

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

19990009

I. D. Number

1/22/99

Application Date

Island Ave, Peaks Island

Project Name/Description

Langella, Michael

Applicant

17 Laskey Rd, Windham, ME 04062

Applicant's Mailing Address

Michael Langella

Consultant/Agent

892-5216

Applicant or Agent Daytime Telephone, Fax

Island Ave, Peaks Island

Address of Proposed Site

092-E-017

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)

18000

17000

Proposed Building square Feet or # of Units

Acreage of Site

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 \$300.00 Subdivision Engineer Review Date: 1/22/99

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 2/1/99 Approval Expiration 2/1/00 Extension to Additional Sheets Attached

Condition Compliance Jim Wendel 2/1/99 signature date

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted date amount expiration date

Inspection Fee Paid date amount

Building Permit date

Performance Guarantee Reduced date remaining balance signature

Temporary Certificate Of Occupancy date Conditions (See Attached)

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

CITY OF PORTLAND, MAINE
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ADDENDUM

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DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

Your new street address is now 617 Island Avenue, Peaks Island

, 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. Silt fence shall be installed down gradient from all

disturbed areas.

Applicant shall provide a full copy of the standard boundary survey for the lot to the DRC

and Code Enforcement.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

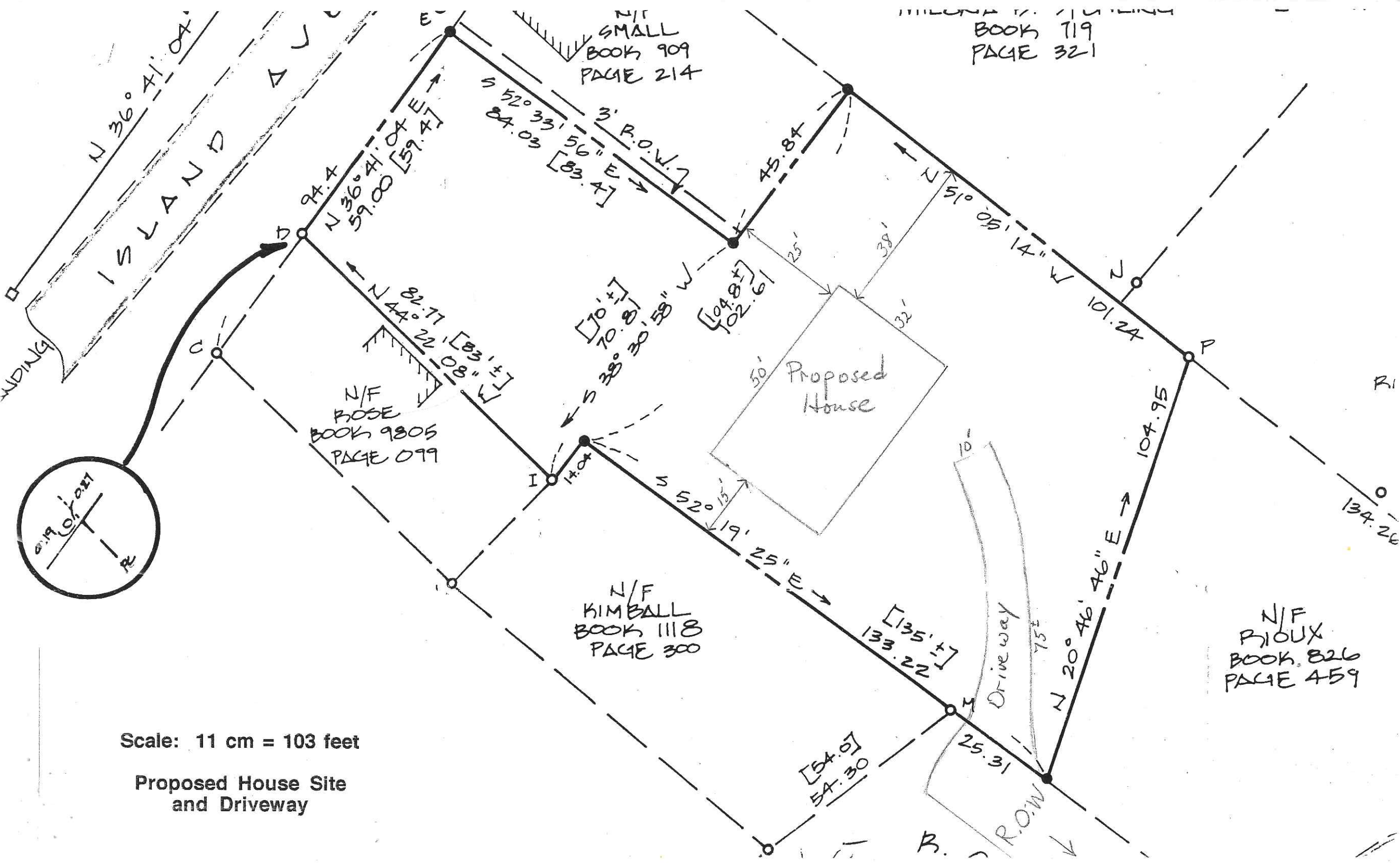
MILWAUKEE COUNTY RECORDS
BOOK 719
PAGE 321

