

224A-A-1

09-79900008

660-6666 Brighton Ave.

Re-use of Medical office to funeral  
Home

Hutchins funeral home

on Spreadsheet

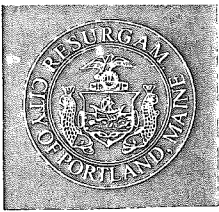
add to file on G: Drive

(move 1st file from

224-A-1

to

224A-A-1)



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Planning & Urban Development Department  
Penny St. Louis Littell, Director

Planning Division  
Alexander Jaegerman, Director

*also Andrew Lewis  
maybe a contact*

*Phil*

October 8, 2009

Denis L Lemieux, AIA  
198 Main Street  
Lewiston, ME 04240

Mark Hutchins  
ATH Realty LLC  
16 Equestrian Way  
Scarborough, ME 04074

RE: **660/666 Brighton Avenue; Hutchins Funeral Home**  
CBL: 224A A001001  
Application ID: (HTE system) 09-79900008

*attached are  
finals for purposes of  
est. Perf Guarantee*

Dear Mr Lemieux and Mr Hutchins:

On October 8, 2009 the Portland Planning Authority approved a minor site plan for the use and refurbishment of the existing medical office building (known as "Doctors Park") at 660/666 Brighton Avenue, for a funeral home as submitted by ATH Realty LLC and shown on the approved plan (Site Plan C-1.2 Rev 2 dated 10.8.2009; Planting Plan L-2 dated 8.25.09; and Elevations A-2.0 dated 9.18.2009 prepared by DLL Associates/Architects) with the following conditions:

- i. That the eastern-most driveway shall be one-way egress only; the applicant shall submit a plan, for review and approval by the Planning Authority prior to the issuance of a building permit, that illustrates the signage and pavement markings to be included in the proposal to convert the eastern-most driveway into a one-way egress only; and
- ii. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and
- iii. That the applicant shall submit a copy of the Wastewater Capacity letter prior to the issuance of a building permit; and
- iv. That if the City receives any complaints concerning the noise generated by the HVAC condenser units, the owner shall take appropriate measures to mitigate any noise above that allowed by the current ordinance; and
- v. All signage shall be subject to separate sign permits and approvals; and
- vi. Building permits shall be required for all structural additions and changes.

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.

8. 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.)

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 Jean Fraser at 874- 8728.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Attachment: Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Doug Roncarati, Public Services  
Todd Merkle, Public Services  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, Wilbur Smith Consulting Engineers  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File

**Hard Copy:** Project File

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 10/23/09

Project Name: Hutchins Funeral Home

Project Address: 660-666 Brighton Ave

Site Plan ID Number: 09-79900008

Planning Board/Authority Approval Date: 10/8/09

Site Plan Approval Date: 10/8/09

Performance Guarantee Accepted: 11/20/09

Inspection Fee Paid: 11/10/09

Infrastructure Contributions Paid: N/A

Amount of Disturbed Area in SF or Acres: < 1 Acre

MCGP/Chapter 500 Stormwater PBR: N/A

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 11/13/09

Conditions of Approval Met: 9/13/10

As-Builts Submitted: N/A

Public Services Sign Off: 5/12/10

Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) → 9/13/10

Performance Guarantee to Defect Guarantee: → \$3,300.00 on 9/13/10

Defect Guarantee Released: 9/29/11

Temp issued 5/12/10, expires 6/15/10

Reduced to \$9,500.00 on 1/14/10

" " \$3,300.00 on 9/13/10



# PORTLAND, MAINE

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**Planning and Urban Development**  
Penny St. Louis Littell, Director

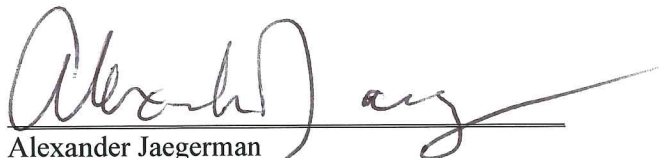
**Planning Division**  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** September 29, 2011  
**SUBJECT:** Request for Release of Defect Guarantee  
Hutchin's Funeral Home, 660 Brighton Avenue  
(ID# 09-79900008                      Lead CBL #224A A 001001)

Please release the Defect Guarantee, Letter of Credit #1023 for the Hutchins Funeral Home Project located at 660-666 Brighton Avenue.

