

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

**19970001**

I. D. Number

**Donnelly, Michael & Mary**

Applicant

**150 Middle St Apt #3K, Portland, ME 04101**

Applicant's Mailing Address

**5/13/97**

Application Date

**Hussey Rd, Peaks Island**

Project Name/Description

Consultant/Agent

**780-6372**

Applicant or Agent Daytime Telephone, Fax

**80 Hussey Rd, Peaks Island**

Address of Proposed Site

**089-E-020**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building     Building Addition     Change Of Use     Residential

Office     Retail     Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) \_\_\_\_\_

**2300**

**36159**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review **\$300.00**    Date: **3/26/99**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved     **Approved w/Conditions**  
see attached     Denied

Approval Date **4/2/99**    Approval Expiration **4/2/00**    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance    **Jim Wendel**    **4/2/99**  
signature    date

**Performance Guarantee**

**Required\***     Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/5/97</u> date	<u>\$125,695.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/26/97</u> date	<u>\$2,136.82</u> amount	
<input checked="" type="checkbox"/> Building Permit	<u>10/6/97</u> 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)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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ADDENDUM

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**DRC Conditions of Approval**

- that the water quality treatment system be maintained in accordance with the manufacturer's requirements.

Approved subject to Site Plan Review Addendum Conditions of Approval:

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.

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.

Your new street address is now 80 Hussey Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.)

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be placed at the curb cut for the lot.

**Planning Conditions of Approval**

- A revised plan needs to be submitted showing the fence at the rear of the property.

**Inspections Conditions of Approval**

1. Separate permits required for new signage.

**Fire Conditions of Approval**

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL**

APPLICANT: MICHAEL & MARY DONNELLY  
 ADDRESS: 150 MIDDLE ST APT 3K, PORTLAND ME 04101  
 SITE ADDRESS/LOCATION: 80 HUSSEY RD, PEAKS ISLAND  
 DATE: 4/2/99

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

**CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN**

1.  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.
2.  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.
3.  Your new street address is now 80 HUSSEY ROAD, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
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5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7.  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.)

8. \_\_\_\_\_ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10.  The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11.  A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13.  ERODED SOIL SHALL BE CONTAINED ON-SITE -  
A CRUSHED STONE CONSTRUCTION ENTRANCE  
SHALL BE PLACED AT THE CURB CUT FOR  
THE LOT.

cc: Katherine Staples, P.E., City Engineer



**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL**

APPLICANT: MICHAEL & MARY DONNELLY  
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A CRUSHED STONE CONSTRUCTION ENTRANCE  
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cc: Katherine Staples, P.E., City Engineer

