

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that VOULNTEERS OF AMERICA

Located At 18 LUTHER STREET - LOT 16

Job ID: 2012-08-4666-SF

CBL: 087- Z-015-001

has permission to Build 22' x 28' 2 story home w/ 13' x19' single story rear section
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

09/12/2012

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4666-SF

Located At: 18 LUTHER ST

CBL: 087- Z-015-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. All the conditions of the conditional zone (C55) must be maintained.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. As-built record information for sewer and storm water service connections must be submitted to Public Services Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
5. 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.
6. 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.
7. 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.
8. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee

must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.

9. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
10. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
11. The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
12. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A certificate of third party inspection, stamped plans, and a photo of the sticker stating third party inspection placed in the structure must be submitted to this office prior to issuance of the Certificate of Occupancy.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-08-4666-SF	Date Applied: 8/8/2012	CBL: New -087- Z-016-001 - old 087-Z-015	
Location of Construction: Split from 18 LUTHER ST, Peaks Island - Lot 16 <i>22 Luther St.</i>	Owner Name: VOLUNTEERS OF AMERICA NORTHERN NEW ENGLAND, INC.	Owner Address: 14 MAINE ST., SUITE 301 BRUNSWICK, 04011 ME - MAINE	Phone: 207-373-1140
Business Name:	Contractor Name: Hallmark Homes Corp.	Contractor Address: P.O. Box 113 Topsham ME 04086	Phone: (207) 729-1057
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: C55
Past Use: Vacant lot split for 18 Luther Street	Proposed Use: New single family home - build 22' x 28' two story home with 13' x 19' single story rear section	Cost of Work: 259000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: <i>P. 3</i> Use Group: <i>5B</i> Type: <i>State Manufacture</i> <i>House</i>
		Signature: <i>Capt. P. 3</i>	Signature: <i>[Signature]</i>
Proposed Project Description: New 2 story, 2 bathroom, 3 bedroom SFH		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands <i>N/A</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone <i>panel 15 zone C</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision <i>N/A</i>	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<i>Level I Minor Res.</i>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	Date: <i>OK w/condition 8/14/12 ASU</i>	Date: <i>ABU</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

IR-2

2012-08-08-4666

Lanic
8/9/12

Project Address: 18 Luther St. ; Peaks Island (Lot 1b)		
Total Square Footage of Proposed Structure/Area: 1,440	Area of lot (total sq. ft.): .124 Ac Garage: Yes ___ No <u>X</u> Attached ___ Detached ___ Sq. Ft.: _____	Number of Stories: <u>2</u> Number of Bathrooms: <u>2</u> Number of Bedrooms: <u>3</u>
Tax Assessor's Chart, Block & Lot(s): Chart# 87 Block # 87 Lot # 16 Z Split from 87-2-015.		COST 259,000.00
Current legal use: <u>Undeveloped Subdivision</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Is property part of a subdivision? <u>Yes</u> If yes, please name <u>18 Luther St.</u> Project Description:		
Applicant - must be owner, Lessee or Buyer Name: Business Name, if applicable: <u>Volunteers of America Northern New England</u> Address: <u>14 Maine St. Suite 301</u> City/State: <u>Brunswick, ME</u> Zip Code: <u>04011</u>		Applicant Contact Information Work # <u>(207) 373-1140</u> Home# Cell # e-mail: <u>juliawilcock@voanne.org</u>
Owner - (if different from Applicant) Name: Address: City/State: Zip Code:		Owner Contact Information Work # Home# Cell # e-mail: RECEIVED AUG 08 2012 City of Building Inspections City of Portland Maine
Billing Information Name: <u>Hallmark Homes Corp.</u> Address: <u>P.O. Box 113</u> City/State: <u>Topsham, ME</u> Zip Code: <u>04086</u> Phone Number: <u>(207) 729-1057</u>		Contact when Building Permit is Ready: Name: <u>Rob Sherman</u> Address: <u>Hallmark Homes</u> City/State: Zip Code: Phone Number: <u>(207) 729-1057</u>

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ <u>300.00</u>
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ <u>100.00</u>
3. Certificate of Occupancy Fee - \$75.00	\$ <u>75.00</u>
4. Building Permit (Cost of Work)	\$ <u>2,610.00</u>
Total Due:	\$ <u>3,085.00</u>
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

EST COST
\$259,000

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your 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. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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.

Signature of Applicant: 	Date: 8/6/12
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This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓	✓	2	Completed application form and check list.
✓	✓	1	Application fees.
✓	✓	2	Evidence of right, title and interest. <i>Deed</i>
N/A	N/A	2	Copies of required state and/or federal permits.
 ✓	✓	2	Written Description of existing and proposed easements or other burdens. <i>Contract Zone</i>
 ✓	✓	2	Written requests for waivers from individual site plan and/or technical standards.
✓	✓	2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓			<ul style="list-style-type: none"> Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
✓			<ul style="list-style-type: none"> Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
✓			<ul style="list-style-type: none"> Location and dimension of existing and proposed paved areas.
✓			<ul style="list-style-type: none"> Proposed ground floor area of building.
✓			<ul style="list-style-type: none"> Finish floor elevation (FEE) or sill elevation.
✓			<ul style="list-style-type: none"> Exterior building elevations (show all 4 sides).
✓			<ul style="list-style-type: none"> Existing and proposed utilities (or septic system, where applicable)
✓			<ul style="list-style-type: none"> Existing and proposed grading and contours.
✓			<ul style="list-style-type: none"> Proposed stormwater management and erosion controls.
✓			<ul style="list-style-type: none"> Total area and limits of proposed land disturbance.
 N/A			<ul style="list-style-type: none"> Proposed protections to or alterations of watercourses.
 N/A			<ul style="list-style-type: none"> Proposed wetland protections or impacts.
✓			<ul style="list-style-type: none"> Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

N/A		▪ Existing and proposed curb and sidewalk, except for a single family home.
✓		▪ Existing and proposed easements or public or private rights of way.
✓		▪ Show foundation/perimeter drain and outlet.
✓		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements—Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		1	One (1) complete set of construction drawings must include:
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
✓			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing , if applicable
✓			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
✓			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checkiist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:**
 - 2.a. Site Access and Circulation (i) and (ii);
 - 2.c. Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
 - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)

- 14-526 (b) **Environmental Quality Standards:**
 1. Preservation of significant natural features.
 - 2.a. Landscaping and landscape preservation
 - 2.b. Site landscaping (iii)
 - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.

