

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

2003-0184

Application I. D. Number

9/5/2003

Application Date

Grant Richard D &
Applicant

39 Myrtle St, Millis, MA 02054
Applicant's Mailing Address

modular single family
Project Name/Description

30-30 Central Ave Ext, Portland, Maine
Address of Proposed Site

Consultant/Agent

Agent Ph: _____ Agent Fax: _____

088 K035001
Assessor's Reference: Chart-Block-Lot

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) _____

1120 s.f.
Proposed Building square Feet or # of Units

_____ Acreage of Site

IR-1
Zoning

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 \$250.00 Subdivision _____ Engineer Review \$50.00 Date 9/5/2003

DRC Approval Status:

- Approved Approved w/Conditions
See Attached Denied

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

Condition Compliance _____ 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 _____ | |

BK 7581 PG 0063

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Richard D. and Audrey E. Grant as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances.

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said

Lucia B. Connelly, being a widow,

xxx

~~And I do hereby~~

~~relinquishing and conveying all rights by descent and all other rights to the~~
above described premises, have hereunto set my hand and seal this 29th day of the month of December, A.D. 19 86.

Signed, Sealed and Delivered in presence of

Leir P. Vohr
.....
.....
.....
.....
.....

Lucia B. Connelly
Lucia B. Connelly
.....
.....
.....
.....

State of Maine, County of Cumberland, December 29, 19 86

feet, more or less, to a point at the southeasterly corner of said Tolford land; thence easterly eighty-three (83) feet, more or less, to a point on Central Avenue; thence easterly along said Central Avenue fifty-five (55) feet, more or less, to the point of beginning.

Continued....

HOLMAN & HOWARD

ATTORNEYS AT LAW
298 MAIN STREET
YARMOUTH, ME 04096

088 K 035

Lewis A. Holman
John C. Howard

Telephone: (207) 846-6111
Fax: (207) 846-6113
Email: Holman@compuserve.com

FAX TRANSMISSION COVER SHEET

TO: Dick Grant

FROM: Lewis A. Holman, Esq.

DATE: September 5, 2003

TIME:

DESTINATION FAX NUMBER: 508-376-6258

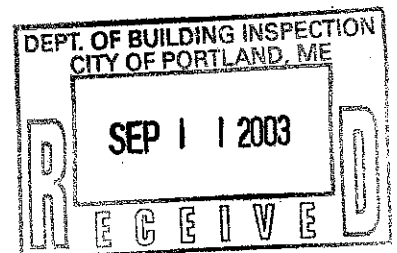
NUMBER OF PAGES INCLUDING THIS COVER SHEET: 3

ORIGINAL TO BE DELIVERED BY MAIL: YES NO

Comments:

THIS COMMUNICATION IS INTENDED FOR THE USE OF THE ADDRESSEE NAMED HEREIN AND MAY CONTAIN LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS FACSIMILE, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY LEWIS A. HOLMAN BY TELEPHONE AND RETURN THE ORIGINAL COMMUNICATION TO US AT THE ABOVE ADDRESS VIA THE UNITED STATES POSTAL SERVICE. WE WILL REIMBURSE ANY REASONABLE COSTS YOU INCUR IN NOTIFYING US AND RETURNING THE COMMUNICATION TO US. THANK YOU.

**If you do not receive this complete transmission
please call (207) 846-6111.**



From: Marge Schmuckal
To: Jay Reynolds
Date: Wed, Oct 1, 2003 4:56 PM
Subject: RE: Central Avenue new single family 88-K-35

This is an update on this permit application. The owner has a Planning Board copy of a new subdivision plan that was approved in 1991/1992. He will be bringing that in to me tomorrow. Apparently this subdivision was done years ago and Assessor's were never notified.

But I will wait until I actually see this purported plan. I will get copies for folks if I can.

Marge

CC: Charlie Lane; Don Hall; Sarah Hopkins

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

September 17, 2003

Mr. Robert Greenlaw, P.L.S.
Back Bay Boundary, Inc.
65 Newbury Street
Portland, ME 04101

Subject: 30 Central Avenue Extension
(ID # 2003-0184) (CBL# 088K035)

Dear Mr. Greenlaw:

Thank you for your application for a single family at 30 Central Avenue extension. Upon review of the plan, it appears that this design would constitute a subdivision. Also, the deed submitted and lot lines shown do not match the City's Assessors maps.

