

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson
Chip Gavin
Kent Avery

November 18, 2013

Kevin Bunker
Developers Collaborative Predevelopment, LLC
17 Chestnut Street
Portland, ME 04101

RE: 172-186 Falmouth Street
CBL: 066A A001, 005, 006, 007, 008, 011 & 012
ZONE: R-5

Dear Mr. Bunker,

At the November 14, 2013 meeting, the Zoning Board of Appeals voted 6-0 to grant the Conditional Use Appeal to change the use of the former Nathan Clifford School into twenty-two residential dwelling units. I am enclosing a copy of the Board's decision.

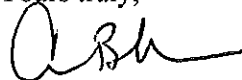
You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the appeal. Please submit your payment on receipt of this invoice. Your permit cannot be issued until your payment has been received.

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property from a school to a multifamily dwelling with twenty-two residential units. The application can be found on line on the City website, www.portlandmaine.gov, under the Planning and Urban Development Department, under Inspections Division, under Downloadable Building Permit Applications – Commercial Interior/Chg Use Application. I have also enclosed a handout, Getting a Building Permit, which outlines the permit process. You have two years from the date of the meeting, November 14, 2013, referenced under section 14-474(f) to obtain the permit, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: November 18, 2013
RE: Action taken by the Zoning Board of Appeals on November 14, 2013.

Members Present: Mark Bower, Kent Avery, Chip Gavin, Eric Larsson, Sara Moppin (secretary), and Gordon Smith (chair)

Members Absent: William Getz

1. New Business

A. Conditional Use Appeal:

172-186 Falmouth Street, Developers Collaborative Predevelopment, LLC, buyer, Tax Map 066A, Block A, Lots 001, 005, 006, 007, 008, 011 & 012, R-5 Residential Zone:

The applicant is seeking a Conditional Use Appeal under section 14-118(a)(3) to convert the building that was formerly occupied by the Nathan Clifford School into twenty-two residential units. Representing the appeal is the buyer. **The Zoning Board of Appeals voted 6-0 to grant the appeal to convert the former Nathan Clifford School into twenty-two residential dwelling units. This appeal is granted for a two year period.**

B. Conditional Use Appeal:

21 Haskell Street, Jeanne Millington, owner, Tax Map 339, Block F, Lot 012 & Tax Map 339, Block G, Lots 027, 028, 029, & 030, R-3 Residential Zone:

The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to her single family home. Representing the appeal is the owner. **The Zoning Board of Appeals voted 6-0 to grant the appeal to allow the accessory dwelling unit to be added to the single family home.**

2. Other Business

Election of Chair and Secretary for the Zoning Board of Appeals. **Gordon Smith was re-elected as Chair and Sara Moppin was re-elected as Secretary.**

Enclosure:

Decision for Agenda from November 14, 2013
One DVD

CC: Mark Rees, City Manager
Jeff Levine, AICP, Director Planning & Urban Development
Alex Jaegerman, Planning Division
Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Attendance Board
Members Present:
Kent Avery
Chip Gavin
Erik Larson
Gordy Smith
Sara Mappin
Mark Fowler

R-5 Residential Zone Alteration of an Existing Structure not in Residential Use:

Conditional Use Appeal

DECISION

Date of public hearing: November 14, 2013

Name and address of applicant: Kevin Bunker
Developers Collaborative Predevelopment, LLC
17 Chestnut St.
Portland, ME 04102

Location of property under appeal: 172-186 Falmouth Street

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Laura Reading, Developers Collaborative

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

The applicant, Developers Collaborative Predevelopment, LLC, is requesting a conditional use permit for a property located within the R-5 zone, in order to convert the use of the former Nathan Clifford School to a 22-unit residential structure. The applicant intends to purchase approximately 1.4 acres of land from the City to develop the necessary parking, landscaping and building area.

A. Conditional Use Standards pursuant to Portland City Code §14-118(a)(3): Alteration of a structure existing and not in residential use as of January 1, 1984, to three (3) or more dwelling units, is permitted, provided that:

1. No dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

The smallest unit will be 675 square feet;
No unit will have less than 600 square feet.

2. No open outside stairways or fire escapes above the ground floor shall be constructed or have been constructed in the immediately preceding five (5) years;

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Per drawings and photographs, there are no exterior stairways or fire escapes.

3. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level;

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

The two lower units will ~~have~~ be elevated 24 inches above the existing floor slab which will ~~place~~ result in both units being ~~well~~ above the 50% average requirement.

4. Three thousand (3,000) square feet of land area per dwelling unit shall be required;

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

There will be a 66,570 square feet total, which results in over 3,000 sq. ft. per dwelling unit

5. On-site parking shall be required as specified in division 20 (off-street parking) of this article, for the combined uses of the site (1 off-street parking space per new unit, (14-332(a)(2)).

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

There ~~are~~ will be 22 new units and 37 or 38 parking spaces. There is no existing parking at the site.

6. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

- a. Any addition or exterior alterations such as facade materials, building form, and compatible with the architectural style of the structure;

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Exterior alterations will be limited and will comply with guidelines of the National Park Service for historic structures. Any exterior alterations will be reviewed by City's Historic Preservation Board. Footprint will remain the same. ^{to repairs}

- b. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Much of ~~proposed~~ parking areas are already paved. A good portion of paved area will be screened by a retaining wall, fence, evergreens, existing vegetation, and additional plantings in consultation with City Arborist. ~~Answered~~

~~Area of parking with scale~~ Scale and area of parking areas will be similar and compatible with other area multi-unit and school/USM facilities.

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes 6 No 0

Reason and supporting facts:

Proposal meets zoning and bulk requirements. Conversion of school to multi-unit residential is a common adaptive use. Proposal has received much public support through

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes 6 No 0

Reason and supporting facts:

Board has not received any testimony from persons opposed to development. There will be no exterior changes and proposal includes adequate off-street parking and

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes 6 No 0

Reason and supporting facts:

Multi-units are an allowed use in the zone and ~~units~~ units comply with density requirements.

Conclusion: (check one)

Option 1: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied and that not all of the factors (1 through 3) described in section B above are present, and therefore GRANTS the application.

