater flows of **272 GPD**, from the proposed two-family building.

Anticipated Wastewater Flows from the Proposed Two-Family Building:
2 Proposed Two-Bedroom Units @ 180 GPD/Unit = 360 GPD
Less Sanitary Flows from Former Building = 88 GPD
Total Proposed Net Increase in Wastewater Flows for this Project = 272 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Branceley, B.A., M.A.
Senior Engineering Technician

FJB
cc:

Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Shukria War, Planner, Department of Planning, and Urban Development, City of Portland
Katherine A. Earley, Engineering Services Manager, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland

19 March 2008

From: Michael Farmer
To: Barhydt, Barbara; Brancey, Frank; Margolis-Pineo, David
Date: Wednesday, March 19, 2008 3:28:00 PM
Subject: Re: Jo Coyne Application

Barbara: DPW has only one issue of concern regarding this project. The Coyne lot has an existing sewer lateral that appears to run across privately owned land, which is under separate ownership, to Clark Street. DPW has asked the applicant, in the City sewer capacity letter, to provide an easement showing that the applicant has the right to locate her private sewer across land owned by others. It is DPW's desire to have the applicant address this issue; but, we do not want to hold up approving the project. For this reason, we recommend project approval with the following conditions: that the applicant shall either provide an easement for the sewer that connects to Clark Street or build a new sewer that connects to Salem Street, and that this condition has to be satisfied before an occupancy certificate is issued.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Barbara Barhydt 03/19 2:09 PM >>>
Hi:

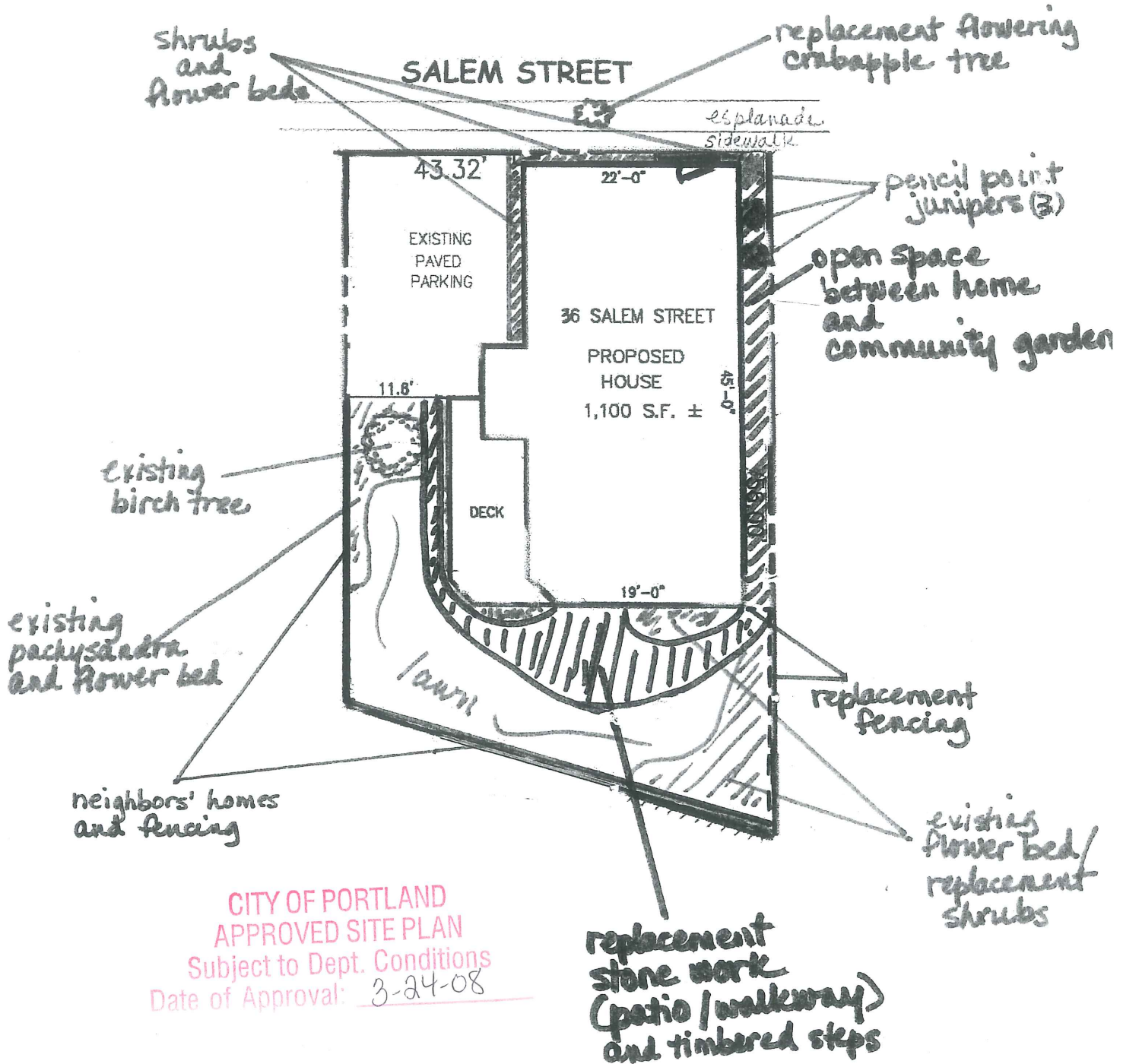
Dan said I should expect your comments on this one today. I need them as soon as possible. Jo must begin construction soon or she loses her grandfathered status.

