

79-C-1

2004-0029

498 St. John St.

Duplex

George Bolduc

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 9, 2004

Mr. George Bolduc
496 St. John Street
Portland, ME 04102

Dear Mr. Bolduc:

RE: Application for Minor Site Plan, 498 St. John Street
(CBL#079C001) (ID#2004-0029)

*William Bolduc
- 232-9556
- concerned other 2-f
did not install curb +
sidewalk like he was
required to do -*

Thank you for your application for the 498 St. John Street Duplex. Upon review, the City has the following comments:

1. Planning Comments:

- a. Building: A building permit application is required along with your minor site plan application. Please apply at the City's Building Inspections Department.
- b. Zoning: The zoning administrator has indicated that there may be setback issues as a result of the new lot line between the properties.
- c. Site Plan:
 - i. Please indicate whether there are any proposed changes in the topography.
 - ii. A cleanout is required on your sewer lead (>80 feet from sewer main).
 - iii. Are any foundation drains proposed? If so, please show the discharge/outlet location.
 - iv. Landscaping: Please indicate the species and caliper of street trees and foundation plantings that are shown on your site plan.
 - v. Parking: The zoning administrator has indicated that a total of 5 parking spaces are needed to facilitate both properties. The 10' paving extension may need to be extended further. Also, a copy of the executed access easement will be required prior to obtaining a certificate of occupancy.
 - vi. Utilities: Capacity letters will need to be obtained from the Portland Water District and the City's Wastewater Division to assure available capacity for Water and Sewer services.
 - vii. Curb and Sidewalk: Attached are the criteria for waiving curb and sidewalk. Please indicate which criteria are being met, so that the City may review the waiver.

sidewalk cost estimate based upon current cost estimates for this work. I am in concurrence with Todd Merkle's effort to try to minimize the cost to you for the street opening fees by minimizing the trench opening to provide access to the utilities to which you need to access.

Thank you in advance for your cooperation and patients with my office as we fully evaluate your request. Should you have any questions or need further information, please call me at 874-8823.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'M. Bobinsky', written over the typed name.

Michael J. Bobinsky
Director of Public Works

Cc: Todd Merkle, Construction Inspections Coordinator
Sarah Hopkins, Development Review Services Manager



CITY OF PORTLAND

June 3, 2004

Mr. William Bolduc
496 St. John Street
Portland, Maine 04102

Re: Letter of April 4, 2004 496-498 St. John Street

Dear Mr. Bolduc:

Thank you for your letter dated April 4, 2004, (letter states as August 4, but we are assuming that to be a typo), regarding a request to review your street opening obligations associated with your multi-family project located at 496-498 St. John Street. We have completed that review and I will not be able to defer the opening obligations associated with this project. I appreciate your point that your opening and that of an adjacent opening at 495 will be abutting each other, however the Street Opening Ordinance is clear about the obligations associated with opening a street and particularly a moratorium street, and I am not able to conclude that your project merits a deviation from the procedures or assessments. In addition, I understood that you had previously requested a waiver for the sidewalk and curbing requirement and unfortunately I am not able to agree with this request as well.

I will however, agree to have you escrow the cost/value of the curb and sidewalk material and the City's Department of Public Works is willing to then include this work along with several other sidewalk maintenance locations when this work is performed by a contractor for the City. I am aware that you have been communicating with Todd Merkle of my staff on details of your project and we will assist with an updated curb and

sidewalk cost estimate based upon current cost estimates for this work. I am in concurrence with Todd Merkle's effort to try to minimize the cost to you for the street opening fees by minimizing the trench opening to provide access to the utilities to which you need to access.

Thank you in advance for your cooperation and patients with my office as we fully evaluate your request. Should you have any questions or need further information, please call me at 874-8823.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'M. Bobinsky', written over the typed name.

