

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

2001-0158  
Application I. D. Number

06/21/2001  
Application Date

96 New Island Ave  
Project Name/Description

Sherwood Richard A &  
Applicant  
21 Murray St, Augusta, ME 04330  
Applicant's Mailing Address

96 - 96 New Island Ave, Portland, Maine  
Address of Proposed Site

Consultant/Agent  
Applicant Ph: (207) 287-1476 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

084 C003001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) 40' x 28' -1 1/2" New Home

1,960 sq. ft. 17,300 sq ft.  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 06/22/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 07/05/2001 Approval Expiration 07/05/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 07/05/2001  
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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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ADDENDUM**

**2001-0158**

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**06/21/2001**

Application Date

**96 New Island Ave**

Project Name/Description

**Sherwood Richard A &**

Applicant

**21 Murray St, Augusta, ME 04330**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 287-1476      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**96 - 96 New Island Ave, Portland, Maine**

Address of Proposed Site

**084 C003001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Your front stairs projecting into the front setbacks is allowed if the construction begins within 1 year of the demolition of the previous single family. If construction begins after 1 year of the demolition of the previous structure, the allowable front setback may change. You would need to contact this office.

**Approval Conditions of DRC**

- 1 EXISTING MATURE TREES ON SITE PLAN ARE SHOWN TO REMAIN; THESE TREES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION, AS TO NOT DISTURB THE ROOT SYSTEM OF THESE TREES.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 96 New Island Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. 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.
- 6 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 ANY ADDITIONAL FILLING OR GRADING OTHER THAN WHAT IS SHOWN ON THE SITE PLAN WILL NEED REVIEW AND APPROVAL.

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: June 18, 2003  
RE: C. of O. for #96 New Island Avenue  
Lead CBL (084C003) ID# (2001-0158)

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JR

After visiting #96 New Island Ave., I have the following comments:

Site work complete.


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

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

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TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: January 8, 2003

RE: C. of O. for #96 New Island Avenue  
Lead CBL (084C003) ID# (2001-0158)

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Pertaining to #96 New Island Ave., I have the following comments:

1. Unable to perform site inspection, due to snow cover.

Due to the time of year, any unfinished items cannot be completed. I anticipate these items can be completed by **May 16, 2003**.

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

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
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