Remaining Balance      \$3,300.00

**Approved:**

  
Alexander Jaegerman  
Planning Division Director

**cc:** Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight



# PORTLAND, MAINE

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**Planning and Urban Development**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** September 13, 2010  
**SUBJECT:** Request for Reduction of Performance Guarantee to Defect Guarantee  
Hutchin's Funeral Home, 660 Brighton Avenue  
(ID# 09-79900008                      Lead CBL #224A A 001001)

Please reduce the Performance Guarantee, Letter of Credit #1023 for the Hutchins Funeral Home Project located at 660-666 Brighton Avenue, to the Defect Guarantee.

Original Amount	\$33,000.00
1 <sup>st</sup> Reduction	\$23,500.00
<b><u>This Reduction</u></b>	<b><u>\$ 6,200.00</u></b>
Remaining Balance	\$ 3,300.00

This is the second reduction for the project.

**Approved:**

  
Alexander Jaegerman  
Planning Division Director

**cc:** Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight

**Memorandum**  
Department of Planning and Urban Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 13, 2010

RE: C. of O. for #660-666 Brighton Avenue, Hutchin's Funeral Home  
(Id#09-79900008) (CBL ~~344~~ E 036001)

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244A A 001001

After visiting the site, I have the following comments:

Site work complete:

**At this time, I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 12, 2010

RE: C. of O. for #660-666 Brighton Avenue, Hutchin's Funeral Home  
(Id#09-79900008) (CBL 344 E 036001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Landscaping,
2. Installation of permanent traffic directional signs,
3. Installation of bike racks,
4. Minor Miscellaneous site work,

I anticipate this work can be completed by **June 15, 2010**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Inspection Services Manager  
File: Urban Insight



**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 660 BRIGHTON AVE Parcel ID: 224A A001001 Dist: 3**

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**From:** Lannie Dobson  
**To:** C of O; Suzanne Hunt; jrioux  
**Date:** 3/30/2010 1:17 PM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 660 BRIGHTON AVE Parcel ID: 224A A001001 Dist: 3

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Date: 4/20/2010 Time: 6:00:00 AM

Note: Jeremy 239-4663 Property Addr: 660 BRIGHTON AVE Parcel ID: 224A A001001

Application Type: Prmt  
Application ID: 91056

Contact:  
Phone1: Phone2:

Owner Name: ATH REALTY LLC  
Owner Addr: 16 EQUESTRAIN WAY  
SCARBOROUGH, ME 04074

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 336 ALLEN AVE Parcel ID: 344 E036001 Dist: 5**

---

**From:** Lannie Dobson  
**To:** C of O; Suzanne Hunt; jrioux  
**Date:** 4/7/2010 3:11 PM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 336 ALLEN AVE Parcel ID: 344 E036001 Dist: 5

---

Date: 4/15/2010 Time: 6:00:00 AM

Note: 207-774-5829 Gino E-mailed that all is ready per GC Property Addr: 336 ALLEN AVE Parcel ID: 344 E036001

Application Type: Prmt  
Application ID: 90332

Contact:  
Phone1: Phone2:

Owner Name: LOCKARD ROBERT A  
Owner Addr: 69 HANCOCK RD  
RAYMOND , ME 04071



# PORTLAND MAINE

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Planning & Urban Development Department  
Penny St. Louis Littell, Director

Planning Division  
Alexander Jaegerman, Director

October 8, 2009

Denis L Lemieux, AIA  
198 Main Street  
Lewiston, ME 04240

Mark Hutchins  
ATH Realty LLC  
16 Equestrian Way  
Scarborough, ME 04074

RE: **660/666 Brighton Avenue; Hutchins Funeral Home**  
CBL: 224A A001001  
Application ID: (HTE system) 09-79900008

Dear Mr Lemieux and Mr Hutchins:

On October 8, 2009 the Portland Planning Authority approved a minor site plan for the use and refurbishment of the existing medical office building (known as "Doctors Park") at 660/666 Brighton Avenue, for a funeral home as submitted by ATH Realty LLC and shown on the approved plan (Site Plan C-1.2 Rev 2 dated 10.8.2009; Planting Plan L-2 dated 8.25.09; and Elevations A-2.0 dated 9.18.2009 prepared by DLL Associates/Architects) with the following conditions:

- i. That the eastern-most driveway shall be one-way egress only; the applicant shall submit a plan, for review and approval by the Planning Authority **prior to the issuance of a building permit**, that illustrates the signage and pavement markings to be included in the proposal to convert the eastern-most driveway into a one-way egress only; and
- ii. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority **prior to issuance of a building permit**; and
- iii. That the applicant shall submit a copy of the Wastewater Capacity letter **prior to the issuance of a building permit**; and
- iv. That if the City receives any complaints concerning the noise generated by the HVAC condenser units, the owner shall take appropriate measures to mitigate any noise above that allowed by the current ordinance; and
- v. All signage shall be subject to separate sign permits and approvals; and
- vi. Building permits shall be required for all structural additions and changes.

done  
4/20/10

done  
10/8/09

done  
11/16/09

?

done

done

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.

The site abuts the Capisic Brook watershed (an urban impaired watershed) which has both flooding and water quality problems. The applicant has agreed to develop and submit a **management plan** that sets out future intentions for reducing the storm water runoff and pollution to Capisic Brook that results from the use of this site. Such plan could include bio filtration unit(s) along rear of the parking area, reduction where possible of impervious area, planting of additional trees in and around the parking area, and methods of disposal of garden waste so that it is not within the Capisic floodplain. The City is working with landowners and other interested parties to improve the Capisic Brook Watershed and further information and advice is available from Doug Roncarati, Department of Public Services (C/O 874- 8846 or [DAR@portlandmaine.gov](mailto:DAR@portlandmaine.gov)).

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 altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. 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.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service'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.

8. 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.)

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 Jean Fraser at 874- 8728.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Attachment: Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
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Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Doug Roncarati, Public Services  
Todd Merkle, Public Services  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, Wilbur Smith Consulting Engineers  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File

**Hard Copy:** Project File

**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performance Guarantee**

4,500

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

Name of Project:

660 Brighton Ave.

Address/Location:

660 Brighton Ave, Portland, ME

Application ID #:

Developer:

ATH Realty, LLC

Form of Performance Guarantee:

Type of Development: Subdivision

Site Plan (Major/Minor)

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas						
Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
WATER MAINS						
STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

10,000

25,000

3,500

10,000



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

November 10, 2009

Mr. Mark Hutchins  
ATH Realty LLC  
16 Equestrian Way  
Scarborough, Maine 04074

RE: 660-666 Brighton Ave., Hutchins Funeral Home, (Project # 09-79900008), (CBL 224A A 001001)

Dear Mr. Hutchins:

On October 8, 2009, the Portland Planning Authority granted approval for site plan at 660-666 Brighton Avenue. This letter shall serve as permission to start site work associated with this approved plan. The extent of work shall include only the following until the acceptance of the performance guarantee letter of credit.

1. Installation of the 6 inch water line and associated work in the Public Right of Way.
2. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

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. If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc: Penny St. Louis Littell, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Director of Inspection Services  
Marge Schmuckal, Zoning Administrator  
Philip DiPierro, Development Review Coordinator

20 October 2009

Mr. Andrew Juris,  
Akers Associates, Inc.,  
386 Fore Street,  
Portland, Maine 04101

**RE: The Capacity to Handle the Anticipated Wastewater Flows, and Storm Water Flows, from the Proposed Funeral Home, at 666 Brighton Avenue, Portland, Maine.**

Dear Mr. Juris:

The existing twenty-four-inch diameter “Deering Branch Interceptor” cross-country sanitary sewer pipe, behind 666 Brighton Avenue, **has adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, **have adequate capacity to treat** the anticipated net decrease in wastewater flows of **(1,713) G.P.D.**, from the proposed funeral home.

**Anticipated Wastewater Flows, from the Proposed Funeral Home:**

Proposed Design Flows	= 22 HCF/30 Days x 1.5 x 748 Gallons	= 823 GPD <sup>1</sup> .
Less Existing Flows	= 1,763 HCF/20 Months/26 Working Days x 748	= <u>2,536 GPD</u> <sup>2</sup> .
<b>Total Proposed Net Decrease in Wastewater Flows for this Project</b>		<b>= (1,763) GPD</b>

1. The proposed wastewater design flows were derived from the highest monthly flow, as recorded by the Portland Water District, for each of two funeral homes, in the City of Portland. These highest monthly flows (22 HCF, in both cases) were divided by the number of days (30 Days) that each facility was presumably in use during that month, of the highest flow. The resultant quotient was then multiplied by a “multiplying factor,” for water records recorded on a monthly basis (1.5), and then, by the number of gallons, in a hundred cubic feet (748).