- 14-526 (c) **Public Infrastructure and Community Safety Standards:**
 1. Consistency with Master Plan
 2. Public Safety and fire prevention
 3. Availability and adequate capacity of public utilities; a., c., d., and e.

- 14-526 (d) **Site Design Standards:**
 5. Historic Resources
 9. Zoning related design standards

• *Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

SHORT FORM QUITCLAIM DEED WITH COVENANT

HOME START, a Maine nonprofit corporation having its principal place of business on Peaks Island in Portland, Maine ("Grantor"), FOR CONSIDERATION PAID, grants to VOLUNTEERS OF AMERICA NORTHERN NEW ENGLAND, INC., a Maine nonprofit corporation with a place of business in Brunswick, Maine and having a mailing address of 14 Maine Street, Suite 301, Brunswick, Maine 04011 ("Grantee"), WITH QUITCLAIM COVENANT, the following described real property located at 22 and 26 Luther Street, Peaks Island in Portland, Cumberland County, Maine, and more particularly described on:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

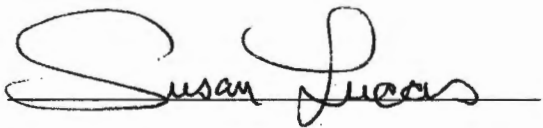
The above-described property is conveyed subject to the terms and conditions of the Conditional Zoning Agreement dated January 5, 2011, attached to the copy of the City Council Order and recorded in the Cumberland County Registry of Deeds at Book 28433, Page 235, including the affordability restrictions that are provided within the Conditional Zoning Agreement. The affordability restrictions restrict the sale or lease of the above-described property to individuals with household incomes at 120% or less of the U.S. Department of Housing and Urban Development moderate-income figure for metropolitan Cumberland County Maine. The affordability restrictions shall be binding upon the Grantee, its successors and assigns.

The above-described property is also subject to a Declaration of Affordable Housing Covenants for Home to Be Sold to Qualified Purchasers by Grantee to be recorded of even or near date.

IN WITNESS WHEREOF, HOME START has caused this instrument to be signed and sealed by Ellen C. Mahoney, its duly authorized President, this 24 day of July, 2012.

WITNESS:

HOME START, Grantor



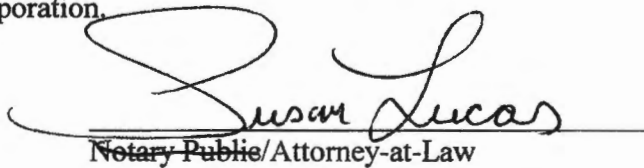
By: 
Ellen C. Mahoney, Its President

STATE OF MAINE
CUMBERLAND, SS.

7/24, 2012

Personally appeared the above-named Ellen C. Mahoney, President of HOME START, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,



Notary Public/Attorney-at-Law

~~Print Name:~~

My commission expires: _____

EXHIBIT A

Two certain lots or parcels of land, together with all improvements thereon and all rights and easements related thereto, located on the northerly side of Luther Street on Peaks Island in Portland, Cumberland County, Maine, described as follows:

Parcel A:

[Map 87, Block Z, Lot 16]

The certain lot or parcel of land together with all improvements thereon and all rights and easements related thereto located on the northerly side of Luther Street on Peaks Island, in Portland, Cumberland County, Maine which is designated as Lot #7 (seven) on the plan entitled "Plan of Homestead of late Luther Sterling, Plan E, made by C.H. Howe, C.E., dated November, 1883", and recorded in the Cumberland County Registry of Deeds in Book 516, between Pages 210 and 211. Said Lot 7 has also been described as follows:

Commencing (but not beginning) at an iron marker found on the northerly side of Luther Street, at the southwesterly corner of land now or formerly of Leslie M. Kaynor and Edward D. Kaynor, (see Book 24723, Page 317);

Thence S 68°04'29" W along said sideline of Luther Street, a distance of 53.60 feet to the true point of beginning;

Thence N 21°55'31" W, along Lot 9 on the aforementioned 1883 plan by Howe, a distance of 104.10 feet to a point and land now or formerly of Samuel S. Saltonstall (see Book 25196, Page 268);

Thence S 71°10'46" W, along said Saltonstall land and land now or formerly of Lisa K. Lynch (See Book 15741, Page 68), a distance of 51.07 feet to a point;

Thence S 21°55'31" E, along being retained by the grantor herein and which is Lot #5 on said 1883 Howe plan, a distance of 106.87 feet to a point on the northerly sideline of said Luther Street;

Thence N 68°04'29" E along said sideline of Luther Street, a distance of 51.00 feet to the point of beginning.

Being and meaning to convey, and hereby conveying, the same premises as designated as "Parcel 2" in the deed to the grantor herein which is recorded in the Cumberland County Registry of Deeds in Book 25452, Page 211. Further reference is made to the plan depicting the herein conveyed parcel and other parcels, entitled "Boundary & Topographic Survey, on Luther Street, Peaks Island, Portland, Maine, Made for Record Owner Homestart (sic)", by Owen Haskell, Inc., dated September 23, 2009, and stamped by John C. Schwanda, PLS No. 1252, which is believed to be unrecorded. Further reference is made to the Subdivision Plan entitled "18 Luther Street, Peaks Island, Portland, Maine, for HOMESTART" dated August 5, 2010, as

revised on September 7, 2010 and further revised on November 22, 2010 by Walsh Engineering Associates, Inc. and recorded on June 13, 2012 in Plan Book 212, Page 177.