N/F
SMALL
BOOK 909
PAGE 214

N/F
ROSE
BOOK 9805
PAGE 099

N/F
KIMBALL
BOOK 1118
PAGE 300

N/F
RIOUX
BOOK 826
PAGE 459



Scale: 11 cm = 103 feet

Proposed House Site and Driveway

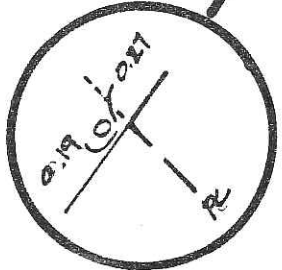
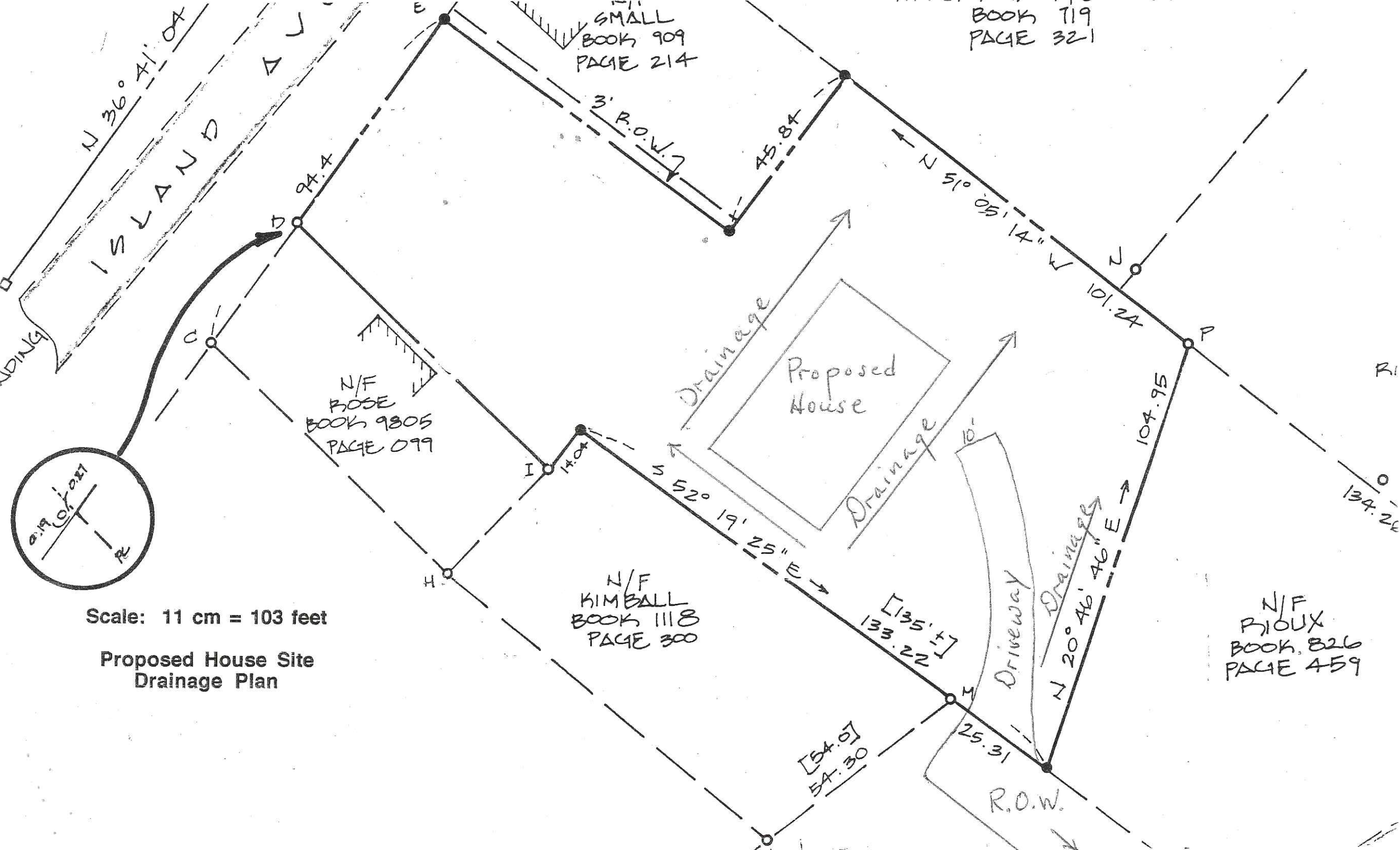
BOOK T19
PAGE 321