Michael J. Bobinsky
Director of Public Works

Cc: Todd Merkle, Construction Inspections Coordinator
Sarah Hopkins, Development Review Services Manager

JIM CAMODY
Transportation
Engineer
874-8894

September 1, 2006

Shukria Wiar
Planner
City of Portland
389 Congress St.
Portland, Maine 04101

Dear Shukria,

I am the owner of the lot on Inverness St. in which you have had discussions with Bob Greenlaw about. We hope we have finally addressed all of the issues which your office had with the proposed duplex. (see attached plan)

The purpose of this letter is to request a curbing and sidewalk waiver. According to Sec 14-506(b) Modifications, sentences #2 and #6 under the sidewalk section would apply to a waiver.

#2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.

#6. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features relating to landscaping or topography that are deemed to be of greater public value. (A beautiful 30 inch maple tree would have to be removed)

Please let me know if this is enough to justify a curbing and sidewalk waiver.

Sincerely,



Mike Michaud
8 Fernald Terrace
Portland, Maine 04103
(207)831-7427
mmichaud@kw.com



PORTLAND MAINE

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

March 24, 2005

Mr. William Bolduc
496 St. John Street
Portland, ME 04102

Dear Mr. Bolduc:

RE: Minor Site Plan, 498-500 St. John Street Duplex
(CBL#079C001) (ID#2004-0029)

At a recent site visit, it was observed that the elevation of the proposed building appears to be higher than the proposed elevation on the approved site plan.

It appears that the foundation elevation has been elevated approximately 2 feet. As a result, changes in topography/grade have been done, which are not shown on your approved plan.

Because your buildout is not in accordance with your approved plan, a revision to your site plan is required. This revision should address these discrepancies listed above.

The following is a reference to your approval letter:

“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.”

Review and approval of these changes will be required prior to the issuance of your final certificate of occupancy, or prior to any reduction in performance guarantee.

Please submit 4 copies of your revised plan at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager



Date: June 30, 2005

TD Banknorth, N.A.
7 New England Executive Park
Tenth Floor
Burlington, MA 01803

Letter of Credit Number **0721063270**

BENEFICIARY

Lee D. Urban
Planning and Development Department Director
Planning Division
City of Portland, 4th Floor
389 Congress Street
Portland, Maine 04101

CUSTOMER

William D. Bolduc for
Bolduc Duplex
498 St. John Street
Portland, Maine

Dear Beneficiary:

We hereby amend our Irrevocable Standby Letter of Credit Number **0721063270**
Amendment Number 01.

- This Irrevocable Standby Letter of Credit is reduced from US\$13,200.00 to a new aggregate balance of US\$4,800.00.
- All demands for payment and all other communications to the Bank relative to this Letter of Credit shall be in writing and addressed and presented to TD Banknorth, N.A., International Banking, 7 New England Executive Park, Tenth Floor, Burlington, MA 01803.

All other terms and conditions remain unchanged. This amendment is considered an integral part of the Letter of Credit and must be attached thereto.

This amendment is subject to the Uniform Customs and Practice for Documentary Credits, 1993 Revision, International Chamber of Commerce Publication No. 500

TD Banknorth N.A.

Kate Kent-Sheehan
Its: Vice President

This amendment is subject to your consent and your agreement to its terms. Please sign the attached copy of this amendment indicating your agreement or refusal and return to the above address by mail or fax.

We accept the amendment.

We refuse the amendment.

Planning Division, City of Portland, Portland, Maine

Authorized Signature

Please address all inquires related to this item to the above address, Attn: International Banking, Standby Letter of Credit Dept., or by calling: Tom Maslin @ 781 229-5464 or Kate Sheehan @ 781 229-5458. Our Fax # 781-229-5663.



Banknorth, N.A.

Date: June 30, 2005

TD Banknorth, N.A.
7 New England Executive Park
Tenth Floor
Burlington, MA 01803

Letter of Credit Number **0721063270**

BENEFICIARY

Lee D. Urban
Planning and Development Department Director
Planning Division
City of Portland, 4th Floor
389 Congress Street
Portland, Maine 04101

CUSTOMER

William D. Bolduc for
Bolduc Duplex
498 St. John Street
Portland, Maine

Dear Beneficiary:

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Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 5/21/04

Name of Project: Borou Duplex

Address/Location: 498 ST. JOHN ST Portland, ME 04102

Developer: William Borou

Form of Performance Guarantee: ESCROW ACCOUNT

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

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						
Granite Curbing			\$8,000			
Sidewalks						
Esplanades						
Monuments						
Street Lighting		0				
Street Opening Repairs			\$13,200			
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping			\$2,700			
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS			\$4,200			
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping			\$1,500			
Detention Basin						
Stormwater Quality Units						
Other						

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

\$300

○

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING
(Attach breakdown of plant materials, quantities, and unit costs)

\$1,500

○

10. MISCELLANEOUS

TOTAL:

GRAND TOTAL:

\$13,200.00

~~\$26,400~~

OK 5-24-04
J.R.