Thanks,

Barbara

Jo Coyne
197 Pine Street, #16
Portland, Maine 04102
207.775.3902 / jocoyne@gwi.net

Landscape Plan



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-24-08

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

2008-0026

Application I. D. Number

3/3/2008

Application Date

Coyne Residence

Project Name/Description

36 - 36 Salem St, Portland, Maine

Address of Proposed Site

058 A024001

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 Apt Condo Other (specify) _____

Proposed Building square Feet or # of Units

2765

Acraege of Site

0

Proposed Total Disturbed Area of the Site

R6

Zoning

Check Review Required:

Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____

Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification

Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location

After the Fact - Major Stormwater Traffic Movement Other _____

After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid:

Site Plan

Subdivision

Engineer Review

Date

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions Denied

See Attached

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

Performance Guarantee Accepted

Inspection Fee Paid

date _____

amount _____

expiration date _____

Building Permit Issue

date _____

remaining balance _____

signature _____

expiration date _____

Temporary Certificate of Occupancy

date _____

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Defect Guarantee Released

date _____

signature _____

Jo Coyne
197 Pine Street, #16
Portland, Maine 04102
207.775.3902 / jcoyne@gwi.net

March 4, 2008

Barbara Barhydt
Development Review Services Manager
City of Portland

Dear Barbara,

Please find enclosed my completed Development Review Application and supportive documents. My proposal is as follows:

I would like to rebuild my two-family home at 36 Salem Street that was destroyed on April 5, 2007, by a gas explosion, fire and subsequent demolition. I plan to occupy the first and daylight basement floors. I will rent the two-bedroom apartment on the second floor. The third floor will have unfinished attic space and a flat-roof deck.


The lot is 2,765 square feet. The proposed house has a floor area of 1,100 square feet. Construction will be on the footprint of the old house with the exception of a bump-out on the northwest side to accommodate the rear stairs. Except for a small area taken up by this extension, the existing paved parking area will remain and will continue to provide three parking spaces.

No easements are known to exist. None are proposed unless construction cannot be started before April 5 of this year. In that case, I will be requesting a maintenance easement of one foot from the City of Portland in order to meet the required setback of four feet on the community garden side of my property. Solid waste will be disposed of through residential trash pickup and recycling. Existing utility hook-ups will be used, although provision will also be made during construction for eventual hook-up to the Salem Street sewer line. I am currently working with the Department of Public Works to determine the route of the old sewer line that exits from the rear of the home (at the eastern corner).

The existing parking area inclines toward the street so that runoff drains into the catch basins. Gutters installed along roof lines will direct runoff away from the house. Surface drainage at the back of the home will be controlled through landscaping.

I estimate that construction will take three months to complete. My homeowner's policy through State Farm insurance will pay the majority of construction costs. I am responsible for items beyond "what I had," such the insulated concrete foundation, increased wall insulation and improved siding and windows. As soon as State Farm and I come to an agreement about mutual financial responsibilities, I will take out a mortgage for any amount that I am unable to pay out of pocket.