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BOOK 909
PAGE 214

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ROSE
BOOK 9805
PAGE 099

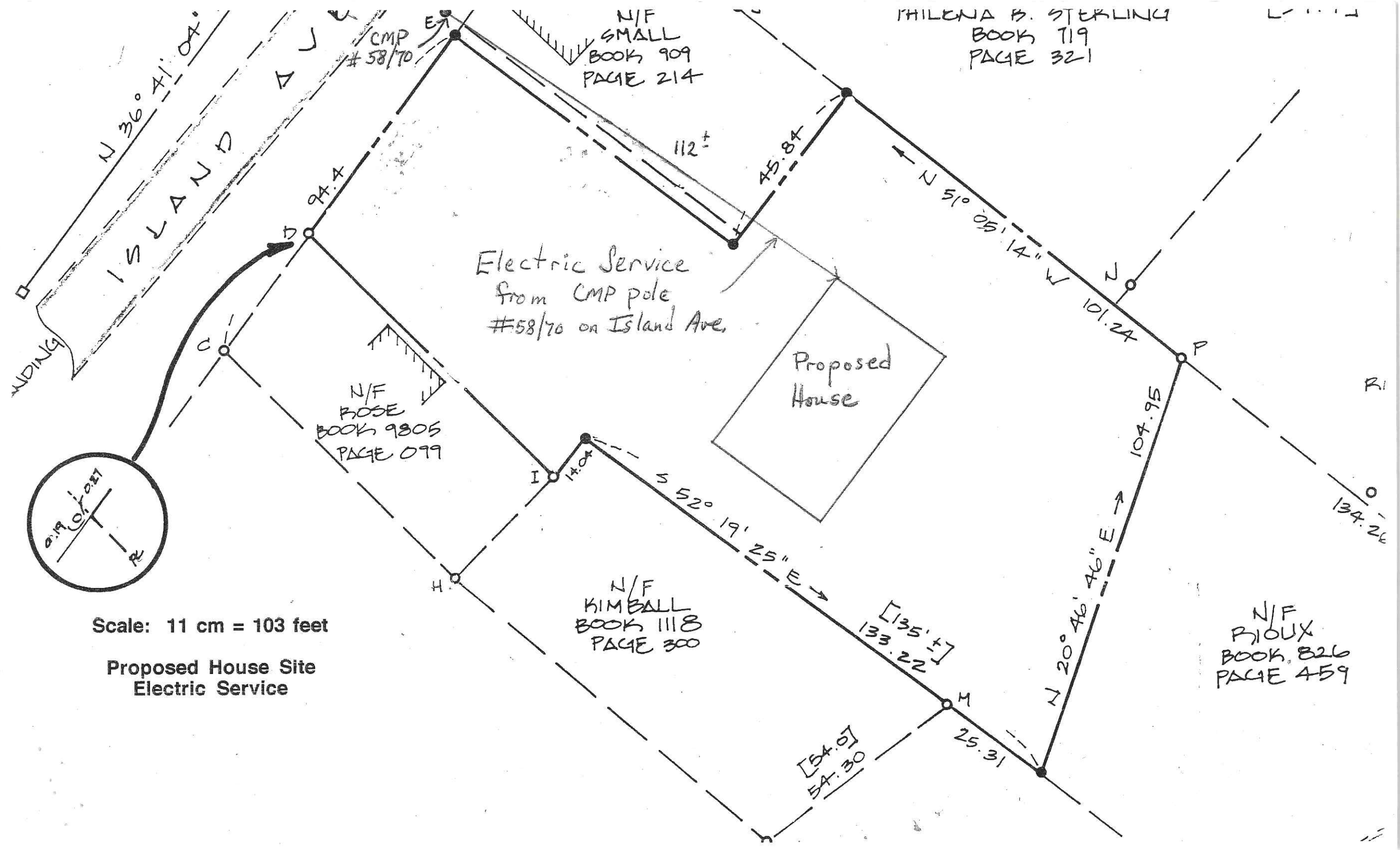
N/F
KIMBALL
BOOK 1118
PAGE 300

N/F
PILOUX
BOOK 826
PAGE 459



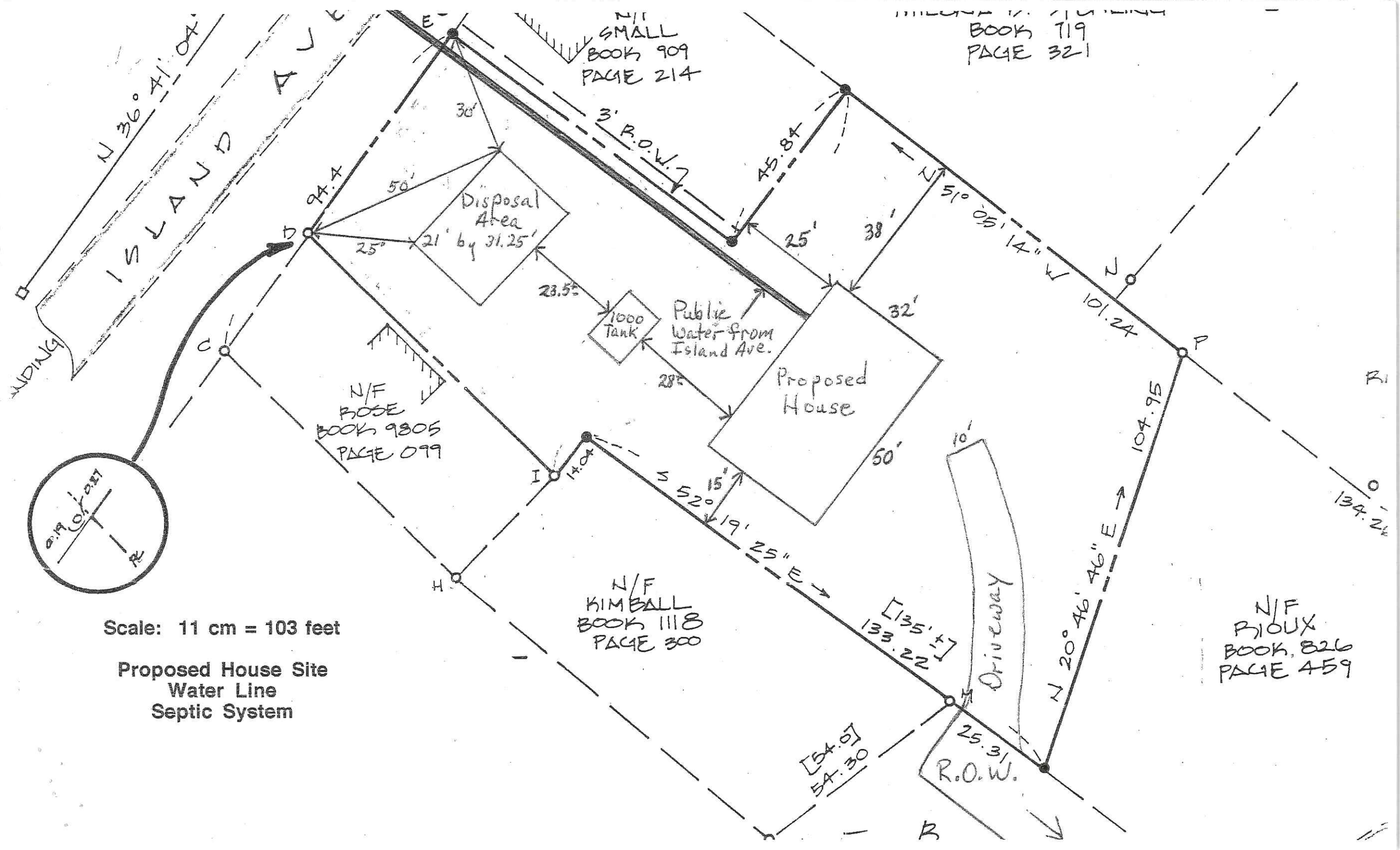
Scale: 11 cm = 103 feet

Proposed House Site
Drainage Plan



Scale: 11 cm = 103 feet

Proposed House Site
Electric Service