Parcel B:

[Map 87, Block Z, Lot 15]

The certain lot or parcel of land together with all improvements thereon and all rights and easements related thereto, located on the northerly side of Luther Street on Peaks Island, in Portland, Cumberland County, Maine which is designated as Lot #9 (nine) on the plan entitled "Plan of Homestead of late Luther Sterling, Plan E, made by C.H. Howe, C.E., dated November, 1883", and recorded in the Cumberland County Registry of Deeds in Book 516, between Pages 210 and 211. Said Lot 9 has also been described as follows:

Beginning at an iron marker found on the northerly side of Luther Street, at the southwesterly corner of land now or formerly of Leslie M. Kaynor and Edward D. Kaynor, (see Book 24723, Page 317);

Thence N 21°55'31" W, along said Kaynor land, a distance of 101.20 feet to another iron marker found;

Thence S 71°10'46" W, along land now or formerly of Samuel S. Saltonstall (see Book 25196, Page 268), a distance of 53.68 feet to a point;

Thence S 21°55'31" E, along Lot #7 on said 1883 plan by Howe, a distance of 104.10 feet to a point on the northerly sideline of said Luther Street;

Thence N 68°04'29" E along said sideline of Luther Street, a distance of 53.60 feet to the point of beginning.

Being and meaning to convey, and hereby conveying, the same premises as designated as "Parcel 3" in the deed to the grantor herein which is recorded in the Cumberland County Registry of Deeds in Book 25452, Page 211. Further reference is made to the plan depicting the herein conveyed parcel and other parcels, entitled "Boundary & Topographic Survey, on Luther Street, Peaks Island, Portland, Maine, Made for Record Owner Homestart (sic)", by Owen Haskell, Inc., dated September 23, 2009, and stamped by John C. Schwanda, PLS No. 1252, which is believed to be unrecorded. Further reference is made to the Subdivision Plan entitled "18 Luther Street, Peaks Island, Portland, Maine, for HOMESTART" dated August 5, 2010, as revised on September 7, 2010 and further revised on November 22, 2010 by Walsh Engineering Associates, Inc. and recorded on June 13, 2012 in Plan Book 212, Page 177.



12RETTD

RETTD

00

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

1. County

CUMBERLAND

2. Municipality/Township

PORTLAND

**3. GRANTEE/
PURCHASER**

3a) Name LAST or BUSINESS, FIRST, MI

VOLUNTEERS OF AMERICA NORTHERN NEW

3b) SSN or Federal ID

58-1818450

3c) Name, LAST or BUSINESS, FIRST, MI

ENGLAND, INC.

3d) SSN or Federal ID

3e) Mailing Address

14 MAINE STREET, SUITE 301

3f) City

BRUNSWICK

3g) State

ME

3h) Zip Code

04011

**4. GRANTOR/
SELLER**

4a) Name, LAST or BUSINESS, FIRST, MI

HOME START

4b) SSN or Federal ID

25-1907421

4c) Name, LAST or BUSINESS, FIRST, MI

4d) SSN or Federal ID

4e) Mailing Address

P.O. BOX 174

4f) City

PEAKS ISLAND

4g) State

ME

4h) Zip Code

04108

5. PROPERTY

5a) Map

87

Block

Z

Lot

15+16

Sub-Lot

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) →

120

5c) Physical Location

22 & 26 LUTHER STREET

Check any that apply:

No tax maps exist

5d) Acreage

Multiple parcels

Portion of parcel

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0")

6a

6000.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value)

6b

.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee

Julia Wilcox

Date

7-24-12

Grantor

T. Curth

Date

7/24/12

Grantee

Date

Grantor

Date

12. PREPARER

Name of Preparer

MAS, CURTIS THAXTER, LLC

Phone Number

207-774-9000

Mailing Address

P.O. BOX 7320, PORTLAND, MAINE 04112-7320

E-Mail Address

mas@curtisthaxter.com

Fax Number

*Order 118-10/11
Feb 28 12-20-10*

NICHOLAS M. MAVODONES (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
CHERYL A. LEEMAN (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

JOHN R. COYNE (5)
JOHN M. ANTON (A/L)
DORY RICHARDS WAXMAN (A/L)
JILL C. DUSON (A/L)

**ORDER APPROVING AMENDMENTS TO CONDITIONAL ZONING
AGREEMENT WITH HOME START FOR PROPERTY LOCATED ON
LUTHER STREET ON PEAKS ISLAND**

ORDERED, that the Conditional Zoning Agreement with Home Start approved on July 19, 2010, is hereby amended in substantially the same form as shown on Attachment 1 hereto.

A TRUE COPY
ATTEST: *Kathleen Jones - Acting City Clerk*

Portland, Maine

DATE 1/10/2011

SEAL

CONDITIONAL ZONE AGREEMENT

**RE:
Home Start**

AGREEMENT made this 5th day of January, 2011 by Home Start, a 501c 3 Non-profit corporation with a place of business in Portland, Maine ("Developer"), and its successors and assigns.

WITNESSETH

WHEREAS, the Developer has acquired land and buildings located at 18 Luther Street, consisting of parcels shown on City of Portland Tax Map 87 Block Z, Lots 15, 16, and 17, and more particularly described in a deed from dated and recorded in the Cumberland County Registry of Deeds in Book 14020, Page 231 (the "Property"); and

WHEREAS, the existing building located on the Property is currently used to house a single family affordable residence; and

WHEREAS, the remaining portion of the Property remains undeveloped; and

WHEREAS, the homes on the Property will be constructed to be energy efficient;

WHEREAS, there is available public water and sewer to service the Property;

WHEREAS, the Developer intends to develop two (2) affordable single family homes on the remaining undeveloped land, which shall be sold or leased as affordable to buyers with household incomes one hundred and twenty (120%) percent or less of the U.S. Department of Housing and Urban Development moderate-income figure for metropolitan Cumberland County Maine; and

WHEREAS, if Maine State Housing funds are available for such purposes, the Developer intends to rehabilitate or replace the existing house located on Property, which shall be owned by the Developer or an appropriate designee and leased as affordable to tenants with household incomes less than one hundred and twenty percent (120%) of the U.S. Department of Housing and Urban Development moderate-income figure for metropolitan Cumberland County Maine; and

WHEREAS, if the Maine State Housing funds are unavailable, the Developer intends to sell the existing house located on the Property as affordable to buyers with household incomes less than one hundred and twenty percent (120%) of the U.S. Department of Housing and Urban Development moderate-income figure for metropolitan Cumberland County Maine; and

WHEREAS, the Developer intends to maintain the character of the Property and complement the adjacent residential neighborhood; and

WHEREAS, the existing zoning is IR-2 which requires 20,000 square feet of land area per unit, and which results in a limitation of one (1) unit upon the Property; and

WHEREAS, the Developer has requested a rezoning of the Property in order to permit the proposed redevelopment and reuse of the property from a single family residence to three (3) single family residential-units; and