Please let me know if additional materials are required. Thanks very much.

Sincerely,

Jo Coyne

enc (7 packets)



Development Review Application
 Portland, Maine
 Department of Planning and Development, Planning Division and Planning Board

Department of Planning and Development ~ Portland City Hall ~ 389 Congress St. ~ Portland, ME 04101 ~ ph (207)874-8721 or 874-8719

Address of Proposed Development: 36 Salem Street, Portland 04102

Zone: R-6

Project Name: Coyne residence

Former Building Size: 2970 sq. ft. (including mechanical room, excluding attic)	Existing Acreage of Site: 2765 sq. ft.
Proposed Building Size: 3190 sq. ft. (including mechanical room, excluding attic)	Proposed Acreage of Site: 2765 sq. ft.

Proposed Total Disturbed Area of the Site: 42,75 sq. ft. * in addition to old footprint

* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).

Tax Assessor's Chart, Block & Lot:

Chart # 058
 Block # A
 Lot # 024

Property Owners Name/

Mailing address: 50 Coyne 197 Pine Street, #16 Portland, ME 04102

Telephone #:

(307) 775-3902

Cell Phone #:

Same as above

Consultant/Agent Name (Builder) and Cell Phone #:

Mike Miller (M + M Builders) 799-6768(A) / 838-2508(C)
 259 Mitchell Rd., GE 04107

Mailing Address:

Same as above

Telephone #:

Same as above

Proposed Development (check all that apply)

- New Building
- Building Addition
- Change of Use
- Residential
- Office
- Retail
- Manufacturing
- Warehouse/Distribution
- Parking lot
- Subdivision (\$500.00) + amount of lots (\$25.00 per lot) + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
- (except for residential projects which shall be \$200.00 per lot)
- Traffic Movement (\$1,000.00)
- Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other

Fee for Service Deposit (all applications) (\$200.00) (waived)

~ Please see next page ~

<p><i>March 3, 2008</i></p> <p>Date:</p>	<p><i>Jo Coyne</i></p> <p>Signature of Applicant:</p>
--	---

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

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.

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 Copies of the ordinances may be purchased through the Planning Division.

- Submittals shall include seven (7) folded packets containing the following materials:
- A. Copy of the application.
 - B. Cover letter stating the nature of the project.
 - C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
 - D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
 - E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
 - F. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

<p>Major Development (more than 10,000 sq. ft.)</p> <p>Under 50,000 sq. ft. (\$500.00)</p> <p>50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p>Parking Lots over 100 spaces (\$1,000.00)</p> <p>100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p>200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p>Over 300,000 sq. ft. (\$5,000.00)</p> <p>After-the-Fact Review (\$1,000.00 + applicable application fee)</p>	<p>Minor Site Plan Review</p> <p>Less than 10,000 sq. ft. (\$400.00) (<i>initial</i>)</p> <p>After-the-Fact Review (\$1,000.00 + applicable application fee)</p>
<p>Plan Amendments</p> <p>Planning Staff Review (\$250.00)</p> <p>Planning Board Review (\$500.00)</p>	
<p>Billing Address: (name, address and contact information)</p> <p>50 Coyne 197 Pine St, #16 Portland ME 04102 (207) 775-3902 jo.coyne@gwi.net</p>	



Site Plan Checklist
Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Project Name, Address of Project
Coyne residence / 36 Salem St., Portland 04102

Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted Site Plan Item Required Information Section 14-525 (b,c)