For this reason, additional submittals will be required, and/or your application will have to go to the planning board for review and approval.

Pertaining to the site review, I have the following questions/comments:

1. Is this lot within the Shoreland zone? If so, please show the 250' setback line and limits of clearing.
2. There appears to be no grading changes to the east side of the proposed structure. Does the building have a daylight basement or will it have approximately 7 feet of wall showing?
3. Please add erosion control measures to the site plan.

Please contact me at (207) 874-8632 if you have any questions.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Don Hall, Appraiser, Assessor's Office
Correspondence File

O:\DRC\central30a.doc

- 1 -

WARRANTY DEED
Joint Tenancy**Know all Men by these Presents,**

That I, Lucia B. Connelly

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

paid by Richard D. and Audrey E. Grant

whose mailing address is 39 Myrtle Street, Millis, Massachusetts 02054

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Richard D. and Audrey E. Grant

as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land on the northerly side of Central Avenue on Peaks Island in said Portland and bounded and described as follows, viz:

Beginning at a point on the northerly side of Central Avenue at the southeasterly corner of land of one Rand; thence easterly by Central Avenue to a point on Central Avenue fifty-five (55) feet, more or less, from the westerly side of the Government Reservation; thence westerly in a straight line to land of one Jordan; thence southerly by said Jordan's land eighty-two and one-half (82 1/2) feet, more or less, to Ledgewood Road; thence same course across said Ledgewood Road to the southerly side thereof, thence westerly by said southerly side of said Ledgewood Road to the northeasterly corner of said Rand land two hundred and two (202) feet, more or less, to Central Avenue and the point of beginning, containing four (4) acres, more or less.

Together with another parcel of land on the northerly side of Central Avenue on Peaks Island in said City of Portland and State of Maine, bounded and described as follows, viz:

Beginning at the intersection of the northerly side of said Central Avenue and the westerly side of the Government Reservation; thence northerly along a wire fence and said Government Reservation one hundred fifty (150) feet, more or less, to a cedar post; thence westerly at right angles to last-named course one hundred fifty (150) feet, more or less, to a post and land now or formerly of Charles Tolford; thence

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*Revised
10/16/03*

2003-0184

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9/5/2003

Application Date

modular single family

Project Name/Description

Grant Richard D &

Applicant

39 Myrtle St, Millis, MA 02054

Applicant's Mailing Address

30 - 30 Central Ave Ext, Portland, Maine

Address of Proposed Site

088 K035001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: _____ 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) _____

1120 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

IR-1

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 9/5/2003

DRC Approval Status:

Reviewer _____

Approved

Approved w/Conditions
See Attached

Denied

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Condition Compliance

signature _____

date _____

Performance Guarantee

Required*

Not Required

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Performance Guarantee Accepted

date _____

amount _____

expiration date _____

Inspection Fee Paid

date _____

amount _____

Building Permit Issue

date _____

Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

Temporary Certificate of Occupancy

date _____

Conditions (See Attached)

expiration date _____

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Defect Guarantee Released

date _____

signature _____

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Consultant/Agent
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Applicant or Agent Daytime Telephone, Fax

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1120 s.f. _____
Proposed Building square Feet or # of Units _____ Acreage of Site _____ IR-1
Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 09/05/2003

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied
Reviewer Jay Reynolds
Approval Date 10/17/2003 Approval Expiration 10/17/2004 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 10/17/2003
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
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0184