WHEREAS, the Portland Planning Board has determined the rezoning and proposed development would provide needed affordable housing on Peaks Island as is consistent with the housing component of the Comprehensive Plan; and

WHEREAS, the Planning Board, after notice and hearing and due deliberation thereon, recommended the rezoning of the Property as aforesaid, subject, however, to certain conditions contained in this Agreement; and

WHEREAS, the Portland City Council, pursuant to 30-A M.R.S.A. § 4352(8) and Portland City Land Use Code (the "Code") §§ 14-60 to 14-62, after notice, hearing and due deliberation thereon, has determined that because of the unusual nature and unique location of the proposed development, and its minimal impact on and compatibility with the surrounding community, it is necessary and appropriate to recommend the rezoning of the Property as aforesaid, with the following conditions and restrictions set forth in this Agreement; and

WHEREAS, the Portland City Council has on January 3, 2011 approved this Agreement in its entirety, by City Council Order No. 117-10/11, a true copy of which is attached hereto as Attachment 1 (the "Order");

NOW, THEREFORE, in consideration of the rezoning, the Developer covenants and agrees as follows:

1. Pursuant to the Order, the City shall amend the Zoning Map of the City of Portland, dated September, 2000 (as amended from time to time and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by § 14-49 of the Code) by adopting the map change amendment shown below to zone the property IR-2, subject to the conditions contained below.



16-18 Luther Street
Proposed Conditional Rezoning

If this Agreement is not recorded within sixty (60) days after the effective date of the City Council's approval of the Order, then the conditional rezoning shall become null and void and the zoning of the Property shall revert to the pre-existing IR – 2 zone.

2. The use of the Property shall be for a maximum of three (3) affordable single-family residential homes (1 existing unit and 2 new units). No additional units shall be developed, and the two (2) new units shall be developed substantially as delineated and depicted on the Site Plan, attached hereto as Attachment 2, entitled "Site Plan – conditional zone 18 Luther Street, Peaks Island, Portland Maine" for Home Start Prepared by Walsh Engineering Associates, Inc. dated September 7, 2010.

3. The underlying dimensional requirements of the IR-2 zone shall apply and are modified as follows:

a.	Minimum Lot Area	5,300 Sq. ft.
b.	Min Street Frontage	49 ft
c.	Min. Front Yard Setback (Lots 15&16)	10 ft
d.	Min. Front Yard Setback (Lot 17)	1 ft*
e.	Min. Rear Yard Setback	25 ft
f.	Min. Side Yard Setback (Lots 15&16)	8 ft
g.	Min. Side Yard Setback (Lot 17)	6.5 ft.**
h.	Max. Building Height	35 ft
i.	Min. Lot Width	49 ft
j.	Max. Lot Coverage	28% of Lot

* Existing house on Lot 17 currently has a 1-foot front yard setback. If the house is reconstructed, it will be required to meet the 10-foot front yard setback requirement.

** Existing house on Lot 17 currently has a 6.5-foot side yard setback. If the house is reconstructed, it will be required to meet the 8-foot side yard setback requirement.

4. The Developer or its designee agrees to maintain the following affordability controls on the proposed development on the Property:

- a. The two (2) new single family units shall be initially developed, marketed and sold and or leased to individuals with household incomes at 120% or less of the U.S. Department of Housing and Urban Development moderate-income income figure for metropolitan Cumberland County Maine, as calculated for the year in which the sale takes place (a "Qualified Purchaser"), and shall be priced to be affordable to a Qualified Purchaser. Each of the Qualified Purchasers of these two (2) single family units shall occupy the units as their principal residences, except that a Qualified Purchaser may rent a unit for a period not to exceed twelve (12) months in any thirty-six (36) month period, to enable the Qualified Purchaser to address matters such as divorce, transfer of employment, economic hardship and the like. Transient rentals shall not be permitted. Affordability shall be preserved in perpetuity through a deed restriction and legal documentation. Any such additional affordability restrictions or controls shall be reviewed and approved by the City of Portland corporation counsel's office. In the event that the purchase price for either of these two (2) single family units is subsidized as a result of public or private funds made available to make the purchase of such unit more affordable, a junior mortgage shall be placed upon such unit, representing the amount of the subsidy received. In the event that an initial Qualified Purchaser sells one of these two (2) units to another Qualified Purchaser, the junior mortgage shall not be repaid, but shall be assumed by the subsequent Qualified Purchaser, who shall own and hold these housing units subject to a junior mortgage in the same manner as an initial Qualified Purchaser.
- b. The existing unit shall be developed, marketed, sold and resold and/or leased as long as the Property remains a residential unit, to Qualified Purchasers or Tenants with household incomes at one hundred and twenty percent (120%) of the U.S. Department of Housing and Urban Development moderate-income income figure for metropolitan Cumberland County Maine, as calculated for the year in which the sale takes place. The Qualified Purchasers/Tenants of this single family unit shall occupy the unit as their principal residence, except that a Qualified Purchaser may rent a unit for a period not to exceed twelve

(12) months in any thirty-six (36) month period, to enable the Qualified Purchaser to address matters such as divorce, transfer of employment, economic hardship and the like. Transient rentals shall not be permitted. A junior mortgage may be placed upon such housing unit, to further secure the continued affordability covenants contained in the Declaration of Affordability Covenants for Rental Property Owned by Home Start.

- c. All of these affordability restrictions shall be stated in and secured by a Declaration of Affordable Housing Covenants and Restrictions for the purchased and leased property, other deed restriction(s) and/or condition(s) in any deed(s) conveyed out by the Developer, shall be stated in the housing documents, shall be identified on the approved Site Plan for the Property, and shall be reviewed and approved by the City of Portland corporation counsel's office. The affordability covenants contained in the Declaration of Affordable Housing Covenants for the purchased and leased property shall be enforceable by Home Start and the City of Portland, or their designees.

5. The Qualified Purchasers/Tenants shall be responsible for ongoing maintenance of the Property, including snowplowing, salting, sanding, sweeping, lighting, trash pickup (at least weekly), mowing, etc. Qualified Purchasers will be required to take a home education course offered through MaineHousing to ensure that these responsibilities are fully outlined.