N/F
SMALL
BOOK 909
PAGE 214

N/F
ROSE
BOOK 9305
PAGE 099

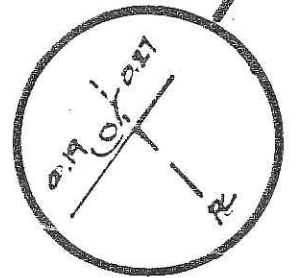
N/F
KIMBALL
BOOK 1118
PAGE 300

N/F
PLOUX
BOOK 826
PAGE 459

BOOK 719
PAGE 321

Scale: 11 cm = 103 feet

Proposed House Site
Water Line
Septic System



[54.0]
54.30

[135.1]
133.22

134.24

25.31
R.O.W.

N 20° 46' 46" E
104.95

B

R1

O

R

Disposal Area
21' by 31.25'

1000 Tank
Public Water from Island Ave.

Proposed House

ISLAND AVE
N 36° 41' 04"

3' R.O.W.

Driveway

N/F
ROSE
BOOK 9305
PAGE 099

N/F
KIMBALL
BOOK 1118
PAGE 300

N/F
PLOUX
BOOK 826
PAGE 459

94.4
25°
50'
30'

75.84
25'
38'

N 51° 05' 14" W
101.24

23.55

28°

32'

50'

14.04

S 52° 15' 19" E
19'

104.95

10'

25.31
R.O.W.

25°

25'

38'

N 51° 05' 14" W

101.24

23.55

28°

32'

50'

14.04

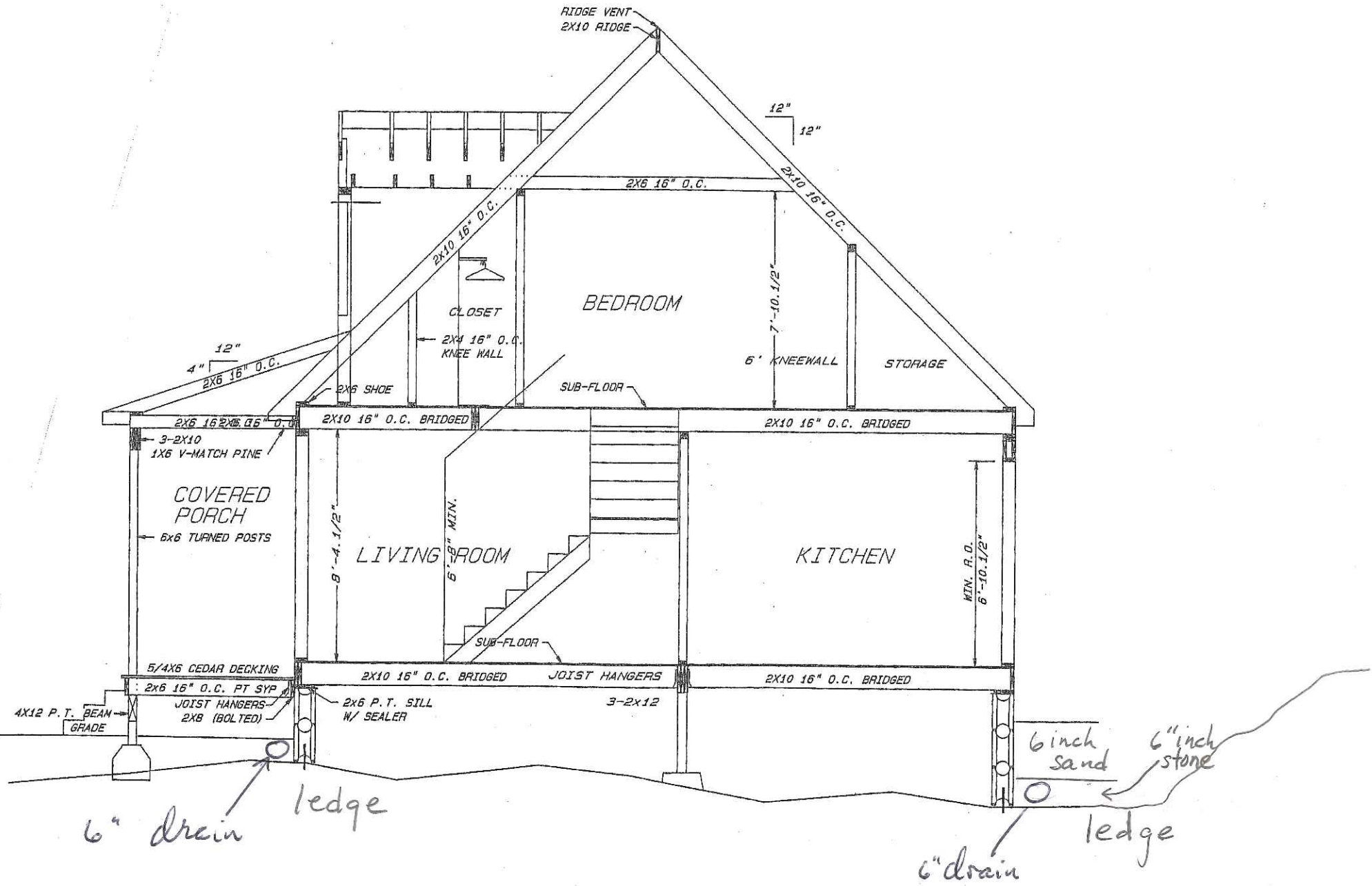
S 52° 15' 19" E
19'