Application I. D. Number

09/05/2003

Application Date

modular single family

Project Name/Description

Grant Richard D &

Applicant

39 Myrtle St , Millis , MA 02054

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

30 - 30 Central Ave Ext, Portland, Maine

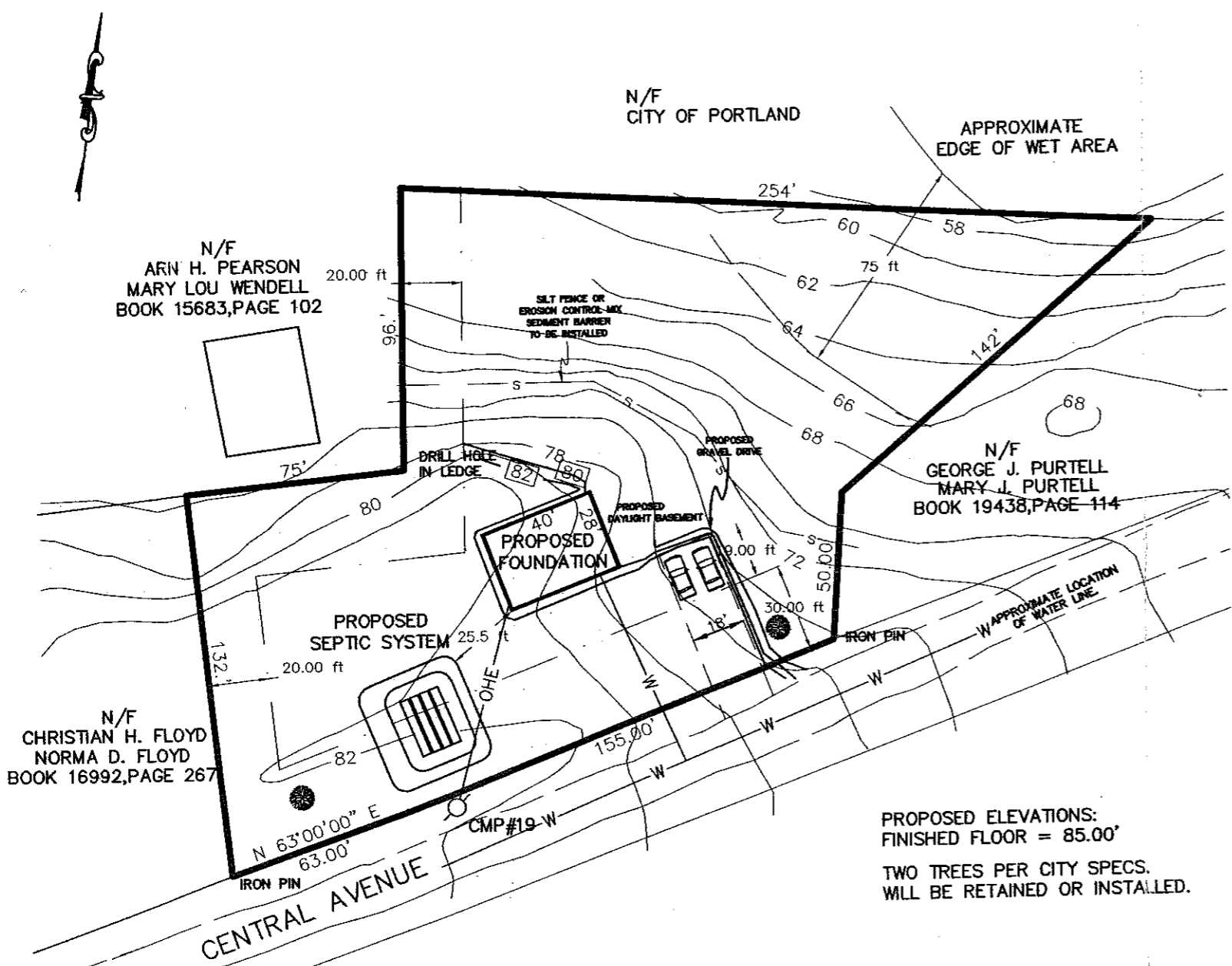
Address of Proposed Site

088 K035001

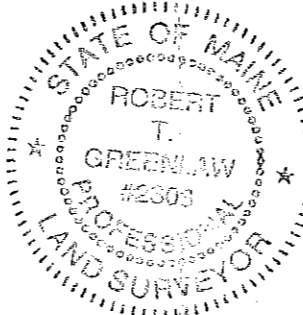
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 THIS LOT CONTAINS WETLANDS WHICH CANNOT BE DISTURBED WITHOUT PERMITS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. A STATEMENT AND/OR A SEPARATE PERMIT FROM THE D.E.P. IS REQUIRED FOR THIS DEVELOPMENT.
- 2 Erosion and Sedimentation control shall be established 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.



**CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 10-17-03**



GENERAL NOTES:

- RECORD OWNER OF PARCEL: RICHARD D. GRANT & AUDREY E. GRANT AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17684, PAGE 256.
- THE BOUNDARY LINES ARE BASED UPON PLAN REFERENCE #4a BELOW AND SHOULD BE CONSIDERED AN INTERGRAL PART OF THIS PLAN.
- AREA OF SUBJECT PARCEL: 40,245 SQUARE FEET.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - Plan of Property and Subdivision of Land Peaks Island Portland, Maine made for Richard Grant by Lloyd E. Jones Surveyor dated Dec. 30 1986.
 - Streetline plans of Central Av. by The City of Portland, Maine.
 - City of Portland Assessors plan #088, lot is shown on said map as Block K, lot # 35.
- THE BOUNDARY LINES ARE BASED UPON PLAN REF. #4a.

ZONING:
The subject parcel falls in the City of Portland's IR-1 zone.
Setbacks:
Front yard: 30 Feet.
Rear yard: 30 feet.
Side yard: 20 Feet.

- THE CONTOURS SHOWN HEREON ARE BASED UPON THE PLAN REFERENCE 4a. SAID PLAN REFERENCES THE BENCHMARK USED AS CITY DATUM ELEVATION 49.317' ON A 3' O/S MONUMENT AND BOLT AT ISLAND AVENUE.
- THE SITE IS NOT IN A SHORELAND ZONE AS SHOWN ON THE CITY OF PORTLAND'S ZONING MAPS.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -15B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/86 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- 6" x 6" Granite monument found with drill hole.
- 5/8" Solid pin, no cap found
- ▲ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO CORNERS SET