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:			528.00
or			264.00 J.R. 7/14
B: Alternative Assessment:	\$228.00	\$36.00	300.00
Assessed by:	(name)	(name)	J.R.



PORTLAND MAINE

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

Finance Department
Duane G. Kline, Director

November 16, 2004

Susan W. Moulton
Banknorth N.A.
35 Main Street
Andover, MA 01810-3701

Re: Letter of Credit #0721063270 dated July 2, 2004
William D. Bolduc for Duplex @ 498 St. John Street, Portland, Maine

Dear Ms. Moulton:

This is to inform you that I am authorizing a reduction in the above-named letter of credit by the amount of \$8,400.00, which leaves a balance of \$4,800.00 remaining.

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

Sincerely,

Duane G. Kline
Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

May 14, 2004

Mr. George Bolduc
496 St. John Street
Portland, ME 04102

Dear Mr. Bolduc:

RE: Application for Minor Site Plan, 498 St. John Street
(CBL#079C001) (ID#2004-0029)

On December May 14, 2004, the Portland Planning Authority granted minor site plan approval for the construction Duplex at 498 St. John Street, with the following condition:

1. *Granite curb and bituminous sidewalk is required to be installed along the frontage of the property, per City of Portland specifications. Revised plans shall be submitted showing the location of the required curb and sidewalk.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.



SITE PLAN/SUBDIVISION
PERFORMANCE GUARANTEE
LETTER OF CREDIT
Account# 80750

2 July 2004

Lee D. Urban
Planning and Development Department Director
Planning Division
City of Portland, 4th Floor
389 Congress Street
Portland, Maine 04101

Re: Application of [William D. Bolduc] for [duplex] at [498 St. Johns St., Portland, Me 04102], Portland, Maine

[BankNorth, N. A.] hereby issues its Irrevocable Letter of Credit for the account of [William D. Bolduc], as developer, (hereinafter referred to as "Developer"), in the name of the City of Portland, in the aggregate amount of [\$13,200.00]. These funds represent the estimated cost of installing site improvements as depicted on the [site plan], approved on [May 14, 2004] and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Irrevocable Letter of Credit is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at [BankNorth, N.A.] offices located at [P.O. Box 712, Scarborough, Me 04070], stating that:

1. the Developer has failed to satisfactorily complete by [June 8, 2006: within two years but not between October 30 and April 15] the work on the improvements contained within the [site plan as applicable] approval, dated [May 14, 2004]; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or

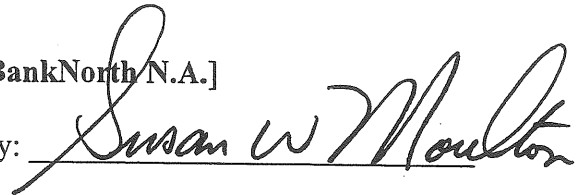
1. the [BankNorth N.A.] receipt of written notification from the City of Portland that said work contained within the [site plan (as applicable)] approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications and the [BankNorth N.A.] Letter of Credit No. ____80750____ may be cancelled; or
2. the expiration date of [date may not fall between October 30 through April 15] or any automatically extended date as specified herein.

Very truly yours,

[BankNorth N.A.]