2. The existing wastewater flows were derived from a twenty month period, of Portland Water District water usage figures, for the most recent occupant, of 666 Brighton Avenue, Portland, Maine. These twenty monthly readings were summed (1,763 HCF), then divided by the number of months, in the period (20), then divided by the presumed number of working days in a month (26), then multiplied by the gallons in a hundred cubic feet (748).



The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A., and with the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, from all projects, in order to offset any increase in sanitary flows. Storm water mitigation, for this project, will involve day lighting the proposed gutters, from the pitched roof, as well as the proposed canopy roof, near the proposed elevator, to lawn areas surrounding the building. No additional impervious area is being considered. For a two year design storm, the existing impervious area, including the existing parking lot, contributes 2.8565 cubic feet of stormwater, per second.

If The City can be of further assistance, please call 874-8832.

Sincerely,  
**CITY OF PORTLAND**

Frank J Brancely, B.A., M.A.  
Senior Engineering Technician

FJB

cc: Penny Saint Louis Littell, Director, Department of Planning, and Urban Development, City of Portland.  
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland.  
Jean Fraser, Planner, Department of Planning, and Urban Development, City of Portland.  
Michael Bobinsky, Director, Department of Public Services, City of Portland.  
David Margolis-Pineo, P.E., Deputy City Engineer, City of Portland.  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland.  
Michael Farmer, P.E., Project Engineer, City of Portland.  
Stephen K. Harris, Assistant Engineer, City of Portland.  
Harold L. Downs, Senior Wastewater Technician, City of Portland.  
John Emerson, Wastewater Coordinator, City of Portland.  
Jane Ward, Administrative Assistant, City of Portland.



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Planning & Urban Development Department  
Penny St. Louis Littell, Director

Planning Division  
Alexander Jaegerman, Director  
November 9, 2009

Denis L Lemieux, AIA  
198 Main Street  
Lewiston, ME 04240

Mark Hutchins  
ATH Realty LLC  
16 Equestrian Way  
Scarborough, ME 04074

Copy for  
Phil's file

RE: **660/666 Brighton Avenue; Hutchins Funeral Home**  
CBL: 224A A001001  
Application ID: (HTE system) 09-79900008

Dear Mr Lemieux and Mr Hutchins:

On October 8, 2009 the Portland Planning Authority approved the minor site plan for the use and refurbishment of the existing medical office building (known as "Doctors Park") at 660/666 Brighton Avenue subject to conditions.

Since then all of the conditions of approval have been met and I understand that the project is now progressing. Please note that no alterations to the site (eg exterior work) should take place until the requirements set out on the second page of the Site Plan approval letter have been met, particularly items 3, 4, and 7.

This request is based on the City's Ordinance 14-528, which states:


- (b) *No alterations shall be made to a site with a pending or approved site plan application until:*
- (1) *The performance guarantee has been posted and final site plans have been submitted to the planning authority;*  
*or*
  - (2) *Written permission has been received from the director of planning and urban development or his designee. Such permission shall be granted only after submission of a written request setting forth the work proposed to be done on the site. All such work shall be done in compliance with information provided with the site plan application including, but not limited to, an erosion control plan. Such written permission shall not be required when the only work proposed is the digging of test pits.*

Please liaise with Phil diPierro, Development Review Coordinator (874 8632, PD@portlandmaine.gov.) regarding the Performance Guarantee, Inspections fee and pre-construction meeting.

Please send me (if not done already) 5 copies of the final plans (Site Plan and Planting Plan only)- at scale and with all of the approved revisions regarding light pole locations, signing and markings incorporated on both plans (see attached which is the approved directional signage and pavement marking plan).

If there are any questions, please contact me at (207) 874-8728.

Sincerely,

  
Jean Fraser

Planner

cc. Alexander Jaegerman, Planning Division Director; Barbara Barhydt, Development Review Services Manager; Philip DiPierro, DRC  
389 Congress Street • Portland, Maine 04101-3509 • PH (207) 874-8721 or 874-8719 • FX 756-8258 • TTY 874-8936  
O:\PLAN\Dev Rev\Brighton Ave. - 666 (Funeral Home) Post Approval\Letter req PG and final plans 11.09.09.doc





# PORTLAND MAINE

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Finance Department  
Ellen Sanborn, Director

January 19, 2010

Bangor Savings Bank  
280 Fore Street, Suite 200  
Portland ME 04101

Re: Performance Guarantee – Hutchins Funeral Home, 660-666 Brighton Avenue  
Letter of Credit No. 1023 dated November 18, 2009

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$23,500.00, which leaves a balance of \$9,500.00 remaining.