104.95

10'

25.31
R.O.W.

Drainage
around
foundation



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

APPLICANT: MICHAEL LANGELLA
ADDRESS: 17 LASKBY RD, WINDHAM ME 04062
SITE ADDRESS/LOCATION: 617 ISLAND AVE, POALES SCARD
DATE: 2/1/99

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 617 ISLAND AVE POALES SC, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
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.

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

13. _____ EMULSED SOIL SHALL BE CONTAINED ON-SITE
SILT FENCE SHALL BE INSTALLED
DOWN GRADIENT FROM ALL DISTURBED
AREAS.

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

14. APPLICANT SHALL PROVIDE A FULL
COPY OF THE STANDARD BOUNDARY SURVEY
FOR THE LOT TO THE DRC AND
CODE ENFORCEMENT.

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

19990009

I. D. Number

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17 Laskey Rd, Windham, ME 04062
Applicant's Mailing Address
Michael Langella
Consultant/Agent
892-5216

1/22/99
Application Date
Island Ave, Peaks Island
Project Name/Description

Island Ave, Peaks Island
Address of Proposed Site
092-E-017
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Building Addition Change Of Use Residential
 Parking Lot Other (specify) _____

18000
Proposed Building square Feet or # of Units
17000
Acreage of Site
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 \$300.00 Subdivision _____ Date: 1/22/99
Engineer Review _____

DRC Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date 2/1/99 Reviewer Jim Werdor
 Condition Compliance 2/1/2000 Approval Expiration Extension to _____
signature _____ date _____ Additional Sheets Attached

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	date	amount	date	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____	_____	_____
	date	date	amount	_____	_____
<input type="checkbox"/> Building Permit	_____	_____	_____	_____	_____
	date	date	_____	signature	signature
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____	_____	_____
	date	date	remaining balance	_____	_____
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	_____	_____	_____	_____
	date	date	Conditions (See Attached)	_____	_____
<input type="checkbox"/> Final Inspection	_____	_____	_____	_____	_____
	date	date	signature	_____	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____	_____	_____
	date	date	signature	_____	_____
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____	_____	_____
	date	date	signature	_____	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____	_____	_____
	submitted date	_____	amount	_____	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____	_____	_____
	date	date	signature	_____	_____

