

129-C-3

2005-0183

11 Bryant Street
Duplex

Two Sills, LLC.

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

2005-0183
Application I. D. Number

8/5/2005
Application Date

Duplex
Project Name/Description

Two Sills Llc &
Applicant
15 Blythe Ct , Portland, ME 04102
Applicant's Mailing Address
Mark Green
Consultant/Agent
Agent Ph: (207)712-3681 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

11 - 11 Bryant St, Portland, Maine
Address of Proposed Site
129 C003001
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/ Condo's

257746 9044.7
Proposed Building square Feet or # of Units Acreage of Site 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 \$100.00 Subdivision _____ Engineer Review _____ Date 9/13/2005

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 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 | |

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- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$100.00 Subdivision Engineer Review Date **09/13/2005**

DRC Approval Status:

Reviewer **Jay Reynolds**

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

Approval Date **09/22/2005** Approval Expiration **09/22/2006** Extension to Additional Sheets Attached

Condition Compliance **Jay Reynolds** signature **09/22/2005** date

Performance Guarantee **Required*** **Not Required**

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	09/22/2005 date	\$14,720.00 amount	06/15/2006 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	09/22/2005 date	\$294.40 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	
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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Plan \$100.00 Subdivision Engineer Review Date **09/13/2005**

Planning Approval Status:

Reviewer **Kandi Talbot**

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

Approval Date **09/22/2005** Approval Expiration **09/22/2006** Extension to Additional Sheets
Attached

OK to Issue Building Permit **Kandi Talbot** **09/22/2005**
signature date

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date | \$14,720.00
amount | 06/15/2006
expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | 09/22/2005
date | \$294.40
amount | |
| <input type="checkbox"/> Building Permit Issue | date | | |
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RECEIVED AUG 17 2005

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- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Pla \$50.00 Subdivision Engineer Review \$250.00 Date 8/15/2005

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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- Inspection Fee Paid date amount
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- Final Inspection date signature
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- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released date signature



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

September 22, 2005

Ms. Jill Keefe
Four Sills, LLC
39 Willow Street
Peaks Island, ME 04108

RE: Duplex, 11 Bryant Street
ID #2005-0183, CBL #129-C-003

Dear Ms. Keefe:

On September 22, 2005, the Portland Planning Authority approved a minor site plan for a duplex to be located at 11 Bryant Street as shown on the approved plan.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, 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.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File



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September 14, 2005

City of Portland
Attn: Kandi Talbot
389 Congress Street
Portland, ME

Re: Four Sills, LLC
11 Bryant Street, Portland

To Whom It May Concern:

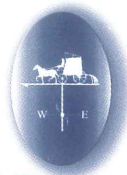
This letter is to verify for the City of Portland that the owners of Four Sills, LLC have formally applied for commercial financing to construct the proposed duplex condominium building at 11 Bryant Street in Portland with Norway Savings Bank.

While this letter is in no way to be construed as a commitment to lend funds, we believe that the developers have the financial capacity, management skills, and marketing finesse to successfully develop this site and complete the project on time and on budget.

I trust this letter complies with Section 3, subsection B3c of the Site Location law, but if you should need further information or clarification, please feel free to contact me at (207) 774-5000 x226.

Sincerely,

Richard R. Flagg
Vice President, Commercial Lending



CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 31, 2005

Four Sills, LLC
39 willow st.
Peaks Island, me. 04108

Re: 11 Bryant St.-Portland

Jill:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the duplex to be built at 11 Bryant St. in Portland. Checking District records, I find there is a 6" CI water main on the east side of Bryant St. as well as a water hydrant located at the intersection of Irving St.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Sawyer @Bryant St.
Hydrant # 1273
Static pressure = 73 PSI
Flow = 993 GPM
Last Tested = 8/12/1993

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

From: Lynda Clayton
To: Sarah Hopkins
Date: 09/27/2005 3:55:21 PM
Subject: 2 unit modular home/condo's @ 11 Bryant ST - Site Plan Review

Here are my review comments for Application ID # 2005-0183:

"Site Plan" (Sheet 1 of 7 submitted)

**This site plan has no North arrow.
Our Technical and Design Standards call for Grid North (Page I-3).**

Owner name and deed reference are not given for the locus parcel.

