

133 H-6

1997-0093

229-231 Pleasant Ave.

Duplex

William Tompson

add to Spreadsheet

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

19970093
I. D. Number

Tompson, William
Applicant
P.O. Box 356, Standish, ME 04084
Applicant's Mailing Address
Bill Tompson
Consultant/Agent
642-3122 **642-3122**
Applicant or Agent Daytime Telephone, Fax

11/3/97
Application Date
Pleasant Ave Duplex
Project Name/Description

229- 231 Pleasant Ave
Address of Proposed Site
133-H-006
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**

Proposed Building square Feet or # of Units **6,630 Sq Ft** **R-5**
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 **\$290.00** Date **11/3/97**

Planning Approval Status:

Reviewer **Kandice Talbot**

Approved Approved w/Conditions See Attached Denied

Approval Date **11/13/97** Approval Expiration **11/13/98** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** **12/1/97**
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	12/1/97 date	\$3,500.00 amount	6/15/98 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	12/1/97 date	\$300.00 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)	
<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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DEVELOPMENT REVIEW APPLICATION
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6,630 Sq Ft R-5
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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$290.00 Date: 11/3/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attache Denied

Approval Date 11/13/97 Approval Expiration 11/13/98 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 12/1/97
signature date

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Engineer Review and Site Inspection Fee Invoice Worksheet

~~FEF~~

Address: 229 - 231 Pleasant Avenue - Duplex

Engineering Review

To be filled out by Development Review Coordinator and Public Works at time of application.

Planning

Public Works

of Hours Estimated: (Private Improvements)

of Hours Estimated: (Public Improvements)

Field Work _____

Field Work 0.5

Memos/Corresp. _____

Memos/Corresp. -

Review/Analysis _____

Review/Analysis _____

Meetings/phone calls _____

Meetings/phone calls 0.5

Total Hours _____ at _____ per hour

Total Hours 1 at \$30.00 per hour

Review Fee (Private): \$ _____

Review Fee (Public): \$ \$30.00

Development Review Coordinator signature

Anthony W. Lombardi
Public Works Engineer signature

Site Inspection

To be filled out by DRC and Public Works at time of Performance Guarantee approval.

Planning

Public Works

Accept 1.7% of Private Improvements P.G.
\$ _____ (dollar amount)

Accept 1.7% of Public Improvements P.G.
\$ _____ (dollar amount)

of Hours Estimated:

of Hours Estimated:

Field Work _____

Field Work 2.0

Memos/Corresp. _____

Memos/Corresp. 1.0

Review/Analysis _____

Review/Analysis _____

Meetings/phone calls _____

Meetings/phone calls 1.0

Total Hours _____ at _____ per hour

Total Hours 4 at \$30.00 per hour

Alternate Inspection Fee (Private): \$ _____

Alternate Inspection Fee (Public): \$ \$120.00

Development Review Coordinator signature

Anthony W. Lombardi
Public Works Engineer signature

GORHAM SAVINGS BANK
64 Main Street
Gorham, Maine 04038

IRREVOCABLE STANDBY LETTER OF CREDIT

Letter of Credit No. 4080000005

Date: December 1, 1997

City of Portland
Department of Planning
Portland ME

RE: William W Tompson Contractor Inc.

Dear Sir/Madam:

This Letter of Credit replaces and cancels a Letter of Credit in the amount of \$2,500.00 (Two thousand five hundred dollars and no/100) dated, November 18, 1997, which letter is now null and void.