If you require any further information, please let me know.

Sincerely,

Ellen L. Sanborn  
Finance Director

ELS:jrl

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator



# PORTLAND MAINE

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Planning & Urban Development Department  
Penny St. Louis Littell, Director

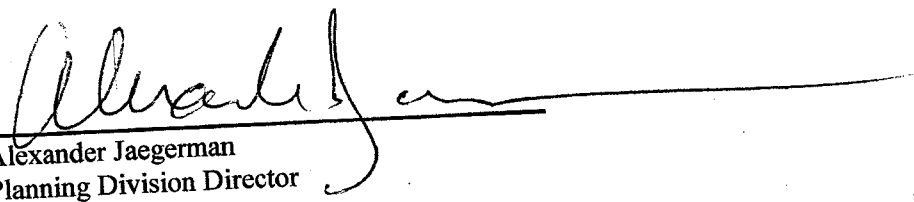
**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** January 14, 2010  
**SUBJECT:** Request for Reduction of Performance Guarantee  
Hutchins Funeral Home, 660-666 Brighton Avenue  
(ATH Realty, LLC)  
(ID# 09-79900008)                      Lead CBL #224A A 001001)

Please reduce the letter of credit #1023 for the Hutchins Funeral Home Project located at 660-666 Brighton Avenue.

Original Amount	\$33,000.00
<u>This Reduction</u>	<u>\$23,500.00</u>
Remaining Balance	\$ 9,500.00

This is the first reduction for the project.

Approved:

  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator



November 18, 2009

Penny St. Louis-Littell  
Director of Planning and Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: ATH Realty, LLC  
660 Brighton Avenue, Portland, Maine

Bangor Savings Bank ("Bank") hereby issues its Irrevocable Letter of Credit for the account of ATH Realty, LLC, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of Thirty Three Thousand Dollars (\$33,000.00). These funds represent the estimated cost of installing site improvements as depicted on the 660 Brighton Avenue, Portland, Maine site plan, approved on November 5, 2009 and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his/her sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the 660 Brighton Avenue, Portland, ME site plan approval, dated November 5, 2009; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

# Bangor Savings Bank

You matter more.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the Bangor Savings Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee will automatically expire on April 16, 2011 ("Expiration Date") or on the date when the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, whichever is later. It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Ellen Sanborn, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at 280 Fore Street, Suite 200, Portland, Maine stating that:

this drawing results from notification that the Bank has elected not to renew its Letter of Credit No. 1023.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the 660 Brighton Avenue, Portland, Maine site plan approval, dated November 5, 2009 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his/her sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at 280 Fore

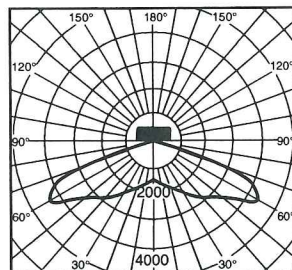
Lamp Included!



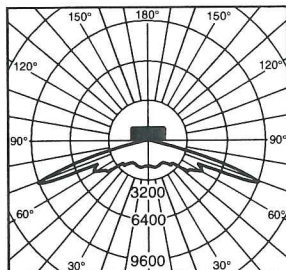
LPR Series  
1-1/2" Close Pole Mount

Parking/Roadway

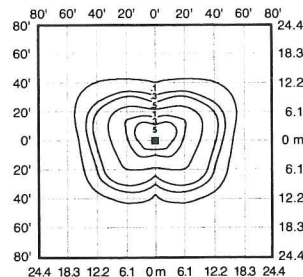
The Parking/Roadway Light has a Type III asymmetric distribution pattern. The optical chamber is sealed to reduce dirt and insect contamination. Ideally suited for pedestrian walkways, small parking areas and building-mounted security lighting. Versatile lens frame makes this fixture suitable for downlighting or uplighting applications.



