

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

**2002-0035**

Application I. D. Number

**02/11/2002**

Application Date

**Bonnie & Robert Stek**

Project Name/Description

**Hults, Keith & Harriet**

Applicant

**55 Central Ave, Peaks Island, ME 04108**

Applicant's Mailing Address

**Keith Hults**

Consultant/Agent

**Agent Ph: 800-872-2326**

**Agent Fax: 363-2411**

Applicant or Agent Daytime Telephone, Fax

**Hussey Rd, Portland, Maine**

Address of Proposed Site

**089 E027001**

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) \_\_\_\_\_

**58'11" x 45'**

Proposed Building square Feet or # of Units

**52290**

Acreeage of Site

**R3**

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **02/11/2002**

**DRC Approval Status:**

Reviewer **Jay Reynolds**

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

Approval Date **03/04/2002** Approval Expiration **03/04/2003** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jay Reynolds** **03/04/2002**  
 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  
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ADDENDUM**

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**Approval Conditions of DRC**

- 1 A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE TO EVALUATE/DELINEATE POSSIBLE ON AND OFF SITE WETLAND AREAS. APPLICANT WILL BE RESPONSIBLE FOR COORDINATING THE APPROPRIATE PARTIES TO ACHIEVE THIS.
- 2 NO CHANGES IN GRADE ARE PROPOSED. IF ANY CHANGES ARE PROPOSED IN THE FUTURE, AN AMENDED SITE PLAN WILL BE REQUIRED FOR REVIEW BY THE CITY, SHOWING ANY/ALL PROPOSED CONTOURS.
- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now #66 HUSSEY ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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.



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Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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- 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 \_\_\_\_\_

*Handwritten notes:* Wetland? Overhead map? Site visit

*Handwritten:* 766 5700

*Handwritten notes:* Building to Scale? Garage/E.C. -> No Change in Grades Landscaping -> Condition Blockus/Map?

*Handwritten:* #54 03/11 2-12

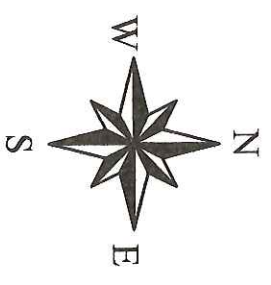
*Handwritten:* #66

# Hussey Road Area

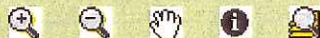
## Peaks Island



- Wetlands\_polygons3.shp
- Wetlands.shp
- Trails.shp
- Ponds.shp
- Oceanside\_con.shp
- Intertidal.shp
- Build\_polygons.shp
- Zoning\_bound.shp
- Cleaned\_finalie\_region.shp







Source Data [Information](#)

## Peaks Island Mapping Project: Internet Demc

To be Presented by James Essex on Wednesday, June 20th, Peaks Isla Meeting hosted by Peaks Island's Land Preserve (PILP) and Neighborhood Assoc



Peaks Island


Geographic Information Systems (GIS) is a technical resource usefu education and effective as a spatial decision support tool for small communities. The Peaks Island Mapping Project has been designed t community members in the comprehensive planning process by gen spatial data layers that can be used within GIS. Island Institute Felc Essex has been working with community members, Peaks Island Lai Preserve (PILP), and Peaks Island Neighborhood Association (PINA).

### Important information about this online mapping application

- Although using the resources of the Gulf of Maine e-Atlas webs Island Institute (server, software) this online mapping applicat available or linked from the e-Atlas site. This application is the available to those who have the full, correct URL. Please feel fr more about the [Gulf of Maine e-Atlas](#).
- Parcel level data is available to view in this application and ma queried to identify a parcel id number and area measurement. HOWEVER no ownership information has been included.
- Accuracy of this Data is Neither Explicitly nor Implicitly Implied. **Should NOT be Used or Consulted to Determine the Legz of Any Boundary.**
- GIS data currently resides at the Island Institute and WILL NO distributed unless directed by the sponsoring organizations (PI PINA).
- This Internet mapping demo uses the ArcIMS (ESRI) Internet I Software (IMS).

The project was made possible with contributions of time, resources

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: October 11, 2002

RE: C. of O. for 66 Hussey Road  
(089-E-027) (2002-0035)

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After visiting 66 Hussey Rd., I have the following comments:

Site work complete.

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

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

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

File: O:\drc\66hussey1.doc