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

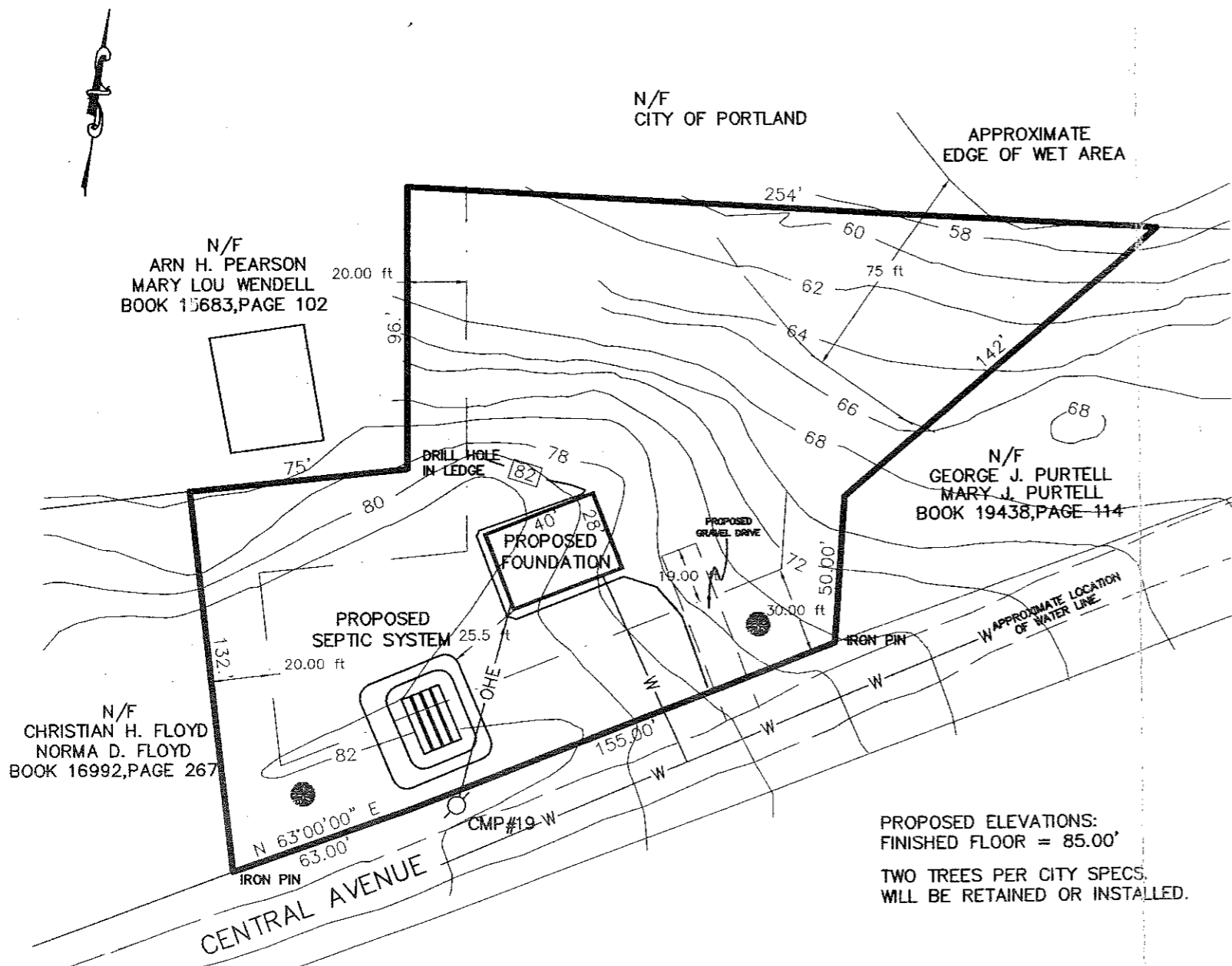
DATE: 10-16-2003

REVISION: 10-16-03~ADDED EROSION CONTROL AND NOTES.
SITE PLAN
 FOR A PROPOSED SINGLE FAMILY HOME
 30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE
 FOR: **RICHARD D. GRANT**

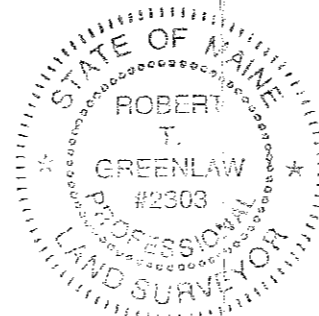
DRAWN BY: RTG	CHECKED BY: DMD
SCALE: 1"=50'	DATE: September 04, 2003
JOB NUMBER: 2003134-PI	SHEET: 1 of 1.

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010
DRAWER: 2003 NO: 134





PROPOSED ELEVATIONS:
 FINISHED FLOOR = 85.00'
 TWO TREES PER CITY SPECS.
 WILL BE RETAINED OR INSTALLED.



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RICHARD D. GRANT & AUDREY E. GRANT AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17684, PAGE 256.
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 c. City of Portland Assessors plan #088, lot is shown on said map as Block K, lot # 35.
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ZONING:
 The subject parcel falls in the City of Portland's IR-1 zone.
Setbacks:
 Front yard: 30 Feet.
 Rear yard: 30 feet.
 Side yard: 20 Feet.

6. THE CONTOURS SHOWN HEREON ARE BASED UPON THE PLAN REFERENCE 4a. SAID PLAN REFERENCES THE BENCHMARK USED AS CITY DATUM ELEVATION 49.317' ON A 3' O/S MONUMENT AND BOLT AT ISLAND AVENUE.

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LEGEND

- 6" x 6" Granite monument found with drill hole.
- 5/8" Solid pin, no cap found
- ▲ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
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Robert T. Greenlaw