6-0

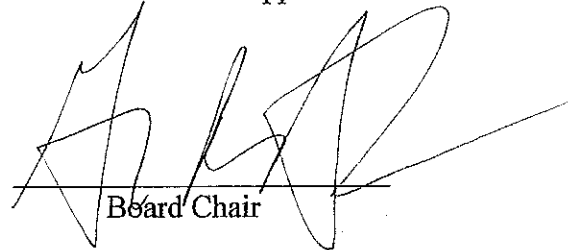
Option 2: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied, and that while not all of the factors (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Approval shall be valid for ~~an indefinite~~
period of two years.

Option 3: The Board finds that not all of the standards (1 through 6) described in section A above have been satisfied and/or that all of the factors (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

11-14-2013


Board Chair

Members Present Gordon Smith - Sara Mappin - Mark Bower
Eric Larsson CITY OF PORTLAND, MAINE - Chip GAVIN - Kent
ZONING BOARD OF APPEALS Avery

Members Absent: Bill Getz
APPEAL AGENDA

Called to Order: 6:35 pm -

The Board of Appeals will hold a public hearing on Thursday, November 14, 2013 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

Granted
6-0
in the fall
2 years

1. New Business

A. Conditional Use Appeal:

172-186 Falmouth Street, Developers Collaborative Predevelopment, LLC, buyer, Tax Map 066A, Block A, Lots 001, 005, 006, 007, 008, 011 & 012, R-5 Residential Zone:

The applicant is seeking a Conditional Use Appeal under section 14-118(a)(3) to convert the building that was formerly occupied by the Nathan Clifford School into twenty-two residential units. Representing the appeal is the buyer.

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Granted
6-0

2. Other Business

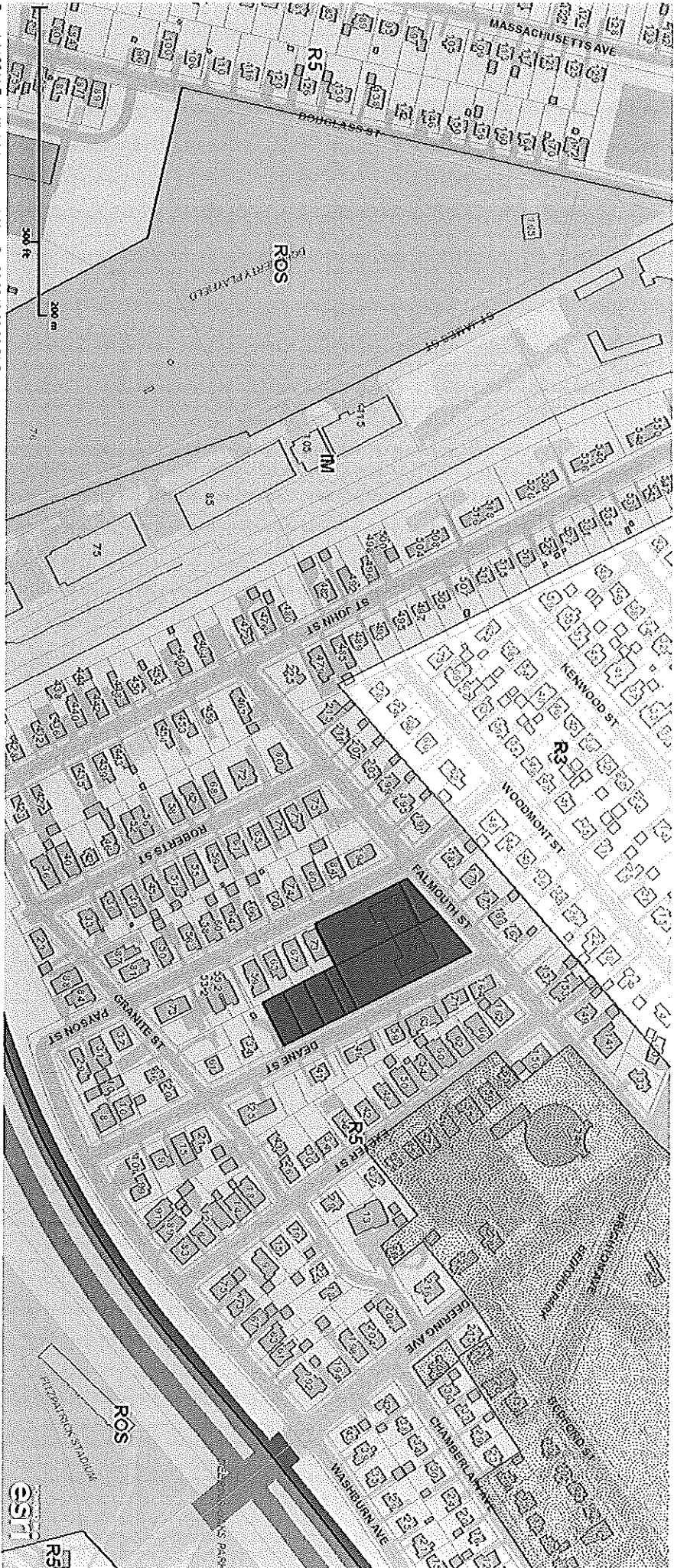
PCordy - Sara

Election of Chair and Secretary for the Zoning Board of Appeals.