1. Gorham Savings Bank hereby issues its Irrevocable Standby Letter of Credit for the account of William W Tompson Contractor Inc. in the name of The City of Portland in the aggregate amount not to exceed \$ 3,500.00 (the "Stated Amount"), to be available for payment of your drafts drawn at sight on us and accompanied, in the case of each draft, by your signed written statement specifying that (1) the invoices attached to such statements are past due, (2) payment has not been received, and (3) that The City of Portland is requesting payment.
2. Drafts shall be signed by the President or Treasurer of The City of Portland and must be marked "Demand for Payment under Gorham Savings Bank Letter of Credit No. 4080000005". Partial drawings under this Letter of Credit will be permitted.
3. This Letter of Credit shall automatically expire on June 15, 1998.
4. Gorham Savings Bank hereby agrees to honor each draft drawn under and in compliance with the terms of this credit if duly presented at our main office at 64 Main Street, Gorham, Maine before 3:00 p.m. on a normal business day, on or before the close of business on the expiration date.
5. Funds paid to The City of Portland pursuant to this Letter of Credit shall be used only for services or materials provided by The City of Portland to William W Tompson Contractor Inc.

6. Any demand for payment hereunder shall not exceed the Stated Amount. The Stated Amount shall be reduced by the amount of any payment hereunder, or by reduction authorized by The City of Portland.

7. This credit shall be governed by and construed in accordance with the laws of the State of Maine. Furthermore, except as otherwise expressly stated herein, this Letter of Credit is subject to and governed by the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 500 (1993 Revisions), and any subsequent revisions thereof approved by the International Chamber of Commerce (the "Uniform Customs").

8. This Letter of Credit sets forth in full the terms of our undertaking, and such undertaking shall not in any way be modified, amended, amplified, or limited by any document, instrument, or agreement referred to herein, or in which this credit is referred to, or to which credit relates; and no reference shall be deemed to incorporate herein by reference any such document, instrument, or agreement.

9. This Letter of Credit is not transferrable or assignable.

Sincerely,



Gorham Savings Bank
Stefanie J Myer
Consumer Loan Officer

Approved pursuant to §14-525(j) of the Portland City Code
Natalie L. Burns
Assoc. Corporation Counsel 12/2/97
Joseph E. King 12/2/97
Director of Portland Urban Development

William W. Tompson Contractor
INC.
P.O. BOX 356
STANDISH, MAINE
04084
(207) 642-3122
FAX (207) 642-3122

November 14, 1997

Gorham Savings Bank
64 Main St.
Gorham, Me. 04038
Attn: Gregory Palmer

Re: Duplex Apartment
229-231 Pleasant Ave.
Portland, Me.

Dear Mr. Palmer:

I am building a duplex in the city of Portland, on the above mentioned address. At this time, in order for me to acquire a building permit, the city is requiring a performance guarantee for completion of the site area. Therefore, I am writing you this letter to request a letter of credit, for the amount of \$2500.00. The letter of credit will be to cover the costs of:

- 1.) Lawn installation
- 2.) 2 trees to be planted (City of Portland approved species and size requirements.)
- 3.) Foundation plantings along street side of building.

All other site improvements, required by the city, will be done this year.

At this time, I am willing to use a passbook savings account, from Gorham Savings Bank, to act as collateral against this letter of credit.

Account # 2020109647

I will hand the passbook over to you upon receipt of the letter of credit.

Thank you very much for your attention on this matter.



ccKandice Talbot, Planner-City of Portland

William W. Tompson Contractor
INC.
P.O. BOX 356
STANDISH, MAINE
04084
(207) 642-3122
FAX (207) 642-3122

November 14, 1997

City of Portland
Dept. of Planning
Portland, Me.
Attn: Kandice Talbot

Re: Duplex Apartment
229-231 Pleasant Ave.
Portland, Me.

Dear Ms. Talbot,

I am writing you this letter, to inform you, that I will be receiving a letter of credit from Gorham Savings Bank. The letter of credit will represent a form of performance guarantee for the above mentioned site improvements, on Pleasant Ave.

The site improvements which include:

- 1.) Drywell system
- 2.) All rough grading runoff
- 3.) Curb cut
- 4.) Concrete sidewalk

will be done this year. This leaves the remaining improvements:

- 1.) Lawn installation
- 2.) 2 trees to be planted (City of Portland approved species and size requirements.)
- 3.) Foundation plantings along the street side of building.

