Inspections Division
Date: 05/01/14

DRAFT FOR DISCUSSION AT Dev Rev

September X, 2009

Robert C. Nelson
47 Alice Court
Portland ME. 04103

Re: **38 Morse Street (32-38 Morse Street); Addition of 2-units**
Application ID: # 2008-0064

CBL: 163 A015 001 and 163A A016 001

Dear Mr. Nelson:

On XXX, 2009, the Portland Planning Authority approved a minor site plan for the proposal to add 2 units (to create a multiplex) at 32-38 Morse Street, as shown in the approved plans prepared by Owen Haskell, Inc and dated **(X),** with the following conditions:

i. That if the construction of the project is phased, the first unit shall meet all site plan requirements (landscaping, fencing, and drainage/infrastructure) prior to the issuance of a Certificate of Occupancy; and

ii. The second unit shall be constructed and occupied (Certificate of Occupancy) within x months of the issuance of the CO for the first unit, otherwise the parking will need to be reduced to 2 spaces with lawn and landscaping replacing any parking area in excess of 2 spaces; and

iii. That in the event that one or more of these units are intended to be sold off as condominiums, please note that any conversion shall meet the City's Ordinance (currently 14-565 to 14-571), and that condominium documents (clarifying responsibilities for maintenance of common areas) shall be submitted for review and approval by the Planning Authority prior to the sale of the first unit.

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 shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further

Inspections Division
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Donata R. Nelson

Robert C. Nelson

47 Alice Court

Portland, Maine 04103

838-8256

878-5975

September 22,2009

RECEIVED

SEP 2 2 2009

City of Portland
Planning Division

Re: 38 Morse St

Additional units

Dear Jean Frazier,

Enclosed is the information requested by the planning dept, to finalize approval for a permit , for the 38 Morse St project.

Letter from Portland Water District

Letter from City of Portland Sewer Dept

Letter from financial institution

Per our meeting with Jeff Tarling, I have had the plans revised, to reflect his recommendations. These are also enclosed.

The plan is to do the project in phases. We have the funds to build one unit. All site work and foundation work will be done in the first phase. When the building is complete, we will finance the first building and use the proceeds to fund the second building. We will be caring for the property maintenance; snowplowing, landscaping ourselves, etc. ourselves.

We look forward to hearing from you

Bob Nelson