3. Adjournment

7:35 pm

172 Falmouth Street



Copyright 2011 Esri. All rights reserved. Mon Oct 28 2013 03:00:59 PM

esri



City of Portland Zoning Board of Appeals

November 6, 2013

Kevin Bunker
Developers Collaborative Predevelopment, LLC
17 Chestnut Street
Portland, ME 04101

Dear Mr. Bunker,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, November 14, 2013 at 6:30 p.m.** in the City Council Chambers located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the legal ad and the notices for the appeal. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, attn. Ann Machado
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1817	Applicant: Kevin Bunker
Project Name: 172 FALMOUTH ST	Location: 172 FALMOUTH ST
CBL: 066A A001001	Application Type: Conditional Use
Invoice Date: 11/06/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$100.00		\$100.00		\$266.27		\$0.00		\$266.27	On Receipt

First Billing

Previous Balance	\$100.00
Payment Received 10/28/2013 - Thank you	\$100.00

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>	
Processing Fee	1	\$50.00	
Notices - ZBA	187	\$140.25	
Legal Advertisements - ZBA	1	\$76.02	
		<u>\$266.27</u>	
Total Current Fees:	+		\$266.27
Total Current Payments:	-		\$0.00
Amount Due Now:			\$266.27

 Detach and remit with payment

CBL 066A A001001
Bill to: Kevin Bunker - Development Collaborative
 17 Chestnut Street
 PORTLAND, ME 04101

Application No: 0000-1817
Invoice Date: 11/06/2013
Invoice No: 43269
Total Amt Due: \$266.27
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

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Project Name: 172 FALMOUTH ST	Location: 172 FALMOUTH ST
CBL: 066A A001001	Application Type: Conditional Use
Invoice Date: 10/28/2013	

Previous Balance		Payment Received		Current Fees		Current Payment		Total Due	Payment Due Date
\$0.00	-	\$0.00	+	\$100.00	-	\$100.00	=	\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Appeal Application Fee	1	\$100.00
		\$100.00
Total Current Fees:	+	\$100.00
Total Current Payments:	-	\$100.00
Amount Due Now:		\$0.00

CBL 066A A001001
Bill to:
 389 CONGRESS ST
 PORTLAND, ME 04101

Application No: 0000-1817
Invoice Date: 10/28/2013
Invoice No: 43176
Total Amt Due: \$0.00
Payment Amount: \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: classified <Classified@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 11/5/2013 1:25 PM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: 4948197.pdf

Hello,

Attached you will find a proof of your legal notice to run on 11/8 for the amount of \$152.04.

Thanks

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, November 05, 2013 1:11 PM
To: classified
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, November 8, 2013.

Thank you.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 172 -186 FALMOUTH STREET

The Zoning Board of Appeals will hold a public hearing on Thursday, November 14, 2013 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

Conditional Use Appeal:

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For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
051 A001001	KAZURA ALESSANDRA N	162 FALMOUTH ST PORTLAND, ME 04102	162 FALMOUTH ST	2
051 A002001	OUELLETTE TERI D & MARK N OUELLETTE JTS	21 CLOVER LEAF LN SCARBOROUGH, ME 04074	66 EXETER ST	3
051 A003001	CHILDS COURTNEY	64 EXETER ST PORTLAND, ME 04102	62 EXETER ST	2
051 A004001	CONNOLLY VINCENT M	60 EXETER ST PORTLAND, ME 04102	60 EXETER ST	2
051 A005001	BOLIN PATRICK R & ANA P ROSSI JTS	54 EXETER ST PORTLAND, ME 04102	54 EXETER ST	2
051 A006001	50 EXETER STREET LLC	50 EXETER ST PORTLAND, ME 04102	50 EXETER ST	2
051 A007001	JOYCE FESTUS & BEVERLENE B JTS	3 HERITAGE LN CUMBERLAND FORESIDE, ME	48 EXETER ST	2
051 A008001	MOHR BERNARD J & KAREN L BROWN-MOHR JTS	57 COYLE ST PORTLAND, ME 04101	42 EXETER ST	2
051 A009001	MORRISSEY SEAN L & JENNIFER L JTS	6 BAYWOODS DR SCARBOROUGH, ME 04074	38 EXETER ST	2
051 A010001	MACK ALVIN G	34 EXETER ST PORTLAND, ME 04102	34 EXETER ST	1
051 A011001	SPILLER BLAKE A	30 EXETER ST PORTLAND, ME 04102	30 EXETER ST	1
051 A012001	SHAPIRO GREGG R & KELLY C PRUCNAL JTS	26 EXETER ST PORTLAND, ME 04102	26 EXETER ST	1
051 A013001	COLLIN PHILIP E	164 FALMOUTH ST PORTLAND, ME 04102	164 FALMOUTH ST	2
051 A014001	CONTI BENITO	17 SUMMERFIELD LN SCARBOROUGH, ME 04074	71 DEANE ST	2
051 A015001	TMMTWO ASSOCIATES LLC	1 DEAKE ST SOUTH PORTLAND, ME 04106	63 DEANE ST	4
051 A017001	SALTER BARRY M	59 DEANE ST PORTLAND, ME 04102	59 DEANE ST	2
051 A018001	VIGUE JAMES A	109 FORESIDE RD CUMBERLAND FORESIDE, ME	49 DEANE ST	2
051 A020001	POLEY KEITH	83 GREENWOOD LN PORTLAND, ME 04103	41 DEANE ST	2
051 A022001	THOMKA-GAZDIK JULIAN D	25 DEANE ST PORTLAND, ME 04102	25 DEANE ST	1
051 A024001	LANOUELETTE DONNA & GARY T	43 GRANITE ST PORTLAND, ME 04102	43 GRANITE ST	1
051 B001001	BUSHELL AGNES BARR & JAMES RICHARD JTS	6663 HARTWOOD DR OAKLAND, CA 94611	18 EXETER ST	2
051 B002001	AGAZARIAN ARTHUR	12 EXETER ST PORTLAND, ME 04102	14 EXETER ST	2
051 B003001	AGAZARIAN ARTHUR & MARIAN V JTS	12 EXETER ST PORTLAND, ME 04102	12 EXETER ST	2
051 B004001	HOUSTON MADELEINE B ETAL	75 PARK AVE AUBURN, ME 04210	6 EXETER ST	2
051 B005001	AGAZARIAN ARTHUR & MARIAN JTS	12 EXETER ST PORTLAND, ME 04102	83 WASHBURN AVE	2
051 B006001	BALBO KRISTINA M	21 DEANE ST PORTLAND, ME 04102	44 GRANITE ST	1
051 B007001	BALBO KRISTINA M	21 DEANE ST PORTLAND, ME 04102	21 DEANE ST	2
051 B008001	ANDERSON JOSEPH J & LAUREN M ANDERSON JTS	15 DEANE ST PORTLAND, ME 04102	15 DEANE ST	4