Site Plan

Michael J. Langella and Sandra Aube-Langella
17 Laskey Road
Windham, Maine

Proposal for a
New Single-Family Residence
Island Ave.
Peaks Island, Maine

- 1) A new single-family, year-round residence on a lot of record (Map 92 Section E, Lots 17 and 39) located in the Evergreen Landing area of Peaks Island, Maine between Pleasant Ave. (Knickerbocker) and Island Ave.
- 2) This double lot comprises approximately 17,500 square feet. The new structure will have a total floor area of approximately 1800 square feet. The structure will have a footprint of 50 feet by 32 feet which includes a non-enclosed, wrap-around porch. See attached house floor plan.
- 3) This double lot is not restricted by any easements or burdens except for a easement granted by the owners to Mr. and Mrs. Rose for the use of a small walkway which proceeds from Island Ave along the northwesterly side of their property. The applicant's lot is granted, by deed, a right of way from Pleasant Ave. on the southeasterly side of the lot which proceeds along the boundary of a property presented owned by a Mr. Rioux of Massachusetts.
- 4) Except for the customary wood and building material waste associated with the construction of a new house, this proposed home, once occupied, will not generate any waste other than normal household trash.
- 5) This double lot has access to public water which exists under the westerly side of Island Ave. See attached drawing indicating the public water connection. A designed septic system designed by Albert Frick Associates will be located on the smaller part of this lot adjacent to Island Ave. See attached copy of septic system design.
- 6) The proposed house will be located on a generally level part of the larger part of the double lot. Presently, any water run-off drains towards the north side of the larger part of the lot. This section is heavily wooded and for approximately 30 feet deep along this northerly boundary the terrain is generally flat, especially at the northwesterly corner. No standing water has ever been observed in this area. The drainage from the proposed home will be directed to move in the same direction. See attached copy of drainage plan. The closest residence along this northern boundary is over 200 feet away.

7) The construction plan for this proposed home is as follows:

a) Site work to ready the area for the foundation footprint. This area is primarily ledge. This will involve the scraping away of a very thin layer of soil (approximately 1-2 inches in depth). Presently a wild grass covers this area. A small, southeasterly corner of the house footprint will be lowered by approximately 2-3 feet.

March 1999

b) A gravel surfacing of an existing open driveway which follows the deeded right of way from Pleasant Ave onto the owners property and then extending for approximately 70 to 80 feet in a northerly direction will occur.

March 1999

c) Trenches for sewage and water will be dug below the level of the foundation.

March 1999

d) A therm-a-wall foundation will be installed. It will rest on a concrete foot which will be pinned into the ledge. The foundation will be approximately 3-4 feet high and provide an insulated crawl space under the house. Proper backfilling and drainage pipes will be installed. Appropriate drainage barriers will be installed to make sure water will be diverted to the basin shaped, northern edge of property.

March 1999

e) A water line will be dug from Island Ave. to the house site. The septic system will be installed on the smaller part of the lot along Island Ave.

March/April 1999

f) A temporary electric service will be installed from Island Ave.

March 1999

g) Carpenters will build the house according to the design plans. The roof, windows and exterior doors, siding, trim, and porch will be installed.

April/May 1999

h) Electric and plumbing contractors will install rough in services.

May/June 1999

- i) Insulation, sheet rocking, and interior carpentry will complete the interior of the house. This includes all interior doors, wood trim, staircase, wainscoting, and flooring.
June/July 1999
- j) All painting will be completed. Interior and exterior.
July 1999
- k) Proper electric service will be connected from Island Ave.
July 1999
- l) Electric and plumbing services will be completed. All lighting and plumbing fixtures will be installed. The monitor heating system will be installed.
July/August 1999
- m) Grass will be planted above the new septic system. Little grass will be planted around the house site. Every effort will be made to keep the present vegetation intact at the house site. Presently, only natural wild grass covers the building site. All material scraped away from the building site will be replaced around the house, especially in front of the front porch.
August 1999
- n) Completion of project.
August 1999
- 8) City building permits requested in January 1999. An additional city permit for opening Island Ave to connect to public water service requested in January 1999.
- 9) Please see attached a letter from Gorham Savings Bank which indicates financial support of the project.
- 10) Please see attached a copy of the owner's registered deed for the property.
- 11) No unusual natural areas, wildlife and fisheries habitats, or archaeological sites would be effected by this project.

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

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