Date: 2 July 2004

By:



Its Duly Authorized Agent

Seen and Agreed to: [William D. Bolduc]

By:



March 9, 2004

Mr. George Bolduc
496 St. John Street
Portland, ME 04102

Dear Mr. Bolduc:

RE: Application for Minor Site Plan, 498 St. John Street
(CBL#079C001) (ID#2004-0029)

Thank you for your application for the 498 St. John Street Duplex. Upon review, the City has the following comments:

1. Planning Comments:

- a. Building: A building permit application is required along with your minor site plan application. Please apply at the City's Building Inspections Department.
- b. Zoning: The zoning administrator has indicated that there may be setback issues as a result of the new lot line between the properties.
- c. Site Plan:
 - i. Please indicate whether there are any proposed changes in the topography.
 - ii. A cleanout is required on your sewer lead (>80 feet from sewer main).
 - iii. Are any foundation drains proposed? If so, please show the discharge/outlet location.
 - iv. Landscaping: Please indicate the species and caliper of street trees and foundation plantings that are shown on your site plan.
 - v. Parking: The zoning administrator has indicated that a total of 5 parking spaces are needed to facilitate both properties. The 10' paving extension may need to be extended further. Also, a copy of the executed access easement will be required prior to obtaining a certificate of occupancy.
 - vi. Utilities: Capacity letters will need to be obtained from the Portland Water District and the City's Wastewater Division to assure available capacity for Water and Sewer services.
 - vii. Curb and Sidewalk: Attached are the criteria for waiving curb and sidewalk. Please indicate which criteria are being met, so that the City may review the waiver.

2. Public Works Comments:

- i. Public Works comments will be forwarded to you once they have completed their review.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspections Services Manager

498 St. John St.





From: Todd Merkle
To: Eric Labelle; Jay Reynolds; Sarah Hopkins
Date: Fri, Apr 30, 2004 6:43 AM
Subject: Re: St John St duplex

Sarah, we are only talking about 35' of curb and sidewalk which should cost \$3,000.00 max. to install with the fees in two years included. The \$13,000.00 was for the pavement restoration charges (moratorium) needed this year to get the sewer and water to the site. It would go to \$20,000.00 if the curb was installed now.

Sorry for the confusion.

Todd

>>> Sarah Hopkins 4/29/2004 3:58:25 PM >>>

William Bolduc was approved for a duplex on St John Street over the winter. Turns out, St John is a moratorium Street. The installation of granite curb and sidewalk will cost approximately \$13,000. With the moratorium, it goes up to \$20,000.

Is PW comfortable with the applicant putting \$13,000 in escrow until Fall 2006 and then doing the work, when the moratorium is lifted, or is this a bad precedent.

It's really your call. We'll let him know how to proceed.

-Sarah

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

2004-0029
Application I. D. Number
2/26/2004
Application Date
Bolduc Duplex
Project Name/Description

Bolduc George R
Applicant
496 Saint John St, Portland, ME 04102
Applicant's Mailing Address

498 - 498 St John St, Portland, Maine
Address of Proposed Site
079 C001001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 767-1577 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

1,872 s.f. Proposed Building square Feet or # of Units **R5** Zoning
Acreage of Site _____

Check Review Required:

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

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **2/26/2004**

Planning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** See Attached **Denied**

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

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee **Required*** **Not Required**

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

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

2004-0029

14-526

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 498 ST. John ST		Zone: R5
Total Square Footage of Proposed Structure 1872'	Square Footage of Lot 6002'	
Tax Assessor's Chart, Block & Lot Chart# 79 Block# C 001 Lot# 001	Property owner, mailing address: George & Lillian Bolduc 496 ST. John ST	Telephone: 767-1577
Consultant/Agent, mailing address, phone & contact person Ken Ouellette 3 High Bluff Ln. Scarborough ME 756-9091	Applicant name, mailing address, telephone #/Fax#/Pager#: William Bolduc 75 Myrtle Ave So. Portland 767-1577	Project name: Bolduc Duplex
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <input type="checkbox"/> \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: William Bolduc Mailing address: 75 Myrtle ST. State and Zip: So. Portland, ME 04106 Contact person: Same Phone: 767-1577		

Submittals shall include (9) separate folded packets of the following:


- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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 Code Official'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.