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
051 B009001	SEAVEY JAMES D & ANITA F OR SURV	11 DEANE ST PORTLAND, ME 04102	9 DEANE ST	2
051 B010001	FRANK JOHN C III	99 WASHBURN AVE PORTLAND, ME 04102	101 DEANE ST	1
051 B011001	FRANK JOHN C III	99 WASHBURN AVE PORTLAND, ME 04102	99 WASHBURN AVE	2
051 B012001	SPROUL MAUREEN & WILLIAM	194 TOWN FARM RD NEW GLOUCESTER, ME 04260	91 WASHBURN AVE	3
051 B013001	CORBETT SUZANNE B & STEPHEN J PLUMMER JTS	53 PILLSBURY ST SOUTH PORTLAND, ME 04106	89 WASHBURN AVE	2
051 D007001	ALLAM CAROLINE S	18 GRANITE ST PORTLAND, ME 04102	18 GRANITE ST	1
051 D008001	SWANN MARK R & MARY JTS	22 GRANITE ST PORTLAND, ME 04102	22 GRANITE ST	1
051 D009001	SIBSON SANDRA L	19 EXETER ST PORTLAND, ME 04102	19 EXETER ST	1
051 D010001	HEISTER KARL B	15 EXETER ST PORTLAND, ME 04102	15 EXETER ST	1
051 D011001	HENDERSON JUSTIN R	9 EXETER ST PORTLAND, ME 04102	9 EXETER ST	2
051 D012001	MACDONALD RICHARD F & JEAN W JTS	11 REGGIO AVE OLD ORCHARD BEACH, ME 04064	75 WASHBURN AVE	2
051 D013001	BARNES ELIZA H & JAMES L BARNES JTS	PO BOX 30 WEST BETHEL, ME 04286	73 WASHBURN AVE	2
051 E001001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	232 DEERING AVE	1
051 E006001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	226 DEERING AVE	1
051 E008001	MARQUES JOSEPH S & MARTHA L MARQUES JTS	216 DEERING AVE PORTLAND, ME 04102	216 DEERING AVE	2
051 E011001	RAY CLINTON J & CHELSEA K RAY JTS	150 FALMOUTH ST PORTLAND, ME 04102	150 FALMOUTH ST	2
051 E012001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	63 EXETER ST	1
051 E014001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	59 EXETER ST	1
051 E015001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	55 EXETER ST	1
051 E016001	UNIVERSITY OF MAINE SYSTEM	107 MAINE AVE BANGOR, ME 04401	51 EXETER ST	2
051 E017001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	47 EXETER ST	1
051 E018001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	43 EXETER ST	1
051 E019001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	39 EXETER ST	1
051 E020001	CARLSON WILLIAM	37 EXETER ST PORTLAND, ME 04102	37 EXETER ST	1
051 E021001	GRANITE STREET LLC	PO BOX 7626 PORTLAND, ME 04112	13 GRANITE ST	12
051 E022001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	7 GRANITE ST R	1
051 E024001	STIMPSON LINDA & PETER L DARVIN	29 EXETER ST PORTLAND, ME 04102	29 EXETER ST	1
066A A009001	YOUNG FLORENCE A	34 DEANE ST PORTLAND, ME 04102	DEANE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
066A A010001	YOUNG FLORENCE A	34 DEANE ST PORTLAND, ME 04102	34 DEANE ST	1
066A A015001	LERCH CHARLES F	73 PAYSON ST PORTLAND, ME 04102	73 PAYSON ST	2
066A A016001	GALLAGHER NANCY L	67 PAYSON ST PORTLAND, ME 04102	67 PAYSON ST	2
066A A017001	BUBIER MARK D	PO BOX 88 GREENE, ME 04236	63 PAYSON ST CONDO 1	2
066A A017002	WILLIAMS SARAH	63 PAYSON ST # 2 PORTLAND, ME 04102	63 PAYSON ST CONDO 2	1
066A A018001	DUFFEY AARON P	61 PAYSON ST PORTLAND, ME 04102	59 PAYSON ST	2
066A A019001	KAYNOR EDWARD D & LESLIE M JTS	53 PAYSON ST APT 2 PORTLAND, ME 04102	53 PAYSON ST	4
066A A019531	SPAULDING JAMES G & JEAN SPAULDING JTS	53 PAYSON ST # 1 PORTLAND, ME 04102	53 PAYSON ST UNIT 531	1
066A A019532	PETERSON MAIER SARAH & JEFFREY PETERSON JTS	53 PAYSON ST # 2 PORTLAND, ME 04102	53 PAYSON ST UNIT 532	1
066A A019551	BAIN KATHLEEN S	55 PAYSON ST # 1 PORTLAND, ME 04102	55 PAYSON ST UNIT 551	1
066A A019552	SAMPRAKOS KRISTEN S & EDWARD P SAMPRAKOS JTS	55 PAYSON ST # 2 PORTLAND, ME 04102	55 PAYSON ST UNIT 552	1
066A A021001	SULLIVAN JANE	61 GRANITE ST PORTLAND, ME 04102	61 GRANITE ST	1
066A A022001	SULLIVAN JANE	61 GRANITE ST PORTLAND, ME 04102	GRANITE ST	1
066A A023001	AGGARWAL NIRUPAMA	11 DEERING ST PORTLAND, ME 04101	73 GRANITE ST	5
066A B001001	CARON RACHEL CHAYA & SCOTT PIERCE	PO BOX 15009 PORTLAND, ME 04112	84 PAYSON ST	1
066A B002001	GREEN COLEMAN F & PAULETTE C GREEN JTS	80 PAYSON ST PORTLAND, ME 04102	80 PAYSON ST	1
066A B003001	BERRY CHRIS A	76 PAYSON ST PORTLAND, ME 04102	74 PAYSON ST	1
066A B004001	GRANT BENJAMIN K & CATHERINE G GAYNOR JTS	70 PAYSON ST PORTLAND, ME 04102	70 PAYSON ST	1
066A B005001	CALLAN CHRISTOOPHER J & SUZANNE A WINIECKI JTS	66 PAYSON RD PORTLAND, ME 04102	66 PAYSON ST	1
066A B006001	NADEAU SUSAN M	64 PAYSON ST PORTLAND, ME 04102	64 PAYSON ST	3
066A B007001	MARANAN JULIE E	58 PAYSON ST # 1 PORTLAND, ME 04102	58 PAYSON ST UNIT 1	1
066A B007002	MOHR STEPHEN B & TATYANNA SEREDIN JTS	60 PAYSON ST # 2 PORTLAND, ME 04102	60 PAYSON ST UNIT 2	1
066A B008001	DILLON BRIAN D & LUCY B JTS	36 HOLLISTON ST MEDWAY, MA 02053	56 PAYSON ST	3
066A B009001	TOOHEY YASELIS J	50 PAYSON ST PORTLAND, ME 04102	50 PAYSON ST	2
066A B010001	STURMER MARVIN A & BRIGITTE STURMER JTS	4212 ALHAMA DR WOODLAND HILLS, CA 91364	75 ROBERTS ST	3
066A B012001	GENOVESE GERALD P	22 COLLEY BROOK DR WINDHAM, ME 04062	73 ROBERTS ST	2
066A B013001	POKRANT FAMILY LLC	3 LANTERN LN LYNNFIELD, MA 01940	71 ROBERTS ST	3
066A B014001	NIKKI RAE LLC	65 ROBERTS ST PORTLAND, ME 04102	65 ROBERTS ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