DATE: 09-04-2003

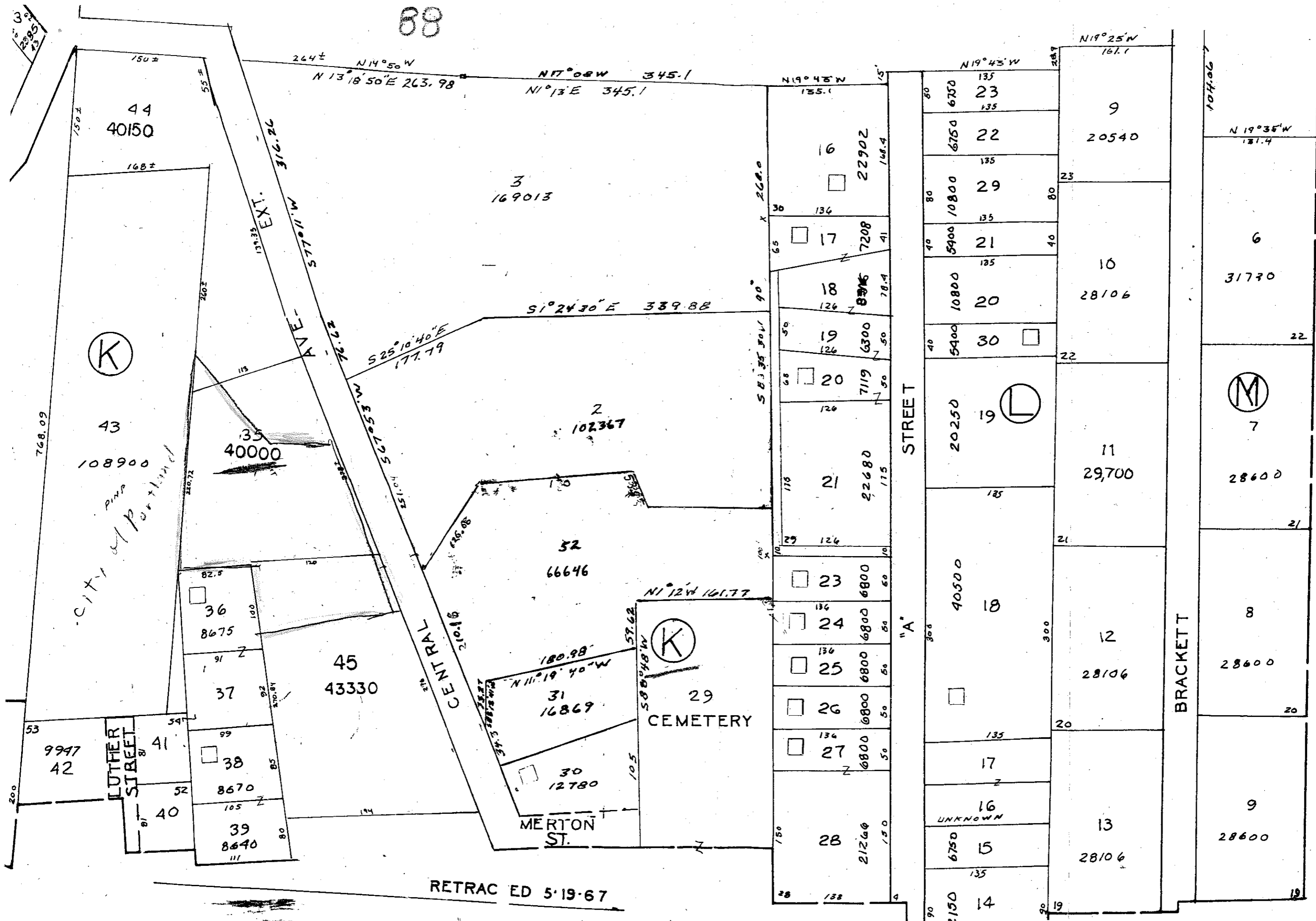
ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

REVISION:
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 30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE
 FOR: **RICHARD D. GRANT**

DRAWN BY: RTG
 CHECKED BY: DMD
 SCALE: 1"=50'
 DATE: September 04, 2003
 JOB NUMBER: 2003134-PI
 SHEET: 1 of 1.