6. The provisions of this Agreement are intended to replace and/or supersede the requirements of the underlying IR-2 zone. As stated above, to the extent not otherwise altered herein, the zoning requirements for the IR-2 zone shall otherwise apply to the Property.

7. In the event of a breach by the Developer or its successors or assigns (including, but not limited to, any homeowners association) of the zoning provisions contained herein (whether the Zoning Administrator, the Zoning Board of Appeals or a court determines such breach), the Planning Board, after notice and hearing, may recommend to the City Council that the conditional zone and this Agreement be amended, or be rescinded, such rescission to result in the termination of this Agreement and a reversion of the Property to the IR-2 zone requirements in place before the execution of this Agreement.

8. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit the Developer, any entity affiliated with the Developer that takes title to the Property, its successors and assigns (including, but not limited to, any homeowners association), and any party in possession or occupancy of said Property or any part thereof, and shall inure to the benefit of and be enforceable by the City of Portland, by and through its duly authorized representatives. The Developer shall file a counterpart original of this Agreement in the Cumberland County Registry of Deeds. Without limiting the generality of the foregoing,

and notwithstanding any other provision of this Agreement, the rights and obligations hereunder of Home Start, with respect to one, two or all of the three lots described herein, may be assigned to Community Housing of Maine (or a like organization) provided that such lots are in fact conveyed to said entity.

9. This conditional rezoning shall become null and void and the Property shall revert to the existing I-R2 zone in the event that the Developer fails to commence construction within three (3) years from the date of the Council approval of this rezoning. This three (3) year period shall be extended up to an additional one (1) year period if:

- a. The Developer has applied for all required approvals but has not received all required approvals within the aforementioned three (3) year period; or
- b. Any other event beyond the control of the Developer has occurred which will delay the closing on some or all of the parcels and Developer has notified the City of such event.

If any required approval, including the Council's approval of this conditional rezoning, has been appealed, then this rezoning shall become null and void and shall revert if the Developer fails to commence construction within one (1) year from the final disposition of such appeal.

10. This conditional rezoning agreement shall be enforced pursuant to the land use enforcement provisions of state law including, but not limited to, 30-A MRSA § 4452 and the Portland City Code.

11. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.

12. Except as expressly modified herein, the development shall be governed by and comply with the provisions of the Portland City Code and any applicable amendments thereto or replacement thereof.

WITNESS: Roula Wabsh

Home Start

Ellen C. Mahoney
BY: Ellen C. Mahoney
President, Home Start

STATE OF MAINE
CUMBERLAND, ss.

January 5, 2011

Personally appeared before me the above-named Ellen C. Mahoney, in her capacity as President of Home Start, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Priscilla Webster
Notary Public/Attorney at Law

Priscilla Webster

MY COMMISSION EXPIRES
MAY 30 2011

Received
Recorded Register of Deeds
Jan 10, 2011 11:16:16A
Cumberland County
Pamela E. Lovley



CITY OF PORTLAND, MAINE
PLANNING BOARD

Bill Hall, Chair
Joe Lewis, Vice Chair
Lee Lowry, III
Carol Morrissette
Michael J. Patterson
David Silk
Janice Tevanian

October 21, 2010

HomeStart Affordable Housing
Attention: Jane Banquer
PO Box 174
Peaks Island, ME 04106

Walsh Engineering associates
Attention: Bill Walsh
918 Brighton Avenue
Portland, ME 04102

Project Name: 18 Luther Street (Peaks Island); Three (3) Lot Subdivision;
HomeStart Affordable Housing, Applicant.
Project ID: 10-99700004
CBL: 087 - Z-015-001

Project Address: 18 LUTHER ST

Planner Shukria Wiar

Dear Ms. Banquer:

On October 12, 2010 the Portland Planning Board considered a three (3) lot subdivision at 18 Luther Street on Peaks Island by Home Start Affordable Housing. The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance. The Planning Board voted unanimously 6-0 (Lewis absent) to approve the application with the following motions, waivers and condition as presented below.

WAIVERS

- i. The Planning Board voted unanimously 6-0 (Lewis absent) to waive the requirement of Section 14-499 (d) of the Zoning Ordinance that requires sidewalk and curbing to be constructed on both sides of public street, to allow no sidewalk and curbing as shown on the Subdivision Plan (Attachment B-2 to Report # 38-10).
- ii. The Planning Board voted unanimously (3-3, Lewis absent; Patterson, Silk and Lowry opposed) on the applicant's request for a waiver of Section 14-499 (h) of the Zoning Ordinance which requires all utilities to be underground in order to allow the electricity line to be overhead as shown on the Subdivision Plan (Attachment B-2 to Report # 38-10). The motion for the waiver failed due to the tied vote.
- iii. The Planning Board voted unanimously 6-0 (Lewis absent) to waive the requirement of Section III (2) (e) of the Technical Standards for driveway spacing, to allow the existing driveway to remain in its current location.

SUBDIVISION REVIEW

The Planning Board voted unanimously 6-0 (Lewis absent) that the plan is in conformance with the subdivision standards of the Land Use Code, subject to the following condition of approval:

- i. The applicant must comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Stormwater Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment & erosion control plan based on our standards and state guidelines. A maintenance agreement for the rain gardens acceptable to Corporation Counsel must be submitted and signed prior to the issuance of a certificate of occupancy.

The approval is based on the submitted plans and the findings related to subdivision review standards as contained in Planning Report for Application #10-99700004, which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved subdivision plans:

1. A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee.
2. Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.
3. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and eight (8) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds and prior to the release of a building permit or street opening permit. If you need to make any modifications to the approved plans, you must submit a revised subdivision application for staff review and approval.
5. 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.
6. Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.
7. The subdivision approval is valid for three (3) years.
8. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
9. Prior to construction, a pre-construction meeting shall be held at the project site with the

contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

10. 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.)