Signature of applicant: 	Date: 2-26-04
---	----------------------

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



CITY OF PORTLAND, MAINE
Department of Building Inspections

Feb 26 2004

Received from William - D Bredue

Location of Work 498 So John St

Cost of Construction \$ _____

Permit Fee \$ 400.00

Building (I1) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other misc site

CBL: 079 Cool

Check #: 897

Total Collected \$ 400.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Handwritten signature

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland
Dept. of Planning and Development
389 Congress St.
Portland, ME 04101

Dear Review Members,

The project will consist of a duplex containing two, one bedroom apartments. St. John street is in the R-5 zone, the site for the project contains 6,002 square feet. Please see attached site plan completed by Owen Haskell, Inc.. The structure will be 36 x 26, for a total of 1872 square feet. Each unit will have an estimate of 900+ square feet of living space. See attached blueprints completed by House Calls Inc.. Excavation and foundation work will be completed by Les Wilson and Sons, construction will be done by Ken Ouellette of Community Builders.

The city resurfaced St. John street September 20, 2001, therefore the permit cost to open the street could be \$13,200, per Todd Merkle of the Portland Works Department. I met with Sarah Greene of the Planning Department who stated I should ask for a street opening waiver. November 26, 2002, the home at 495 St. John street, directly across the street from the site, sewer line blocked. The street was opened and was not resurfaced. Also, the Portland Water District opened the street at 519 St. John street over one year ago, it has not been resurfaced. The waiver would allow me to start the project now instead of September 21, 2006 when the moratorium ends. Also, as discussed with Sarah Greene, I am asking for a sidewalk and curbing waiver. In 1997, the City of Portland installed curbs and sidewalks from 489 St. John street to 573 St. John street, Carol Merit of the Portland Works Department assisted with all dates and locations. As shown on the site plan, the area between the concrete sidewalk and the brick sidewalk is open. This area has never been curbed or had a sidewalk. Thank you for your time and considerations for my requests. If you need further information please call 767-1577.

Thank You,

William Bolduc

Know All Men by These Presents,

That we, FREDERICK C. PRESCOTT and FRANCES M. PRESCOTT, both of Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by GEORGE R. BOLDUC and LILLIAN M. BOLDUC, both of said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GEORGE R. BOLDUC and LILLIAN M. BOLDUC, as joint tenants and not as tenants in common, their

heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of St. John Street in said Portland, bounded and described as follows: Beginning on said westerly side of St. John Street at the northeasterly corner of land formerly of James G. Libby, Jr. and now or formerly of one Folsom; thence northwesterly by said St. John Street one hundred ten (110) feet to a stake; thence westerly at right angles to said St. John Street a distance of one hundred ten (110) feet, more or less, to the easterly boundary line of the Maine Central Railroad location; thence southerly by said Railroad location to said Folsom land; thence easterly by said Folsom land to the point of beginning.

Being all and the same premises conveyed to the Grantors herein by Sarah M. Mills by Warranty Deed dated May 17, 1943 and recorded in the Cumberland County Registry of Deeds in Book 1712, Page 367.



August 15, 2003

DESCRIPTION
FOR
WILL BOLDOC

Proposed Lot

A certain lot or parcel of land with the buildings thereon situated on the westerly side of St. John Street in the City of Portland, County of Cumberland, and State of Maine bounded and described as follows:

Beginning on the westerly sideline of said St. John Street at the southeasterly corner of land now or formerly of Phillip E. Collin;

Thence S 12° 00' 00" E along said St. John Street 50.00 feet;

Thence by the following courses and distances across land of the grantor herein:

S 78° 00' 00" W 25.00 feet;

S 52° 29' 38" W 11.56 feet;

S 12° 00' 00" E 5.02 feet;

S 78° 00' 00" W 47.57 feet to land of the Portland Terminal Co.;

Thence N 12° 00' 00" W along said Portland Terminal Co. land 60.00 feet to land of said Collin;

Thence N 78° 00' 00" E along said land of Collin 110.00 feet to the point of beginning, containing 6,002 square feet;

Reference is made to a plan titled "Boundary and Topographic survey on St. John Street Portland, Maine Made for William Bolduc" revised 6/10/03 by Owen Haskell, Inc. for further description of the above described property.

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№ 79

