

125-E-8

1998-0009

53-61 Lincoln St.

Duplex

Michael L'Heureux

on Spreadsheet

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

**19980009**

I. D. Number

**L'Heureux, Michael**

Applicant

**dba 494 Main St Realty, Portland, ME**

Applicant's Mailing Address

**Michael L'Heureux**

Consultant/Agent

**784-8511**

Applicant or Agent Daytime Telephone, Fax

**1/30/98**

Application Date

**Lincoln St Duplex**

Project Name/Description

**53-61 Lincoln St**

Address of Proposed Site

**125-E-008**

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) **Duplex**

**8,395 Sq Ft**

Proposed Building square Feet or # of Units

Acreeage 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: **1/30/98**

**Planning Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ 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 Issued	_____		
	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		
<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	

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**DRC Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions see attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

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

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	date		
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	date		
<input type="checkbox"/> Final Inspection	_____	_____	
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Department of Planning and Urban Development  
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date \_\_\_\_\_

Name of Project Lincoln ST. House

Address/Location Lincoln ST. Map 125 Block E Lot 8

Developer Marcel B Poulin

Form of Performance Guarantee Bank-Escrow acc.

Type of Development: \_\_\_\_\_ Subdivision \_\_\_\_\_ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET SIDEWALK						
Road	<u>NA</u>					
Granite Curbing						
Sidewalks						
Espianades						
Monuments						
Street Lighting						
Other						
2. SANITARY SEWER						
Manholes						
Piping						
Connections	<u>1</u>		<u>\$80.00</u>	<u>1</u>	<u>800.00</u>	<u>800.00</u>
Other						
3. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Other						
4. SITE LIGHTING						
EROSION CONTROL						
RECREATION AND OPEN SPACE AMENITIES						

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7 LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				20 yds of plant	\$ 20 yd	400.00
8 MISCELLANEOUS				Paving		\$ 700.00
TOTAL		\$ 100.00		\$ 1900.00		
GRAND TOTAL:		\$ 2,000.00				

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____ (name)	_____ (name)	_____

1/30/98

Alex

494 Main ST. Realty

506 Main ST.

Lew. Me  
04240

(<sup>need</sup>  
Bldg elevation)

To: Portland Planning Board

The purpose of this site plan review is so that I may construct a duplex on Lincoln ST. This neighborhood appears to have a substantial amount of multi-family housing. I would construct a 26 x 35 2 story townhouse style with a 4ft<sup>5</sup> in x 10ft Bulkhead for a utility RM. This structure will be on a slab due to the amount of ledge in the area. The site consists of 8,395 sq-ft. Water + sewer is at the site.

Regards

Michael L Hurrey

All  
back  
slab



## CITY OF PORTLAND

July 30, 1998

Michael L'Heureux  
dba 494 Main Street Realty  
Portland, ME 04101

RE: 53-61 Lincoln Street

Dear Mr. L'Heureux:

On July 30, 1998 the Portland Planning Authority granted minor site plan approval for a duplex located at 53-61 Lincoln Street with the following conditions:

- i. that the applicant install a porch with roof, so that the building will be compatible with the surrounding neighborhood.
- ii. that swales are located behind the building and to the left of the drive closest to the railroad. These are needed to keep runoff directed away from the building.
- iii. that the parking stall of each drive at the building have a grade no greater than 2.5%.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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# City of Portland, Maine Planning Department

City Hall  
389 Congress Street, 4th Floor  
Portland, Maine 04101  
Fax Number: 756-8258

## FAX TRANSMISSION COVER SHEET

TO: Marcel Poulin

COMPANY: \_\_\_\_\_

FAX #: 786-3504

FROM: Kandi Talbot

# OF PAGES: 5

DATE: September 11, 1998 / went

RE: Lincoln Street

If you do not receive all of the pages, please call 874-8721 or 874-8719.