Philip DiPierro, 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 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 you have any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,



Bill Hall Chair
Portland Planning Board

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Litteil, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, TY Lin
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

NOTICE OF WAIVERS

On October 12, 2010 the **City of Portland Planning Board** considered a proposal to create a 3 lot subdivision along Luther Street on Peaks Island Portland, in Cumberland County Maine on property owned by **Home Start**, a Maine non-profit corporation, and more particularly described in deed recorded in the Cumberland County Registry of Deeds in Book 25452, at Page 211. The Planning Board Reviewed the proposal conformance with the standards of the City of Portland Subdivision Ordinance. Among other things, the Planning Board voted to approve the following waivers:

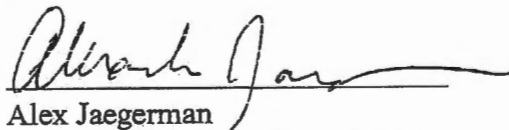
Waivers

On the basis of plans and materials submitted by the applicant and on the basis of information contained in the Planning Board file # 10-999700004, relevant to standards for subdivision, and other findings as follows:

1. *The Planning Board voted unanimously to waive the requirement of section 14-499(d) of the Zoning Ordinance that requires sidewalk and curbing to be constructed on both sides of public street, to allow no sidewalk and curbing as shown on the Subdivision Plan (attachment B-2 to Report #3810).*
2. *The Planning Board voted unanimously to waive the requirement of Section III (2) (e) of the Technical Standards for driveway spacing, to allow the existing driveway to remain in its current location.*

This certificate is being recorded pursuant to 30-A M.S.R.A § 4406.

Dated this 12th day of January, 2011.



Alex Jaegerman
City of Portland Planning Division Director

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

January 12, 2011

Then personally appeared the above named Alex Jaegerman and acknowledged the forgoing instrument to be his free act and deed in his said capacity and the free act and deed of the said Portland Planning Board.

Before me,

Barbara J. Brewer
Notary Public/Attorney at Law
Printed Name: Barbara J. Brewer
My Commission expires: 6-15-2013

Received
Recorded Register of Deeds
Jan 12, 2011 11:36:02A
Cumberland County
Pamela E. Lovley

A TRUE COPY OF RECORD

Attest Pamela E. Lovley
Register

High Tech Fire Protection Co., Inc.
P.O. Box 156
Minot, Maine 04258-0156
Tel (207) 998-2551

Contract Document:
Home Start Colonial
Peaks Island, ME.

Date: 2/13/12

Proposal: # 021312 -3

High Tech Fire Protection Co. is pleased to submit our quote for furnishing and installing the specified wet sprinkler system in your new building. All work is subject to the approval of the State Fire Marshal's Office and local authority. This system is designed as an approved Wet NFPA 13D sprinkler system.

Price: \$6,515.00

We have included the following:

- | | |
|--|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Semi recessed sprinkler heads on concealed piping in all areas.<input type="checkbox"/> Overhead supply piping, fittings and hangers. (CPVC & black steel)<input type="checkbox"/> Domestic backflow preventer.<input type="checkbox"/> Shot gun valve w/ trim.<input type="checkbox"/> OS&Y gate/ball valves.<input type="checkbox"/> Check valve/s.<input type="checkbox"/> Cabinets with spare sprinklers and wrench.<input type="checkbox"/> State Fire Marshal sprinkler permit fee.<input type="checkbox"/> City of Portland sprinkler permit fee.<input type="checkbox"/> Shipping, receiving, distribution, & freight.<input type="checkbox"/> Installation crews traveling expenses.<input type="checkbox"/> Preparation of design drawings and calcs.<input type="checkbox"/> Our work to begin at 2" water supply by others. | <ul style="list-style-type: none"><input type="checkbox"/> Expansion tank for glycol loop<input type="checkbox"/> Fire department connection.<input type="checkbox"/> Center of tile head placement.<input type="checkbox"/> Seismic bracing.<input type="checkbox"/> Extinguishers and /or cabinets<input type="checkbox"/> Fire pump or accessories. (NFPA 20)<input type="checkbox"/> Performance bond.<input type="checkbox"/> Underground piping or connection and/or city water tap.<input type="checkbox"/> Chlorination of underground piping.<input type="checkbox"/> Excavating and backfilling, concrete thrust blocks, including pumping and shoring if required, and replacement of pavement and flooring where disturbed.<input type="checkbox"/> Boxing of the installed sprinkler piping.<input type="checkbox"/> Painting or plating of piping and/or fittings.<input type="checkbox"/> FDC Knox protective cap.<input type="checkbox"/> Electrical wiring of flow devices and or pre-action devices, etc.(switches only to be supplied by High Tech Fire protection Co., all wiring must be done by others) |
|--|--|

We have not included the following:

- Sprinkler coverage in attic, crawl spaces, & car port/garage. (Attic & crawl spaces must not be used for storage)
- Glycol loops. (All piping must be properly insulated by others)

-
- Please note:**
- If city water is not available and the domestic well is going to be the main source of water supply, High Tech Fire Protection will run hydraulic calculation and provide the owner with information on the size pump required to meet the sprinkler system demand. (Pump provided by others)
 - Keiser to provide transportation on the island.



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Julia Sherman, Check Number: 554
Tender Amount: 3085.00

Receipt Header:

Cashier Id: Ldobson
Receipt Date: 8/9/2012
Receipt Number: 46918

Receipt Details:

Referance ID:	7571	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4666-SF - New 2 story, 2 bathroom, 3 bedroom SFH			
Additional Comments: Lot 16			

Referance ID:	7572	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2610.00	Charge Amount:	2610.00
Job ID: Job ID: 2012-08-4666-SF - New 2 story, 2 bathroom, 3 bedroom SFH			

Additional Comments: Lot 16

Referance ID:	7573	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00

Job ID: Job ID: 2012-08-4666-SF - New 2 story, 2 bathroom, 3 bedroom SFH

Additional Comments: Lot 16

Referance ID:	7574	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Job ID: 2012-08-4666-SF - New 2 story, 2 bathroom, 3 bedroom SFH

Additional Comments: Lot 16

Thank You for your Payment!

2012-4-6919 LP



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Luther St.