The "Site Plan" is not stamped. A Professional Land Surveyor stamp is required for any boundary plan.

Was there a Standard Boundary Plan that was submitted along with this plan set?

Do we require a digital copy of these plans? And, if so, did you receive one?

**Notes about monumentation are referenced which are not on the plan provided.
Specifically, Note #5.**

**There is no benchmark description or elevation shown.
How were contours and invert elevations established???
The site plan does not describe what was specifically used as the basis for elevations.**

It is not clear from the plan what was specifically used / held by the surveyor to locate this lot as shown (i.e. boundary markers used, record distances or bearings used, etc.).

It is not clear from this plan what was specifically used / held by the surveyor to establish the City street lines of the streets shown.

A note should be added to warn the contractor to protect all apparent property markers found on this site, and clearly stating that it's the contractor's responsibility to pay a Professional Land Surveyor to replace any markers that are destroyed or uprooted during construction.

Thanks for hearing my feedback.

Lynda K. Clayton, L.S.I.T.
City of Portland, Maine
Engineering Division
55 Portland Street
Portland, ME 04101
207-874-8846 x-8827

CC: William Clark; William Scott

From: Jay Reynolds
To: Kandi Talbot
Date: 08/23/2005 1:55:17 PM
Subject: Bryant Street

This may help in assisting the applicant.

The following will be needed on the site plan in order to review it as a minor site plan:

- Show existing/proposed topography, drainage patterns, and finish floor elevation.
- Show erosion control/silt fence.
- Show utilities, curb cut, and limits of construction in the City's right of way.
- Show driveway and parking areas (4 spaces, 9'x19' dimensions, required).
- Show landscaping (2 street trees and foundation plantings per-unit, is required).
- Roof pitch must be a minimum of 7/12 for multi-units.

It is recommended that the tree growth in the rear of the property be preserved for screening and potential drainage absorption.

Note: A blasting permit must be obtained through the fire dept. if ledge is encountered, which, upon our site visit, appears unavoidable.