1	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: Name and address of applicant and name of proposed development	(2)	✓
a	Scale and north points	(3)	✓
b	Boundaries of the site	(4)	✓
c	Total land area of site	(5)	✓
d	Topography - existing and proposed (2 feet intervals or less)	(6)	✓
e	Plans based on the boundary survey including:	(7)	✓
2	Existing soil conditions	(8)	NA
a	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	(9)	NA
b	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	(10)	✓
d	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	(11)	✓
e	Location of on-site waste receptacles	(12)	NA
e	Public utilities	(13)	✓
e	Water and sewer mains	(14)	✓
e	Culverts, drains, existing and proposed, showing size and directions of flows	(15)	NA
f	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	(16)	✓
g	Location and dimensions of on-site pedestrian and vehicular access ways	(17)	✓
g	Parking areas	(18)	✓
g	Loading facilities	(19)	NA
g	Design of ingress and egress of vehicles to and from the site onto public streets	(20)	✓
g	Curb and sidewalks	(21)	✓
g	Landscaping plan showing:	(22)	✓
h	Location of existing vegetation and proposed vegetation	(23)	✓
h	Type of vegetation	(24)	✓
h	Quantity of plantings	(25)	✓
h	Size of proposed landscaping	(26)	✓
h	Existing areas to be preserved	(27)	✓
h	Preservation measures to be employed	(28)	✓
h	Details of planting and preservation specifications	(29)	✓
h	Location and dimensions of all fencing and screening	(30)	✓
i	Location and intensity of outdoor lighting system	(31)	NA
j	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	(32)	✓
k	Written statements to include:	(33)	✓
c	Description of proposed uses to be located on site	(34)	✓
d	Quantity and type of residential, if any	(35)	✓
d	Total land area of the site	(36)	✓
c2	Total floor area, total disturbed area and ground coverage of each proposed building and structure	(37)	✓
c3	General summary of existing and proposed easements or other burdens	(38)	✓
c4	Type, quantity and method of handling solid waste disposal	(39)	✓
c5	Applicant's evaluation or evidence of availability of off-site public facilities,	(40)	✓
c6	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	(41)	✓

BK12887P2265211
WARRANTY DEED
75463
(Maine Statutory Short Form)
1965

Claude J. Gaudet and Shirley M. Gaudet, of Falmouth, Maine, for

valuable consideration, grant to Jo Ellen Coyne, with a mailing

address of P.O. Box 3774, Portland, Maine 04104, with Warranty

Covenants, the following described real property situated at 36 Salem

Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon,
situated in said Portland, and being more particularly described
on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a
deed from Hilda Cushing Dudley to Grantors dated October 21,
1986, and recorded in the Cumberland County Registry of Deeds in
Book 7495, Page 1.

Witness our hands this 31st day of December, 1996.

Claude J. Gaudet
Claude J. Gaudet

Shirley M. Gaudet
Shirley M. Gaudet

James V. Grasso
Witness

Shirley M. Gaudet
Witness

STATE OF MAINE
CUMBERLAND, ss

December 31, 1996

Personally appeared the above named Claude J. Gaudet and Shirley
M. Gaudet, and acknowledged the foregoing instrument to be their free
act and deed.

Before me,

James V. Grasso
Attorney at Law/Notary Public
JAMES V. GRASSO
MAINE ATTORNEY AT LAW

Printed Name

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land together with the buildings thereon situated on the southerly side of Salem Street in said Portland, being numbered 36 and 38 on said street, and bounded and described as follows:

Beginning at a point on the southerly side of Salem Street at the intersection thereof with the westerly side line of land formerly of one G.C. Hopkins, which intersection is about forty-six (46) feet from the southerly corner of Clark and Salem Streets; thence southeasterly by Hopkins line sixty-nine (69) feet, more or less, to a fence or post; thence southeasterly forty-five (45) feet, more or less, to land formerly of one J.P. Lindsey; thence northwesterly by said Lindsey land fifty-five (55) feet, more or less, to a point in said southerly side line of Salem Street about forty-two (42) feet to the point of beginning, thence north-easterly by said side line of Salem Street, forty-two feet to the point of beginning.

EXHIBIT A

BK:128876266

RECEIVED
 RECORDED REGISTRY OF DEEDS
 96 DEC 31 PM 3: 25
 CUMBERLAND COUNTY

John B. Bowen
 John B. Bowen

Jo Coyne
 197 Pine Street, #16
 Portland, Maine 04102
 207.775.3902 / jcoyner@gwi.net

Zoning Summary

1. Property is located in the R-6 zone.

2. Lot size: 2,765 sf.

Regulations

Min. lot area
 Min. street frontage
 Min. front yard setback
 Min. rear yard setback
 Min. side yard setback
 Max. building height