Total Square Footage of Proposed Structure/Area ~~1,332~~ 1,440 Square Footage of Lot .124 acre Number of Stories 2

Tax Assessor's Chart, Block & Lot
Chart# 87 Block# 2 Lot#16

Applicant: (must be owner, lessee or buyer) Telephone: 373-1140

57-215

Name Volunteers of America/Northern New England

Address 14 Maine Street Suite 301

City, State & Zip Brunswick, Me 04011

Lessee/DBA

Owner: (if different from applicant)

Cost of Work: \$ _____

Name

CofOFee: \$ _____

Address

Historic Review: \$ _____

City, State & Zip

Planning Amin.: \$ _____

Total Fee: | _____

Current legal use (i.e. single family) _____ Number of Residential Units _____

If vacant, what was the previous use? _____

Proposed Specific use: Residential Home

Is property part of a subdivision? Yes If yes, please name _____

Project description: Keiser Modular Zero Colonial 22x28

RECEIVED
AUG 08 2012
Dept. of Building Inspection
City of Portland Maine

Contractor's name: Hallmark Homes Corp Email: rob@hallmarkhomesofmaine.com

Address: PO Box 113

City, State & Zip Topsham, ME 04086 Telephone: 729-1057

Who should we contact when the permit is ready: Robert Sherman, President Telephone: 837-8941

Mailing address: same

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Robert Sherman Pres Date: 7-24-12

This is not a permit; you may not commence ANY work until the permit is issued

Applicant: Volunteers of America Northern New

Date: 8/14/12

England
Address: (22?) Luther Street, Potts Island, - split
from 18 Luther - Lot 1b

C-B-L: 87-^{new}2-016 (part of ^{currently} 87-215)
permit # - 2012-08-4666

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - C5R (old IR2)

Interior or corner lot -

Proposed Use/Work - ~~add~~ build two story (22' x 28') single family w/ 19' x 13' single story section in rear.

Sewage Disposal - public.

Lot Street Frontage - 49' min. - 51' given (OK)

Front Yard - 10' min. - 11' scaled (OK)

Rear Yard - 25' min. - 46' scaled (OK)

Side Yard - 8' min. - 10' scaled on right (OK)
- 13' scaled on left (OK)

Projections - 18' x 6' roof over front porch,

Width of Lot - 49' min. - scales @ 50.71' (OK)

Height - 35' max - 26' scaled (OK)

Lot Area - 5,300 sq ft min. - 53,79.76 sq ft given (OK)

22x28 = 616
19x13 = 247
18x6 = 108
4x4 = 16
987 sq ft (OK)

Lot Coverage/Impervious Surface - 28% = 1506.23

Area per Family - N/A

Off-street Parking - 1 space - E section 14-3322(b) - a flexible housing (OK) 19.75 x 10' (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 15 - Zone C

Applicant: HomeStart

Date: 8/14/12

Address: 18 Luther Street (existing house)

C-B-L: 87-2-017 (currently part of 87-2-15)
permit # 2012-08-4666

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - C55 (was IR-2)

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 49' min - 49.8' given (OK) *

Front Yard - currently 1' (existing) - 1' scaled (OK) *

Rear Yard - 25' min - 55' to rear steps

Side Yard - currently 6.5' - scaled 6.5' (OK) right side *
left side - 14.5'

Projections - 49' min

Width of Lot - ~~30' min~~ 49' min - 49.8' given (OK) *

Height - 35' max

Lot Area - 5300 sq ft - 5389.31 (OK) *

Lot Coverage Impervious Surface - 28% p =

Area per Family - N/A

Off-street Parking - 1 space (section 14-§32.2(b) affordable housing)
10' x 14.75' stall (OK) *

Loading Bays - N/A

Site Plan - Level I minor residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains -

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 087 Z015001
Land Use Type BENEVOLENT & CHARITABLE
Property Location 18 LUTHER ST
Owner Information HOMESTART
 PO BOX 174
 PEAKS ISLAND ME 04108
Book and Page 25452/211
Legal Description 87-Z-15-16-17
 LUTHER ST 18
 PEAKS ISLAND
 16123 SF
Acres 0.3701

Current Assessed Valuation:

TAX ACCT NO.	13766	OWNER OF RECORD AS OF APRIL 2012
		HOMESTART
LAND VALUE	\$151,000.00	PO BOX 174
BUILDING VALUE	\$59,300.00	PEAKS ISLAND ME 04108
BENEVOLENT AND CHARITABLE (\$210,300.00)		
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1920
Style/Structure Type BUNGALOW
Stories 1.5
Units 1
Bedrooms 4
Full Baths 1
Half Baths 1
Total Rooms 9
Attic NONE
Basement CRAWL
Square Feet 1023



[View Sketch](#) [View Map](#) [View Picture](#)

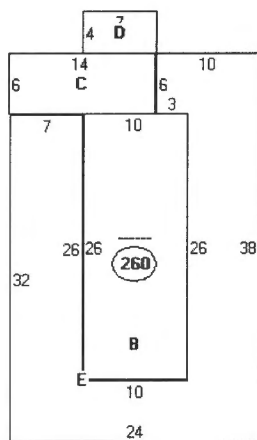
Outbuildings/Yard Improvements:

Building 1
Year Built 1920
Structure SHED-FRAME
Size 11X11
Units 1
Grade D
Condition F

Sales Information:

Sale Date	Type	Price	Book/Page
9/7/2007	LAND + BUILDING	\$215,000.00	25452/211
7/29/1998	LAND + BUILDING	\$0.00	14020/231

[New Search](#)



Descriptor/Area
 A:
 260 sqft
 B: 1Fr
 568 sqft
 C: EP
 84 sqft
 D: WD
 28 sqft
 E: ~~FR~~
 721 sqft

1)



REScheck Software Version 4.4.3 Inspection Checklist

Energy Code: **2009 IECC**
Location: **Portland, Maine**
Construction Type: **Single Family**
Glazing Area Percentage: **12%**
Heating Degree Days: **7378**
Climate Zone: **6**

Cellings:

- Ceiling: Raised or Energy Truss, R-60.0 cavity insulation

Comments: _____

Insulation must achieve full height over the plate lines of exterior walls.

Above-Grade Walls:

- Wall: Wood Frame, 16" o.c., R-40.0 cavity insulation

Comments: _____

Windows:

- Single Hung Windows: Vinyl Frame: Triple Pane with Low-E, U-factor: 0.280

For windows without labeled U-factors, describe features:

#Panels _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

Doors:

- 6-Panel Door: Solid, U-factor: 0.150

Comments: _____

- 9-Lite Door: Glass, U-factor: 0.270

Comments: _____

Crawl Space Walls:

- Crawl 1: Solid Concrete or Masonry, 5.0' ht / 4.0' bg / 5.0' ext. insul / 0.0' inside bg depth, R-10.0 continuous insulation

Comments: _____

Exposed earth in unvented crawl space foundations is covered with a continuous vapor retarder (less than or equal to 0.1 perm). All joints of the vapor retarder are overlapped by 6 inches and are sealed or taped with edges extending at least 6 inches up the stem wall and securely attached.