066A B015001	NEY JOHN M III	131 BEACON ST # 1 PORTLAND, ME 04103	61 ROBERTS ST	3
066A B018001	LAPINE CRAIG A & MARJORIE NICOLE CHAISON JTS	49 OBRION ST # 2 PORTLAND, ME 04101	59 ROBERTS ST	2
066A B017001	BINGHAM KRISTIN M & R DEAN BRINGHAM JTS	55 ROBERTS ST PORTLAND, ME 04102	55 ROBERTS ST	2
066A B018001	SEELY JOSEPH F SR	53 ROBERTS ST PORTLAND, ME 04102	51 ROBERTS ST	3
066A B019001	CORBIN JEFFREY P	836 WASHINGTON AVE # 9 PORTLAND, ME 04103	81 GRANITE ST	3
066A B020001	PALMER LEROY	85 GRANITE ST PORTLAND, ME 04102	87 GRANITE ST	3
066A B021001	DILLON BRIAN D & LUCY B DILLON JTS	36 HOLLISTON ST MEDWAY, MA 02053	45 ROBERTS ST	2
066A B022001	ARKALA LLC	3 MCGILL FERN RD STANDISH, ME 04084	39 ROBERTS ST	2
066A B023001	KULL CHRISTOPHER W & ANDREA S KULL JTS	39 ROBERTS ST # 1 PORTLAND, ME 04102	39 ROBERTS ST	3
066A B024001	AYER NANCY I	33 ROBERTS ST # 2 PORTLAND, ME 04102	33 ROBERTS ST	3
066A B025001	RICHARDSON JOEL C	194 FALMOUTH ST PORTLAND, ME 04102	194 FALMOUTH ST	2
066A B026001	RICHARDSON JOEL C	26 NOYES ST PORTLAND, ME 04103	FALMOUTH ST	1
066A C001001	KIRBY KYLE N	20 DEANE ST PORTLAND, ME 04102	20 DEANE ST	1
066A C002001	HALL BRYAN J & DEBORAH J BURNS-HALL JTS	66 GRANITE ST PORTLAND, ME 04102	66 GRANITE ST	1
066A C003001	CAMPBELL STACEY C	37 PAYSON ST PORTLAND, ME 04102	37 PAYSON ST	3
066A C004001	SILVERBACK LLC	7 EDGEFIELD RD GORHAM, ME 04038	10 DEANE ST	3
066A C005001	DEXTER ANNE MAYRE & DENNIS DANIE JTS	710 WASHINGTON AVE PORTLAND, ME 04103	8 DEANE ST	2
066A C007001	CONNOLLY VINCENT M & JOANNE A CONNOLLY JTS	60 EXETER ST PORTLAND, ME 04102	33 PAYSON ST	3
066A C008001	LABRECK MARTA OLIVA & TRAVIS M LABRECK JTS	29 PAYSON ST PORTLAND, ME 04102	29 PAYSON ST	2
066A C011001	MCILWAIN TAMMY L & MICHAEL L COYNE	10 DEANE ST PORTLAND, ME 04102	10 DEANE ST	1
066A D001001	HANSCOME ROBERT G	84 GRANITE ST PORTLAND, ME 04102	84 GRANITE ST	3
066A D002001	HAYDEN SHELLY M & NATHANIEL W HUNT JTS	755 HALLOWELL RD POWNA, ME 04069	88 GRANITE ST	3
066A D003001	FERNALD SETH W & MIRANDA FERNALD JTS	45 MAPLE AVE SCARBOROUGH, ME 04074	23 ROBERTS ST	3
066A E005001	WELTY CHARLES J & MARTHA M	66 WOODMONT ST PORTLAND, ME 04102	66 WOODMONT ST	1
066A E006001	FOSTER ROBERT W	199 FALMOUTH ST PORTLAND, ME 04102	199 FALMOUTH ST	1
066A E007001	BEAL SAMUEL A & FAITH JTS	68 WOODMONT ST PORTLAND, ME 04102	68 WOODMONT ST	1
066A E008001	MIKKELSEN MARGUERITE R WID VET	203 FALMOUTH ST PORTLAND, ME 04102	203 FALMOUTH ST	1
066A E009001	MORGAN JAMES R & DORIS F QUINN JTS	74 WOODMONT ST PORTLAND, ME 04102	74 WOODMONT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
066A E010001	CANGELOSI FRANK J III & MICHAELANNE CANGELOSI JTS	207 FALMOUTH ST PORTLAND, ME 04102	207 FALMOUTH ST	1
066A E011001	DANILEWICZ STANLEY J VN VET & HELEN DANILEWICZ ETAL	78 WOODMONT ST PORTLAND, ME 04102	78 WOODMONT ST	1
066A E012001	PONTIUS DAVID B & ELIZABETH A JTS	211 FALMOUTH ST PORTLAND, ME 04102	211 FALMOUTH ST	1
066A E013001	HENDERSON LAURA L & RUDY WILLIAM H JTS	215 FALMOUTH ST PORTLAND, ME 04102	215 FALMOUTH ST	1
066A E014001	WYCOFF ERIC J & JEANNETTE N WYCOFF JTS	62 WOODMONT ST PORTLAND, ME 04102	62 WOODMONT ST	1
066A F001001	GRIFFIN HENRY W III & ELIZABETH EDDY GRIFFIN JTS	17 BELMONT ST PORTLAND, ME 04101	80 ROBERTS ST	3
066A F002001	MACDOWELL PAUL TRUSTEE	72 ROBERTS ST PORTLAND, ME 04102	72 ROBERTS ST	2
066A F004001	DEMERS LUCY & SHAUN-MICHAEL D MILLS JTS	68 ROBERTS ST PORTLAND, ME 04102	68 ROBERTS ST	3
066A F005001	MARION LORRAINE B	62 ROBERTS ST PORTLAND, ME 04102	62 ROBERTS ST	2
066A F006001	ACKLEY KIMBERLY S	53 WATERHOUSE RD GORHAM, ME 04038	58 ROBERTS ST	3
066A F007001	DIGHTON DAVID E	54 ROBERTS ST PORTLAND, ME 04102	54 ROBERTS ST	2
066A F007050	BOUTON MATTHEW J	50 ROBERTS ST PORTLAND, ME 04102	50 ROBERTS ST	1
066A F007052	HOLLANDER LINDA I	52 ROBERTS ST PORTLAND, ME 04102	52 ROBERTS ST	1
066A F007054	HOOP KATRINA	54 ROBERTS ST PORTLAND, ME 04102	54 ROBERTS ST	1
066A F007056	GOLDSTEIN INA R	56 ROBERTS ST PORTLAND, ME 04102	56 ROBERTS ST	1
066A F009001	DOHERTY JULIE A	42 ROBERTS ST PORTLAND, ME 04102	42 ROBERTS ST	1
066A F010001	PECK MATTHEW F & KIMBERLY K PECK JTS	9 FAIRWAY DR SCARBOROUGH, ME 04074	40 ROBERTS ST	2
066A F011001	LOWELL PENNY JERRY ALYCE	36 ROBERTS ST PORTLAND, ME 04102	36 ROBERTS ST	2
066A F012001	19 SOUTH STREET LLC	470 FOREST AVE STE 203 PORTLAND, ME 04101	463 ST JOHN ST	10
066A F013001	GENETTI DIANA	459 ST JOHN ST PORTLAND, ME 04102	459 ST JOHN ST	1
066A F014001	PIKE CAROL S & JAMES F JTS	39 ALBA ST PORTLAND, ME 04103	453 ST JOHN ST	4
066A F015001	EYLER CAROLYN S	341 E BRIDGE ST WESTBROOK, ME 04092	451 ST JOHN ST	2
066A F017001	BAUER DAVID E	443 ST JOHN ST PORTLAND, ME 04102	443 ST JOHN ST	1
066A F018001	REYNOLDS TODD & KAREN HEERY JTS	439 ST JOHN ST PORTLAND, ME 04102	439 ST JOHN ST	2
066A F022001	ANDREOZZI ROCCO J IV	46 ROBERTS ST PORTLAND, ME 04102	46 ROBERTS ST	2
079 D001001	PLANTE JOHN F	495 ST JOHN ST PORTLAND, ME 04102	495 ST JOHN ST	1
079 D002001	POI MESHACH B	493 ST JOHN ST PORTLAND, ME 04102	493 ST JOHN ST	1
079 D003001	HOWITT JENNY & GEORGE S HOWITT JTS	485 ST JOHN ST # 1 PORTLAND, ME 04102	485 ST JOHN ST UNIT 1	1