The letter of credit that I will be receiving, will be in the amount of \$2500.00. This amount will cover the site improvements that will not be done this year. Site improvements to be done will be completed no later than June 15, 1998, weather permitting.

Thank you very much for your attention on this matter.



cc Gregory Palmer - Gorham Savings Bank

Kande Talbot

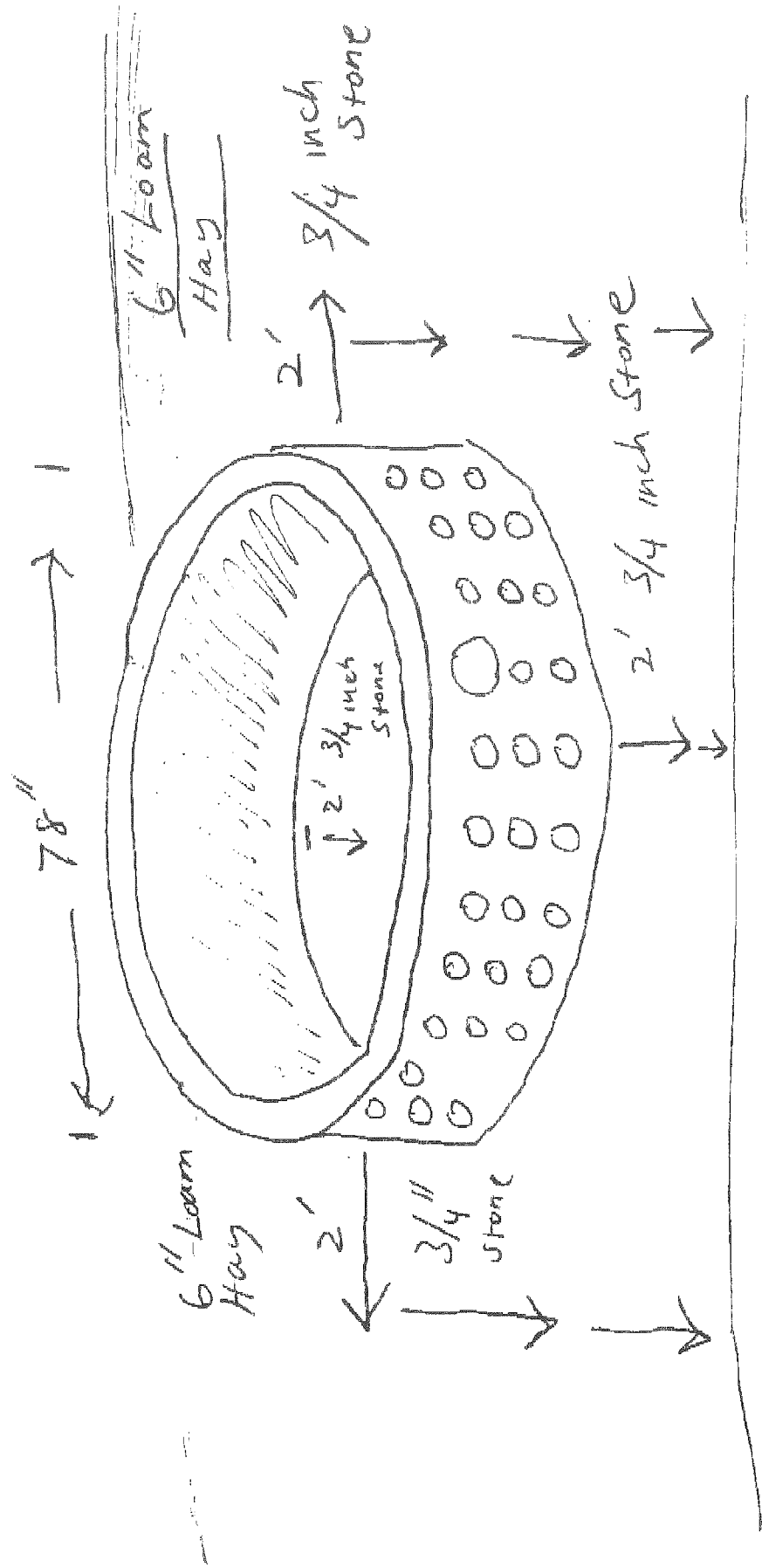
re 229 Pleasant Ave

7568258

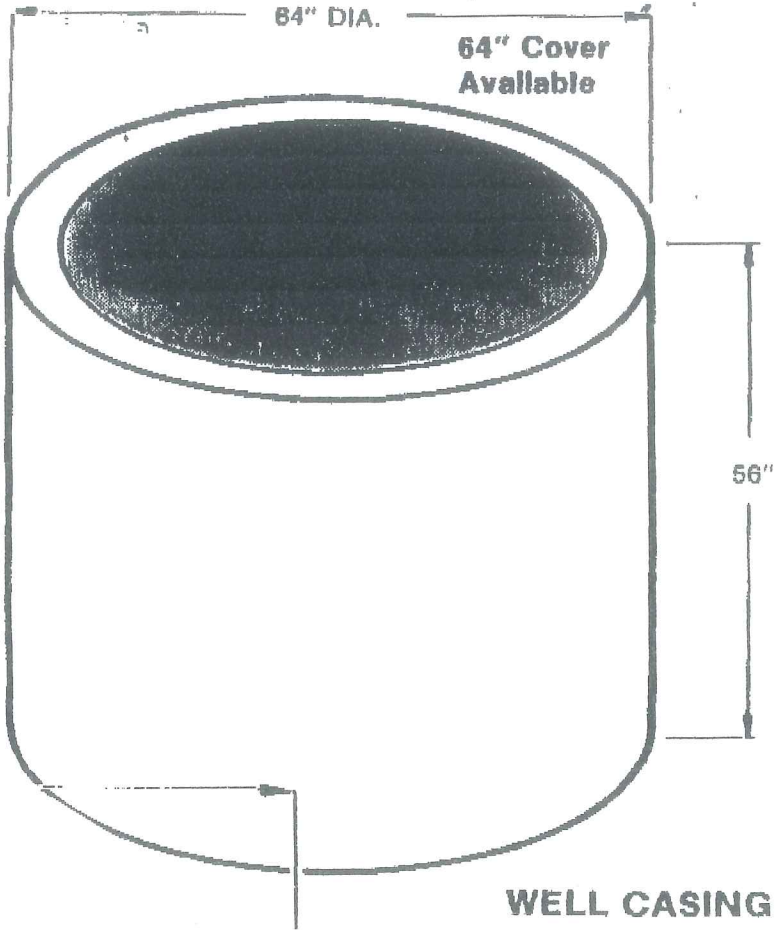
From

Steve Swan
8796327

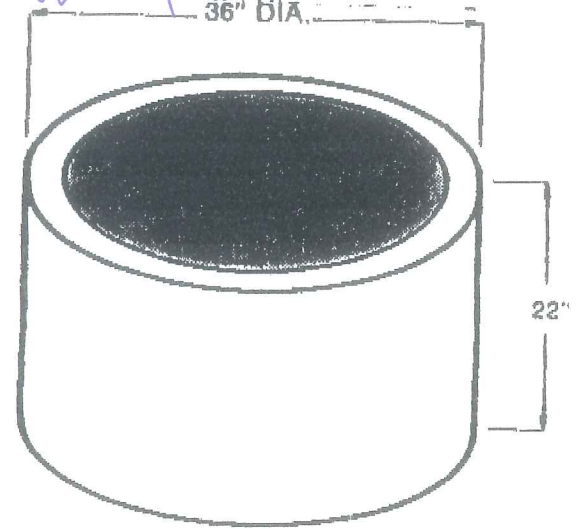
Re: Dry well 229 Pleasant Ave