Jay

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

Bill



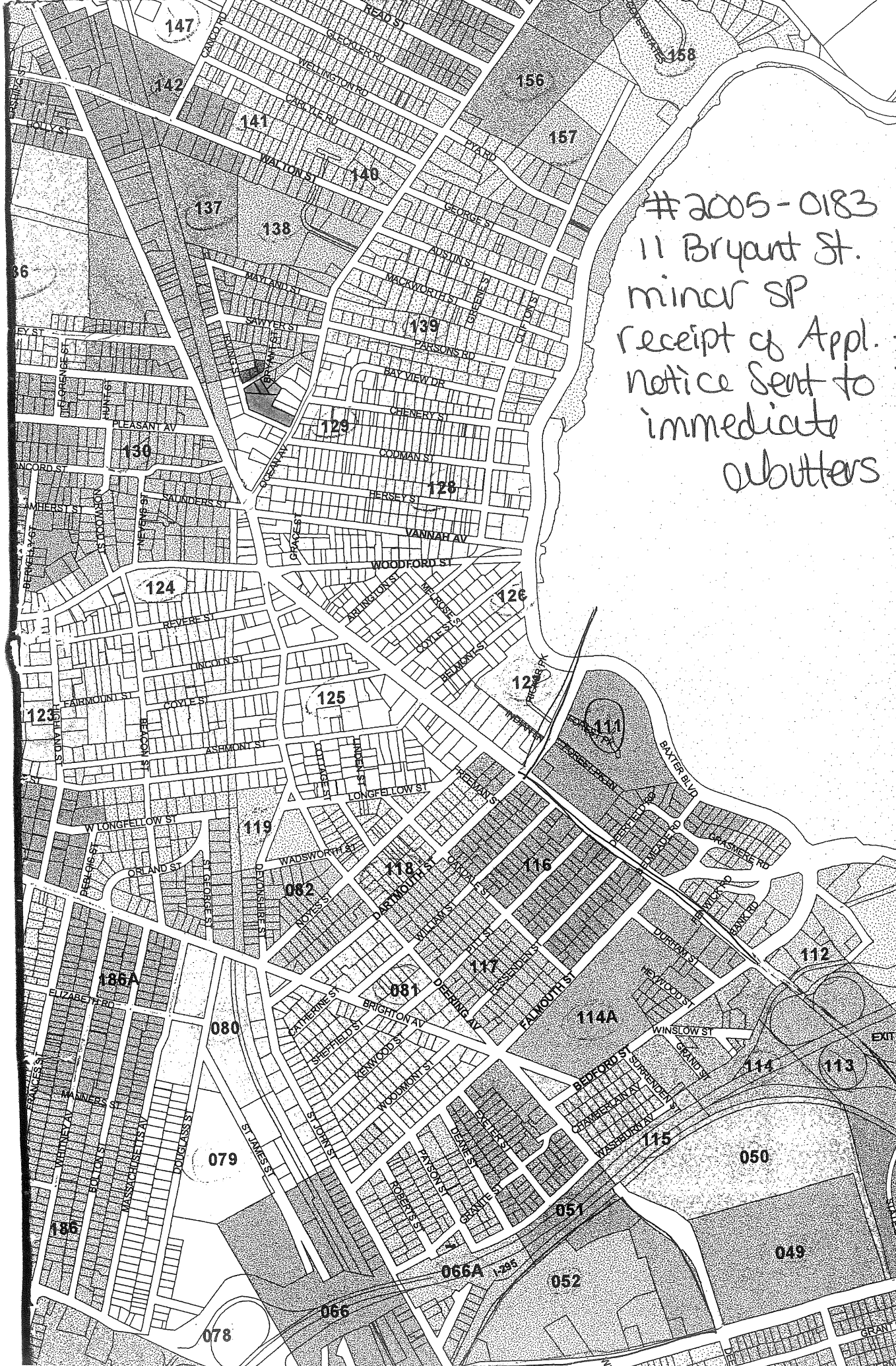
Tom Errico
driveway

Jill Keefe - 749-2472
JKeefe@maine.rr.com

Mark Green 712-3681

Zoning Administrator

10" soffit
overhang 5-6" maximum



#2005-0183
11 Bryant St.
minor SP
receipt of Appl.
notice sent to
immediate
owners

147

142

141

156

157

158

137

138

140

139

136

130

129

128

124

125

127

123

119

118

116

111

186A

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114A

112

079

081

115

050

186

066A

052

049

078

066

EXT

113

GRAN

September 12, 2005

Kandice Talbot
Department of Planning and Development-Planning Division
City of Portland
Portland, ME 04101

Dear Kandice:

Enclosed please find the complete building permit application for our proposed construction of a 2-unit modular home at 11 Bryant Street in Portland. We hope that you find everything in order and urge you to contact us immediately with any questions.

This project will culminate with the completion of a 2-unit building, with each unit being sold as a separate condominium. Each unit will be approximately 1,300 square feet over two floors and will have 2.5 baths and 3 bedrooms. We took our time early on in the project to find a modular building company that would build a structure of the highest quality and that, when completed, would blend in perfectly with the older, Victorian style homes of Bryant Street.

In addition to a high-quality building, we plan to make an equally attractive yard with a well-placed driveway, center walkway, underground electric, foundation and deciduous tree plantings, and seeded lawn. We will work with Gnome Landscaping to achieve our landscaping plans.

We hope that you find everything in order and look forward to breaking ground soon.

Sincerely,



Mark A. Green
Four Sills LLC