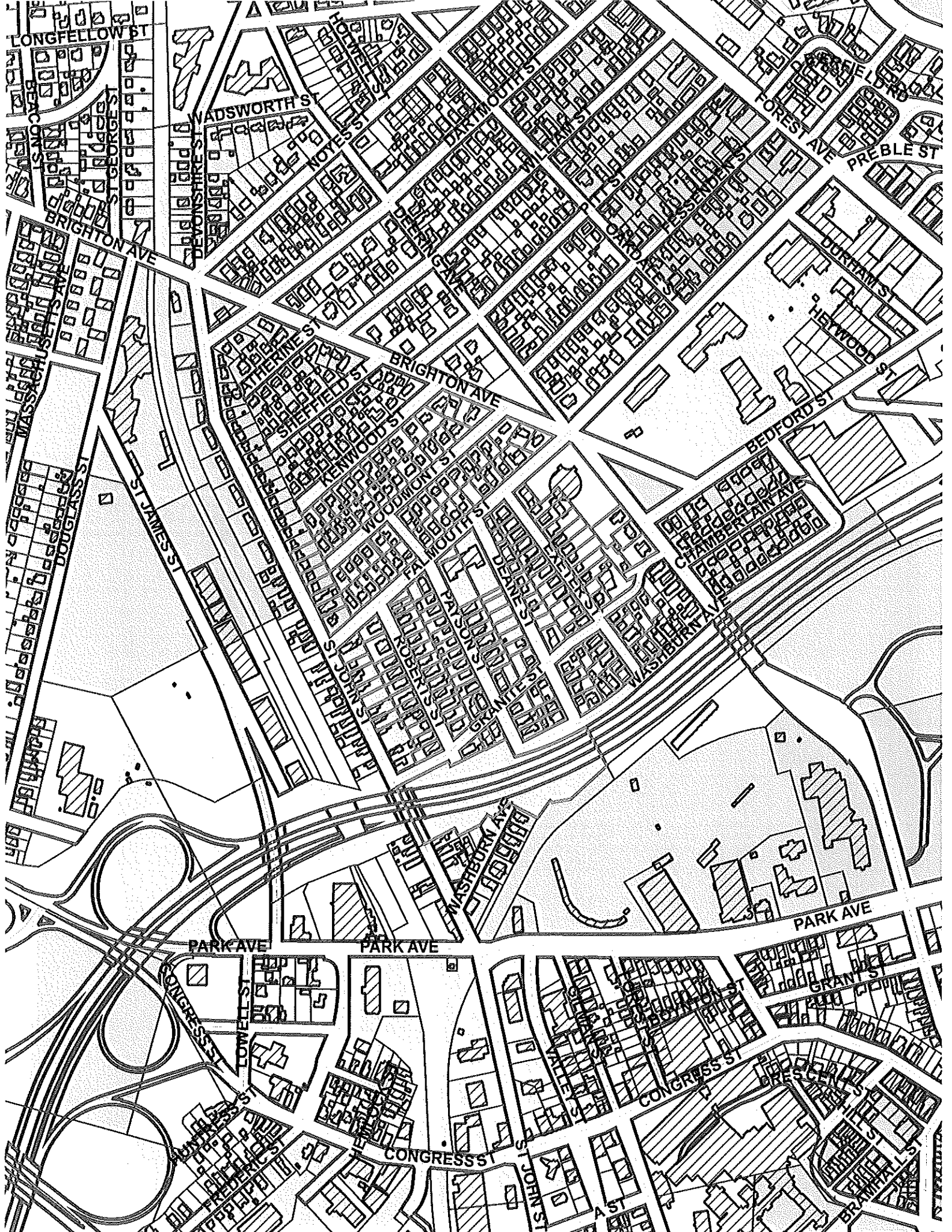
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
079 D003002	HOWITT GEORGE S & JENNY HOWITT JTS	485 ST JOHN ST # 2 PORTLAND, ME 04102	485 ST JOHN ST UNIT 2	1
079 D004001	MOORE NATHANIEL T	479 ST JOHN ST # 1 PORTLAND, ME 04102	479 ST JOHN ST UNIT 1	1
079 D004002	EDWARDS ANNE R	479 ST JOHN ST # 2 PORTLAND, ME 04102	479 ST JOHN ST UNIT 2	1
079 D004003	MOLLEUR NATHANIEL M	479 ST JOHN ST # 3 PORTLAND, ME 04102	479 ST JOHN ST UNIT 3	1
079 D005001	MOORE DARREN L	225 FALMOUTH ST PORTLAND, ME 04102	225 FALMOUTH ST	1
079 D006001	BODLOVICK GREGORY J & SIMONE JTS	489 ST JOHN ST PORTLAND, ME 04102	489 ST JOHN ST	1
080 A015001	BISSON ANGELA	497 ST JOHN ST PORTLAND, ME 04102	497 ST JOHN ST	1
080 H005001	THRASH BENJAMIN H & RACHAEL H THRASH JTS	54 KENWOOD ST PORTLAND, ME 04102	54 KENWOOD ST	1
080 H006001	DUFFY KRISTIN & WILLIAM J DUFFY JR JTS	63 WOODMONT ST PORTLAND, ME 04102	63 WOODMONT ST	1
080 H007001	BRUCE ROBERT C & CYNTHIA L CZAJKOWSKI JTS	58 KENWOOD ST PORTLAND, ME 04102	58 KENWOOD ST	1
080 H008001	JEPSON TODD O & LAEL C JEPSON JTS	67 WOODMONT ST PORTLAND, ME 04102	67 WOODMONT ST	1
080 H009001	LITTLEFIELD DAVID M JR & JOANNA A JTS	105 SPENSER LN SEWICKLEY, PA 15143	62 KENWOOD ST	1
080 H010001	STRODS ANITA M & DAVID P DORE JTS	69 WOODMONT ST PORTLAND, ME 04102	69 WOODMONT ST	2
080 H011001	MURPHY ELLEN T & DANIEL L MURPHY JTS	75 WOODMONT ST PORTLAND, ME 04102	75 WOODMONT ST	1
081 D001001	SCHWANAUER FRANCIS & JOHANNA M OR SURV	807 S CEDAR ST URBANA, IL 61801	4 WOODMONT ST	1
081 D002001	HIGH MARK E & MARY ELIZABETH WOODBURY	60 BRIGHTON AVE PORTLAND, ME 04102	60 BRIGHTON AVE	1
081 D004001	DAVIS DONNABETH	133 FALMOUTH ST PORTLAND, ME 04102	133 FALMOUTH ST	1
081 D005001	GARRETT JAMES S & COURTNEY L ANSON JTS	14 WOODMONT ST PORTLAND, ME 04102	14 WOODMONT ST	1
081 D007001	MONAGHAN MICHAEL C & ELLEN JTS	100 COMMERCIAL ST PORTLAND, ME 04101	141 FALMOUTH ST	1
081 D008001	MONAGHAN MATTHEW J & KAREN E JTS	149 FALMOUTH ST PORTLAND, ME 04102	149 FALMOUTH ST	1
081 D009001	SULLIVAN CATHERINE R	18 WOODMONT ST PORTLAND, ME 04102	18 WOODMONT ST	1
081 D010001	MONAGHAN MICHAEL C & ELLEN JTS	153 FALMOUTH ST PORTLAND, ME 04102	153 FALMOUTH ST	2
081 D012001	MYERS JANINE T WID KW VET	157 FALMOUTH ST PORTLAND, ME 04102	157 FALMOUTH ST	1
081 D013001	VANAMEE BARBARA ANNE	22 WOODMONT ST PORTLAND, ME 04102	22 WOODMONT ST	1
081 D014001	HAINS ROBERT C	250 HOLM AVE PORTLAND, ME 04102	161 FALMOUTH ST	1
081 D015001	SIMS-KASTELEIN KRISTIN	26 WOODMONT ST PORTLAND, ME 04102	26 WOODMONT ST	1
081 D016001	BARBER PATRICIA M	167 FALMOUTH ST PORTLAND, ME 04102	167 FALMOUTH ST	1
081 D017001	BULLOCK MARTHA D	32 WOODMONT ST PORTLAND, ME 04102	32 WOODMONT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
081 D018001	WANDA JENNIFER	169 FALMOUTH ST PORTLAND, ME 04102	169 FALMOUTH ST	1