W. M. W. Thomson



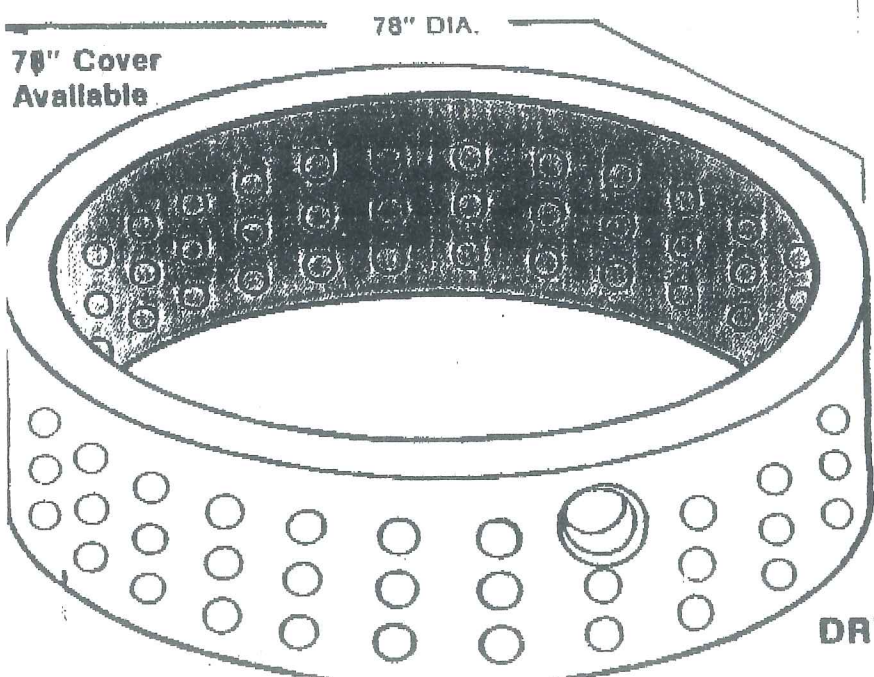
WELL CASING



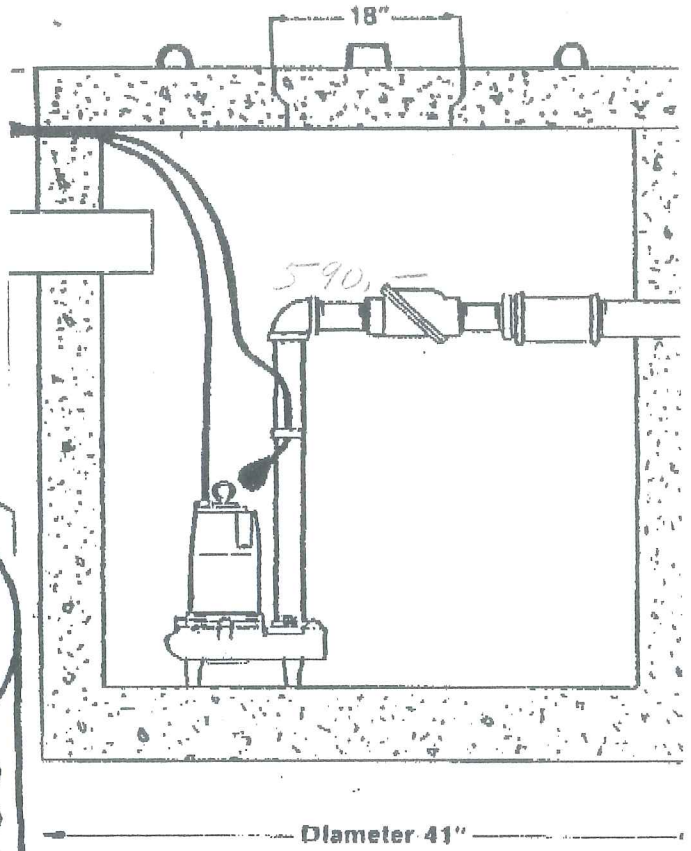
WELL TILE

229 Pleasant A

11/21/97



DRYWELL RING



CITY OF PORTLAND

November 13, 1997

William Tompson
P.O. Box 356
Standish, ME 04084

Re: 229-231 Pleasant Avenue

Dear Mr. Tompson:

On November 13, 1997 the Portland Planning Authority granted minor site plan approval for a 960 sq. ft. duplex at 229-231 Pleasant Avenue with the following conditions:

- The flatness of the site requires a catchbasin type system, however, due to a lack of capacity of the combined sewer system, recommend that a drywell system be installed in the backyard. The medium intensity soil survey identifies the soil in that area as windsor series. This is a permeable soil and a drywell system will work. The plans should provide a detail of the drywell.
- All side yard grading shall direct runoff either to the street or to the drywell in the rear yard.
- The new curb cut should conform to City standards and should be constructed of concrete to match the existing sidewalk material.
- 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.
- Foundation plantings shall be planted along the front of the building.

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.

O:\PLAN\CORRESP\KANDN\LETTERS\PLEAS229.WPD

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: Steve Swan

COMPANY: _____

FROM: Kandi Talbot

FAX #: 874-7843

OF PAGES: 2

DATE: November 20, 1997

RE: _____

879-6327

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

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: Bill Tompson/ Steve Swan

COMPANY: _____

FROM: Kandi Talbot

FAX #: 874-7843

OF PAGES: 3

DATE: November 13, 1997

RE: _____

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

**CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM**

Address of Proposed Site 229-231 Pleasant Avenue Date 11/13/97

Project Description Residential Duplex Job # 19970093

Applicant William Tompson

Applicant's Mailing Address P.O. Box 356, Standish, ME 04084

Site Review
(Planning Department)

Right-of-Way Review
(Public Works Department)

Review Engineer: Jim Wendel

Review Engineer: Tony Lombardo

Number of Estimated Hours: 5

Number of Estimated Hours: 2

Cost Per Hour: \$48.00

Cost Per Hour: \$25.00

Total Amount: \$240.00

Total Amount: \$50.00

An engineering fee has been assessed in the amount of \$300.00 for the review of your project located at 229-231 Pleasant Avenue

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: Kandice Talbot

Office Use Only

Invoice Date: _____

Received: _____
date

Planning Revenue Code: _____

Public Works Revenue Code: _____

- cc: Applicant - white
Planner - blue
Engineer - green
Public Works - yellow
Financial Officer - pink
Review/Inspection Fee File - golden

1355.01 DHA1

CITY OF PORTLAND, MAINE ENGINEERING REVIEW FORM

Address of Proposed Site 229-231 Pleasant Ave Date _____

Project Description RESIDENTIAL DUPLEX Job # _____

Applicant WILLIAM TOMPSON

Applicant's Mailing Address P.O. Box 356, STANDISH, ME 04084

Site Review
(Planning Department)

Right-of-Way Review
(Public Works Department)

Review Engineer: JIM WENDEL DHA1

Review Engineer: _____

Number of Estimated Hours: 5

Number of Estimated Hours: _____

Cost Per Hour: 48.00

Cost Per Hour: _____

Total Amount: \$ 240.00

Total Amount: _____

An engineering fee has been assessed in the amount of _____ for the review of your project located at _____.

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: _____

Office Use Only	
Invoice Date: _____	Received: _____ date
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Public Works Revenue Code: _____	

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- Review/Inspection Fee File - golden

**CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM**

Address of Proposed Site 229-231 Pleasant Avenue Date 11/13/97

Project Description Residential Duplex Job # 19970093

Applicant William Tompson

Applicant's Mailing Address P.O. Box 356, Standish, ME 04084

Site Review
(Planning Department)

Review Engineer: Jim Wendel

Number of Estimated Hours: 5

Cost Per Hour: \$48.00

Total Amount: \$240.00

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(Public Works Department)