Air Leakage:

- Joints (including rim joist junctions), attic access openings, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed with caulk, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
- Air barrier and sealing exists on common walls between dwelling units, on exterior walls behind tubs/showers, and in openings between window/door jambs and framing.
- Recessed lights in the building thermal envelope are 1) type IC rated and ASTM E283 labeled and 2) sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.
- Access doors separating conditioned from unconditioned space are weather-stripped and insulated (without insulation compression or damage) to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is installed to maintain insulation application.
- Wood-burning fireplaces have gasketed doors and outdoor combustion air.
- Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

Air Sealing and Insulation:

- Building envelope air tightness and insulation installation complies by either 1) a post rough-in blower door test result of less than 7 ACH at 50 pascals OR 2) the following items have been satisfied:

- (a) Air barriers and thermal barrier: Installed on outside of air-permeable insulation and breaks or joints in the air barrier are filled or repaired.
- (b) Ceiling/attic: Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.
- (c) Above-grade walls: Insulation is installed in substantial contact and continuous alignment with the building envelope air barrier.
- (d) Floors: Air barrier is installed at any exposed edge of insulation.
- (e) Plumbing and wiring: Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
- (f) Corners, headers, narrow framing cavities, and rim joists are insulated.
- (g) Shower/tub on exterior wall: Insulation exists between showers/tubs and exterior wall.

Sunrooms:

- Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Materials Identification and Installation:

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

Duct Insulation:

- Supply ducts in attics are insulated to a minimum of R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to at least R-6.

Duct Construction and Testing:

- Building framing cavities are not used as supply ducts.
- All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Tapes, mastics, and fasteners are rated UL 181A or UL 181B and are labeled according to the duct construction. Metal duct connections with equipment and/or fittings are mechanically fastened. Crimp joints for round metal ducts have a contact lap of at least 1 1/2 inches and are fastened with a minimum of three equally spaced sheet-metal screws.

Exceptions:

Joint and seams covered with spray polyurethane foam.

Where a partially inaccessible duct connection exists, mechanical fasteners can be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).

- All ducts and air handlers are located within conditioned space.

Temperature Controls:

- Where the primary heating system is a forced air-furnace, at least one programmable thermostat is installed to control the primary heating system and has set-points initialized at 70 degree F for the heating cycle and 78 degree F for the cooling cycle.
- Heat pumps having supplementary electric-resistance heat have controls that prevent supplemental heat operation when the compressor can meet the heating load.

Heating and Cooling Equipment Sizing:

- Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.
- For systems serving multiple dwelling units documentation has been submitted demonstrating compliance with 2009 IECC Commercial Building Mechanical and/or Service Water Heating (Sections 503 and 504).

Circulating Service Hot Water Systems:

- Circulating service hot water pipes are insulated to R-2.
- Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-3.

Swimming Pools:

- Heated swimming pools have an on/off heater switch.

Pool heaters operating on natural gas or LPG have an electronic pilot light.

Timer switches on pool heaters and pumps are present.

Exceptions:

Where public health standards require continuous pump operation.

Where pumps operate within solar- and/or waste-heat-recovery systems.

Heated swimming pools have a cover on or at the water surface. For pools heated over 90 degrees F (32 degrees C) the cover has a minimum insulation value of R-12.

Exceptions:

Covers are not required when 60% of the heating energy is from site-recovered energy or solar energy source.

Lighting Requirements:

A minimum of 50 percent of the lamps in permanently installed lighting fixtures can be categorized as one of the following:

(a) Compact fluorescent

(b) T-8 or smaller diameter linear fluorescent

(c) 40 lumens per watt for lamp wattage ≤ 15

(d) 50 lumens per watt for lamp wattage > 15 and ≤ 40

(e) 60 lumens per watt for lamp wattage > 40

Other Requirements:

Snow- and ice-melting systems with energy supplied from the service to a building shall include automatic controls capable of shutting off the system when a) the pavement temperature is above 50 degrees F, b) no precipitation is falling, and c) the outdoor temperature is above 40 degrees F (a manual shutoff control is also permitted to satisfy requirement 'c').

Certificate:

A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment. The certificate does not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

NOTES TO FIELD: (Building Department Use Only)

Gayle Guertin - 18 Luther St. PI Lot # 16

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 8/15/2012 10:45 AM
Subject: 18 Luther St. PI Lot # 16
CC: Gayle Guertin

Sent out abutters notices as of 8-15-12 for 18 Luther St. Lot #16 (new address 22 Luther St. PI)

Gayle

Labels Requested For CBL:

087 E028

087 Z015

087 Z025

087 Z026

08/15/2012

087 Z015001

7:49 AM

ADKINS KYRA
21 LUTHER ST
PEAKS ISLAND , ME 04108

HOMESTART
PO BOX 174
PEAKS ISLAND , ME 04108

LYNCH LISA K
17 ELIZABETH ST
PEAKS ISLAND , ME 04108

SALTONSTALL SAMUEL S &
LINDA S SALTONSTALL JTS
21 ELIZABETH ST
PEAKS ISLAND , ME 04108

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Volunteers of America Northern New England, Inc to build a new single family home at 18 Luther Street, Peaks Island Lot # 16.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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ELIZABETH ST

LUTHER ST

STERLING ST

CENTRAL AVE

ISLAND AVE

087 Y010

087 Y011

087 Y012

087 Y013

087 Y034

087 Y014

087 Y025

087 Y015

087 Y016

087 Y017

087 Y018

087 Y019

087 Y020

087 Z031

087 Z030

087 Z029

087 Z028

087 Z027

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087 EE011

087 EE012

087 EE018

087 TT005

087 FF001

087 FF005

087 FF002

087 FF004

087 GG018

087 GG019

087 GG017

087 GG016

087 GG020

087 HH044

140 - 160
139 - 159

128 - 138
127 - 137

114 - 126
113 - 125

087 OO020

087 OO021

087 OO022

087 OO023

087 OO024

087 OO025

087 OO026

087 OO027

087 OO028