Required/Allowed

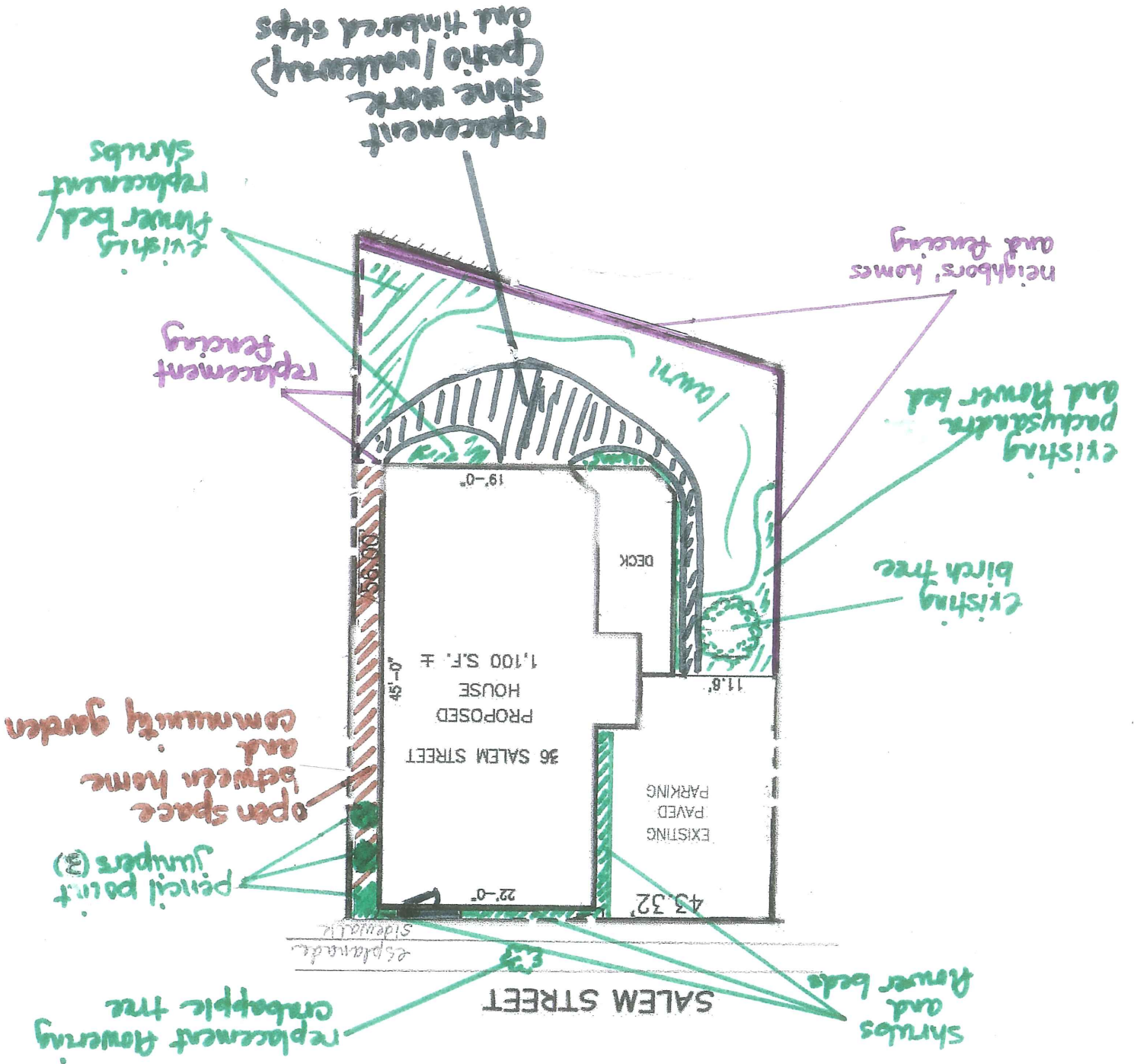
none
 none
 none
 15 ft.
 10.79 ft.
 45 ft.

Provided

2,765 sf.
 43.32 ft.
 0 ft.
 15 ft.
 11.6 ft.
 36.27 ft.
 3 spaces

3. Parking

1.5 spaces/unit



Landscape Plan

Jo Coyne
 197 Pine Street, #16
 Portland, Maine 04102
 207.775.3902 / jocoyne@gwi.net