081 D019001	WERNER KATHLEEN M WID WWII	36 WOODMONT ST PORTLAND, ME 04102	36 WOODMONT ST	1
081 D020001	GUNNOE ERIC L & NANCY C GUNNOE JTS	173 FALMOUTH ST PORTLAND, ME 04103	173 FALMOUTH ST	1
081 D021001	SHEILS WILLIAM J & MARTHA PAPP JTS	44 WOODMONT ST PORTLAND, ME 04102	44 WOODMONT ST	1
081 D023001	COONEY EDWARD J & CLAIRE	179 FALMOUTH ST PORTLAND, ME 04102	179 FALMOUTH ST	1
081 D024001	SPONSLER MARJORIE B	PO BOX 8654 PORTLAND, ME 04104	48 WOODMONT ST	2
081 D025001	ZAMBONI ZACHARY S	183 FALMOUTH ST PORTLAND, ME 04102	183 FALMOUTH ST	1
081 D026001	NOYES RICHARD D & CLORINDA	40 WOODMONT ST PORTLAND, ME 04102	40 WOODMONT ST	1
081 E002001	SHUR SCOTT & JACQUELINE R SHUR JTS	191 FALMOUTH ST PORTLAND, ME 04102	191 FALMOUTH ST	1
081 E004001	RACINE DONALD D & LYN GUYETT JTS	195 FALMOUTH ST PORTLAND, ME 04102	195 FALMOUTH ST	1
081 F001001	SYMONDS JOAN	PO BOX 983 SCARBOROUGH, ME 04070	4 KENWOOD ST	1
081 F003001	STULGAITIS PAUL F VN VET	9 WOODMONT ST PORTLAND, ME 04102	9 WOODMONT ST	1
081 F005001	DEPREZ LUISA S	12 KENWOOD ST PORTLAND, ME 04102	12 KENWOOD ST	1
081 F006001	FLYNN JODY	15 WOODMONT ST PORTLAND, ME 04102	15 WOODMONT ST	1
081 F007001	CARPENTIER MARK C & LOUISE R JTS	21 WOODMONT ST PORTLAND, ME 04102	21 WOODMONT ST	1
081 F008001	WRIGGINS JENNIFER	14 KENWOOD ST PORTLAND, ME 04102	14 KENWOOD ST	1
081 F009001	OPPERMAN JOHN R & JULIANNE R JTS	25 WOODMONT ST PORTLAND, ME 04102	25 WOODMONT ST	1
081 F011001	MACDONALD SANDRA J	31 WOODMONT ST PORTLAND, ME 04102	31 WOODMONT ST	1
081 F012001	MAZURKIEWICZ MICHAEL & THERESA J JTS	24 KENWOOD ST PORTLAND, ME 04102	24 KENWOOD ST	1
081 F014001	DIMARZIO CATHLEEN	28 KENWOOD ST PORTLAND, ME 04102	28 KENWOOD ST	1
081 F015001	BOTLER JILL E P	35 WOODMONT ST PORTLAND, ME 04102	35 WOODMONT ST	1
081 F016001	TOTMAN DANA W & DONNA M TOTMAN JTS	32 KENWOOD ST PORTLAND, ME 04102	32 KENWOOD ST	1
081 F017001	BROWN ZACHARY R & LEAH S ROBERTSON	41 WOODMONT ST PORTLAND, ME 04102	41 WOODMONT ST	1
081 F018001	SULLIVAN PETER M & JULIE H SULLIVAN JTS	38 KENWOOD ST PORTLAND, ME 04102	38 KENWOOD ST	1
081 F019001	TURESKY DAVID S TRUSTEE	477 CONGRESS ST PORTLAND, ME 04101	47 WOODMONT ST	1
081 F020001	BOWDEN JOSEPH	42 KENWOOD ST PORTLAND, ME 04102	42 KENWOOD ST	1
081 F021001	PITCOCK SCOTT & SIBYL PITCOCK JTS	49 WOODMONT ST PORTLAND, ME 04102	49 WOODMONT ST	1
081 F022001	SOUTHARD JENNIFER M & EDWARD J SUSLOVIC JTS	46 KENWOOD ST PORTLAND, ME 04101	46 KENWOOD ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
081 F023001	STURGEON RICHARD H & BARBARA Y STURGEON TRUSTEE	55 WOODMONT ST PORTLAND, ME 04102	55 WOODMONT ST	1
081 F024001	FUREY BARBARA H & MARK G JTS	21 SHEFFIELD ST PORTLAND, ME 04102	48 KENWOOD ST	2
081 F025001	MCCORMICK JANICE L	59 WOODMONT ST PORTLAND, ME 04102	59 WOODMONT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed 199 UNITS 331