Date: \_\_\_\_\_, 1998 .  
Account Number: 001706504 ( X ) savings ( ) cert of deposit  
Amount: \$2,000.00  
Applicant: Marcel Poulin  
Site Location: Lincoln Street, Map 125, Block E, Lot 8

### Performance Guarantee

I, Marcel Poulin, as owner of the property at Lincoln Street, Map 125, Block E, Lot 8, hereby represent and commit to the City of Portland that the above funds are secured for the purpose of guaranteeing, to the satisfaction of the Director of Planning and Urban Development, City of Portland, the performance of the public improvements estimated in the attached Estimated Cost of Public Improvements (attachment #1): The terms and conditions of this performance guarantee are as follows:

1. These funds represent and guarantee, to the City of Portland, that funds are available to cover the estimated costs of properly installing public improvements to my property (as depicted on the site plan dated January 5, 1998 and submitted to the City of Portland on January 30, 1998) and as estimated on the Estimated Costs of Public Improvement (see attachment #1);
2. I guarantee the site improvements as specified on the site plan and estimated on attachment #1, including but not limited to the installation of granite curbing, sidewalk, curb cut and street trees, shall be completed to the satisfaction of the Director of Planning and Urban Development, City of Portland, no later than September 10, 2000.
3. In the event such improvements are not completed September 10, 2000, or are not completed to the satisfaction of the City by September 10, 2000, I hereby authorize the City of Portland to call this guarantee and to utilize the above noted funds in order to complete the public improvements in a manner satisfactory to the City. Furthermore, I agree to timely execute any documentation necessary to permit the City to gain control and use of said funds on deposit as my performance guarantee, including the execution of any form of joint bank withdrawal slip, certificate of deposit early withdrawal slip, or any other form required by the applicable banking institution.
4. This performance guarantee shall remain in effect unless and until the City of Portland provides written confirmation that such funds may be released.
5. Upon completion of the public improvements on attachment #1, I may either post a defect bond as required by section 14-501 of the Portland Code of Ordinances or I may request that the funds designated above be considered as the required defect guarantee.
6. All costs associated with establishing, maintaining and disbursing funds from the above account shall be borne exclusively by the applicant.

Dated at Portland, Maine this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

By: \_\_\_\_\_  
Applicant

Date: \_\_\_\_\_

Approved pursuant to §14-501(a) of the Portland City Code:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Joseph Gray  
Director of Planning and Urban Development

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Corporation Counsel

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Duane Kline  
Finance Director

Pl.contract.pasbkltr.

Department of Planning and Urban Development  
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: \_\_\_\_\_

Name of Project: Lincoln ST. House

Address/Location: Lincoln ST Map 125 Block E Lot 8

Developer: Marcel B Poulin

Form of Performance Guarantee: Bank-Escrow acc.

Type of Development: \_\_\_\_\_ Subdivision \_\_\_\_\_ Site Plan (Major/Minor)

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GRAND TOTAL	\$ 2,000.00					

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A: 1.7% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____ (name)	_____ (name)	_____



**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** Duane Kline, Finance Department

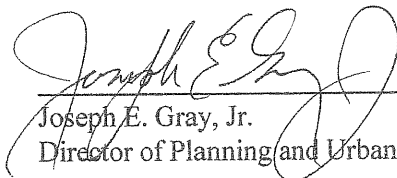
**FROM:** Joseph E. Gray, Jr., Director of Planning and Urban Development

**DATE:** June 9, 1999

**SUBJECT:** Request for Release of Escrow Account  
56-61 Lincoln Street

A request has been made for a release of the escrow account in the amount of \$2,000.

Approved:

  
\_\_\_\_\_  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Kandi Talbot, Senior Planner  
Jim Wendel, Development Review Coordinator

Finance Department



Duane G. Kline  
Director

**CITY OF PORTLAND**

June 30, 1999

Peoples Heritage Bank  
P.O. Box 9540  
Portland, ME 04112-9540

Re: Marcel B. Poulin, Account No. 001706504  
Dated July 29, 1998

This is to inform you that I am authorizing the release and return of the above named escrow account, in the amount of \$2,000 plus accrued interest, to Marcel Poulin. If you require any further information, please let me know.

Sincerely,

Duane G. Kline,  
Finance Director



**CITY OF PORTLAND**  
Planning and Urban Development Department

MEMORANDUM

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** February 24, 1999

**RE:** Request for Certificate of Occupancy  
55-57 Lincoln Street Duplex

On February 24, 1999, the site was reviewed for compliance with the conditions of approval.

My comments are:

1. The landscape work was completed in December; however, the site needs to be checked in the spring for grass coverage and site drainage.

It is my opinion that a **temporary Certificate of Occupancy can be issued**, assuming Code Enforcement has no outstanding issues.