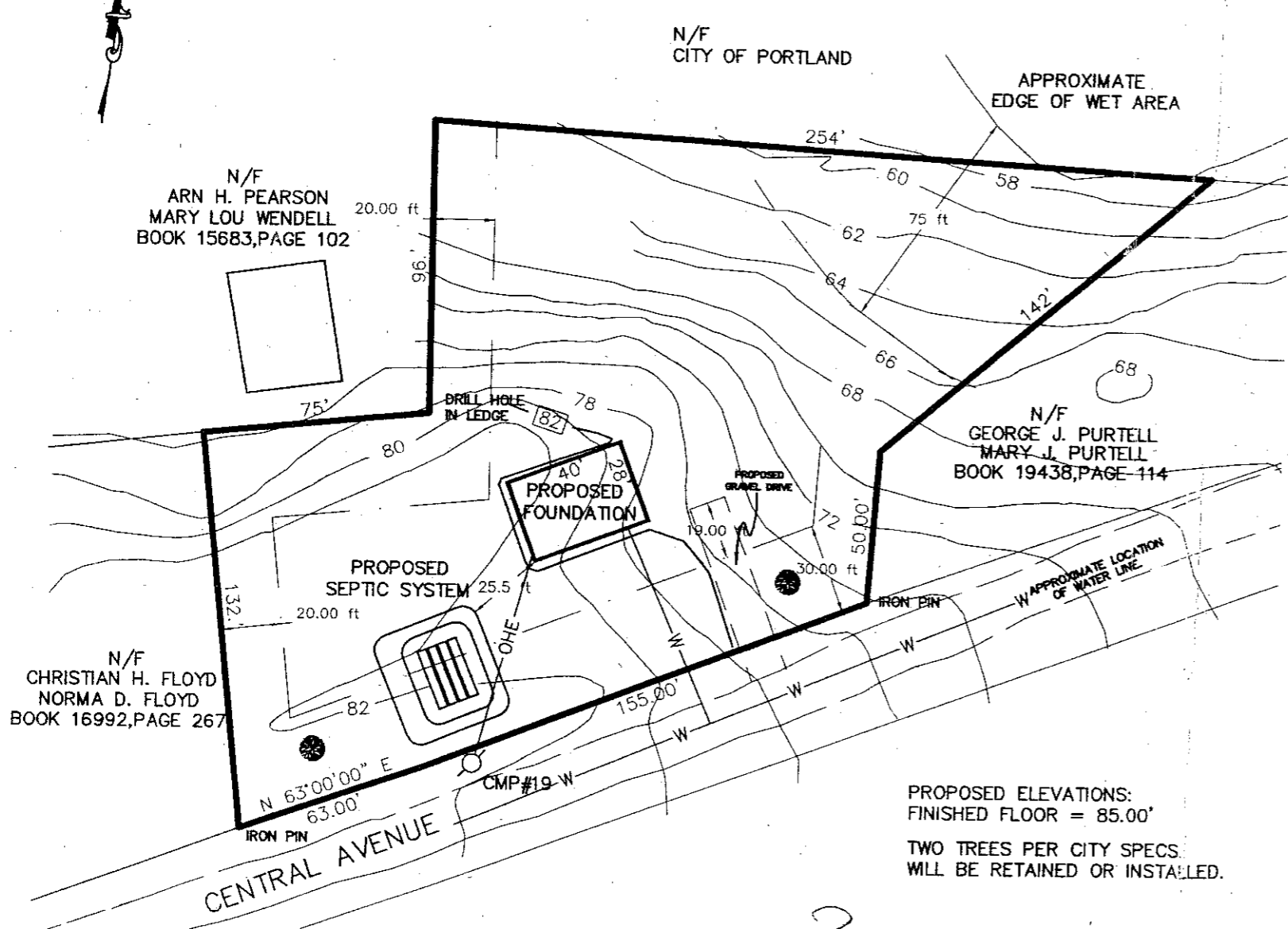
PREPARED BY:
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 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO:134



SHEET 85-A

RETRAC ED 5-19-67



N/F
ARN H. PEARSON
MARY LOU WENDELL
BOOK 15683, PAGE 102

N/F
CHRISTIAN H. FLOYD
NORMA D. FLOYD
BOOK 16992, PAGE 267

N/F
CITY OF PORTLAND

APPROXIMATE
EDGE OF WET AREA

N/F
GEORGE J. PURTELL
MARY J. PURTELL
BOOK 19438, PAGE 114

PROPOSED
SEPTIC SYSTEM

PROPOSED
FOUNDATION

PROPOSED
GRAVEL DRIVE

PROPOSED ELEVATIONS:
FINISHED FLOOR = 85.00'

TWO TREES PER CITY SPECS.
WILL BE RETAINED OR INSTALLED.

88-K-35?

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b. Streetline plans of Central Av. by The City of Portland, Maine.
c. City of Portland Assessors plan #088, lot 1a shown on said map as Block K, lot # 35.
5. THE BOUNDARY LINES ARE BASED UPON PLAN REF. #4a.
ZONING:
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Front yard: 30 Feet.
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Robert T. Greenlaw

DATE: 09-04-2003

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PRESIDENT BACK BAY BOUNDARY, INC.



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 FOR A PROPOSED SINGLE FAMILY HOME
 30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE
 FOR:
RICHARD D. GRANT

DRAWN BY: RTG CHECKED BY: DMD SCALE: 1"=50' DATE: September 04, 2003 JOB NUMBER: 2003134-PI SHEET: 1 of 1.	PREPARED BY: BACK BAY BOUNDARY, INC. LAND SURVEYING 65 NEWBURY STREET PORTLAND, MAINE 207-774-2855 FAX 207-761-2010
---	---

DRAWER: 2003 NO: 134