LONGFELLOW ST

ST GEORGE ST

BRIGHTON AVE

ST JAMES ST

DOUGLASS ST

PARK AVE

CONGRESS ST

ADSWORTH ST

DEVONSHIRE ST

NOYES ST

ATHERINE ST

ST JOHN ST

WASHBURN AVE

PARK AVE

CONGRESS ST

TOWELL ST

CONGRESS ST

ST JOHN ST

DANFORTH ST

BRIDGE ST

BRIGHTON AVE

WOODMONT ST

ROBERTSON ST

WASHBURN AVE

PARK AVE

CONGRESS ST

CONGRESS ST

ST JOHN ST

CONGRESS ST

WILSON ST

BRIDGE ST

BRIGHTON AVE

WOODMONT ST

ROBERTSON ST

WASHBURN AVE

PARK AVE

CONGRESS ST

CONGRESS ST

ST JOHN ST

CONGRESS ST

FOREST ST

BRIDGE ST

BRIGHTON AVE

WOODMONT ST

ROBERTSON ST

WASHBURN AVE

PARK AVE

CONGRESS ST

CONGRESS ST

ST JOHN ST

CONGRESS ST

FOREST ST

BRIDGE ST

BRIGHTON AVE

WOODMONT ST

ROBERTSON ST

WASHBURN AVE

PARK AVE

CONGRESS ST

CONGRESS ST

ST JOHN ST

CONGRESS ST

PREBLE ST

BRIDGE ST

BRIGHTON AVE

WOODMONT ST

ROBERTSON ST

WASHBURN AVE

PARK AVE

CONGRESS ST

CONGRESS ST

ST JOHN ST

CONGRESS ST