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Applicant William Tompson

Applicant's Mailing Address P.O. Box 356, Standish, ME 04084

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ENGINEERING REVIEW FORM**

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Applicant William Tompson

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CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandi Talbot, Planner
FROM: Jim Wendel, Development Review Coordinator
DATE: November 5, 1997
SUBJECT: Duplex - Site Plan Review
229-231 Pleasant Avenue (133-H-006)

A review of the site plan and site visit has been completed. My comments are:

1. The flatness of the site requires a catchbasin type system, however, due to a lack of capacity of the combined sewer system, recommend that a drywell system be installed in the backyard. The merium intensity soil survey identifies the soil in that area as windsor series. This is a very permeable soil and a drywell system will work. The plans should provide a detail of the drywell.
2. All side yard grading shall direct runoff either to the street or to the drywell in the rear yard.
3. The new curb cut should conform to City standards and should be constructed of concrete to match the existing sidewalk material.

Planning Department
City of Portland
Portland, ME

October 31, 1997

re: William Tompson
229 Pleasant Avenue
133 H6

Owner of Record: William Tompson of Standish
Past Owner: Central Square Baptist Church
Deed Enclosed

1. I am proposing to build a duplex on the subject lot.
2. Total ground area is 6,600 sq. ft. Total ground coverage of structure is 960 sq. ft.
3. There are no easements or other burdens.
4. Residential wastes
5. Water, sewer, gas is in the street (Pleasant Ave.).
6. The footprint being 960 sq.ft. from a 6,600 sq. ft. lot will create a negligible change in the existing drainage. We will not be altering any water course
7. November 15 commencement, February 1 completion, seeding and landscaping Spring of 1998.
8. NA
9. Attached
10. Attached
11. NA

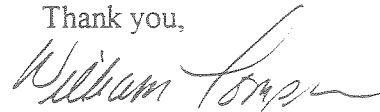
It is my intention to build a duplex that will fit into the existing neighborhood. There is a 3 family on one side of me and a 4 family on the other side.

I intend to build the gable end to the road while attaching a covered front porch as is quite prevalent in that neighborhood.

The building will be 2.5 stories, white vinyl siding, and green shutters. Again this is typical for the Deering neighborhood.

Your immediate attention would be appreciated as street openings end on or about November 15.

Thank you,

A handwritten signature in cursive script that reads "William Tompson". The signature is fluid and extends to the right.

William Tompson

First Financial Mortgage

FIRST FINANCIAL MORTGAGE
75 ATLANTIC PLACE
SOUTH PORTLAND MAINE 04106
207-775-4200 TELE.
207-775-4949 FAX

MEMORANDUM

TO: City of Portland

FROM: JOHN R. JORDAN, VICE PRESIDENT 

DATE: October 31, 1997

RE: WILLIAM THOMPSON

In regards to the above referenced matter, please be advised that First Financial Mortgage Corp. will seriously consider financing the William Thompson duplex project located on Pleasant Avenue in Portland. If you have any further questions or concerns, please do not hesitate to contact me.

75 Atlantic Place • South Portland, Maine 04106

WARRANTY DEED
Maine Statutory Short Form

Know all Men by these presents,

That Central Square Baptist Church, a corporation organized and existing under the laws of the State of Maine, located in Portland, County of Cumberland, State of Maine, for consideration paid, grants to William ^{W. M. F. G. Jr.} Tompson, Contractor Inc., a Maine corporation with a place of business in Standish, County of Cumberland, State of Maine, whose mailing address is P. O. Box 356, Standish, Maine, 04084, with Warranty Covenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Pleasant Avenue in said Portland, and being the easterly half of Lot #17, and the whole of Lot #18, as shown on a plan of land of T. S. Files, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 3, Page 2, said lot is bounded and described as follows:

Beginning at a point on the northerly side of Pleasant Avenue at the southwesterly corner of Lot #19, as shown on said plan; thence running northerly adjoining said Lot #19, one hundred and four (104) feet, more or less, to a point and the southerly side of Lot #3, as shown on said plan; thence westerly adjoining Lots #3, #4 and #5, sixty (60) feet to a point at the middle of Lot #17; thence southerly, parallel to the first course, one hundred and fourteen (114) feet, more or less, to the northerly sideline of Pleasant Avenue; thence

easterly by Pleasant Avenue, sixty (60) feet to the point of beginning. Meaning and intending to convey the same premises conveyed to Grantor by virtue of a Conservator Deed of the Estate of Grace G. Cary by conservator Ethel R. Bryant dated November 3, 1961 in the Cumberland County Registry of Deeds in Book 2641, Page 354.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Central Square Baptist Church has caused this deed to be executed this 28th day of October, 1997.

Signed and Delivered in
the presence of:

CENTRAL SQUARE BAPTIST CHURCH

Wm H. Hill

Mary J. Lewis

By: Mary J. Lewis, Chairperson
Church Council

Wm H. Hill

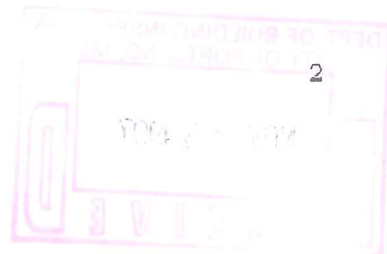
Judith A. LeVasseur

By: Judith A. LeVasseur
Clerk

Wm H. Hill

Susan M. Cottrell

By: Susan M. Cottrell
Treasurer

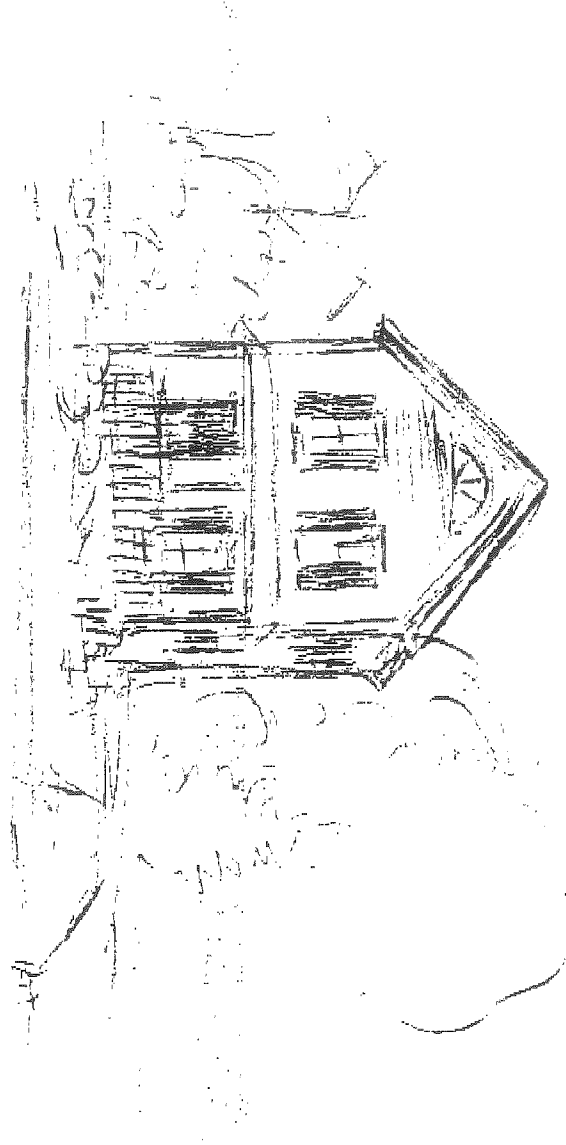


To Candy Talbot ^{2 pages}
Fr. Bill Tompson
re site plan
229 Pleasant Ave.

either house on either side
is no more than 3' front
setback, Attached is
an artist rendition of
what the duplex will appear
like from the road.

~~Bill Tompson~~

Thanks
Bill Tompson



10