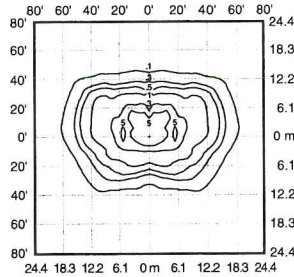
Candlepower Distribution Curve of 175W MH Parking/Roadway Light. (Front View)



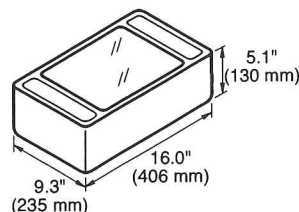
Candlepower Distribution Curve of 150W HPS Parking/Roadway Light. (Front View)



Isofootcandle plot of one 175W MH Parking/Roadway Light at 15' (4.6 m) from reference plane and 0° tilt.



Isofootcandle plot of one 150W HPS Parking/Roadway Light at 15' (4.6 m) from reference plane and 0° tilt.



Order Information

Wattage/ Lamp	Catalog Number	Mounting Code (Insert Code at * in Catalog #)
150W PSMH	LPR*615-M	1 = 1-1/2" Close Pole Mount
50W MH	LPR*405-M	3 = 2" Adjustable Filter
70W MH	LPR*407-M	4 = Yoke Mount
100W MH	LPR*410-M	8 = Without Mounting (hardware) (factory-drilled)
175W MH	LPR*417-M	W = Wall Mount Downlight
35W HPS	LPR*503-1	
50W HPS	LPR*505-D	
70W HPS	LPR*507-M	
100W HPS	LPR*510-M	
150W HPS	LPR*515-M	

\* Some states prohibit these products from being sold.

\* Specify Mounting (additional cost)

Options: (Factory-installed)	Change Suffix To	Add After Suffix
120V Reactor ballast (50-150W HPS only)	1	
277V Reactor Ballast (PSMH only)	27	
347V ballast (50W HPS only)	6	
480V ballast (175W MH & 70-100W HPS only)	5	
Tri-volt ballast (MH & 70-150W HPS only)	T	
Single Fuse (277V Reactor, 120V, 277V or 347V)	27, 1, 2 or 6	F
Dual Fuse (208V, 240V or 480V) (n/a Canada)	3, 4 or 5	F
Tamperproof Lens Fasteners		J
Button Photocell (Factory-installed with all mountings other than 2" Adjustable Filter)		
NOTE: n/a on 480V	27, 1, 2, 3, 4 or 6	P
External Photocell (Factory-installed) (Page 147)		
For fixtures w/480V	5	P

Accessories: (Field-installed)

Description	Catalog #
Wire Guard	FWG-L
Glare Shield	GS-12
Polycarbonate Vandal Shield (n/a if fixture is used in an uplight position)	LS-L
Backlight Shield (standard on Wall Mount)	SBL-L
Tamperproof Screwdriver	TPS-1
Button Photocell (Field-installed in fixtures with 2" Adjustable Filter)	
For fixtures w/120V	PC-1
For fixtures w/208, 240 or 277V	PC-2
For fixtures w/347V	PC*6

Optical Systems ..... Page 139  
 Mountings ..... Page 140  
 Catalog Number Logic/Voltage Suffix Key ..... Page 140  
 Accessories ..... Page 147  
 Mounting Alternatives ..... Pages 148-149  
 Mounting Brackets ..... Pages 150-151  
 Poles ..... Pages 152-159

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 10-08-2009

app. amend to address  
 condition

Approved



**PROPOSAL**  
**J. Maxwell Trucking Inc.**  
201 Weymouth Road, Gray, Me 04039  
(207)-657-3578 Fax (207)-657-3710

**Proposal Submitted to:** HomeWorks Builders  
**Date:** 10/30/09 - Updated  
**Job Name:** Hutchins Funeral Home, Portland

We hereby submit specifications and estimates for:

- Digging & back filling for elevator entrance (Price \$3,500.00)
- Landscaping area per plan (Price \$5,000.00)
- Installing 6" waterline to water main and running line to side of building (Price \$20,000.00)

**Estimate \$28,500.00**

- Installing 1 1/4" conduit to the back of the building and running to each base

**Estimate \$4,500.00**

We propose hereby to furnish material and labor complete in accordance with the above specifications, for the sum of:  
*As noted above.*

**Payment Terms:** *10% at the start, Monthly payments to follow as work progresses*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders, and will be an extra charge over and above the estimate. Our workers are fully covered by Workman's compensation insurance.

**Authorized Signature:** \_\_\_\_\_

This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Signature:** \_\_\_\_\_

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

**Signature:** \_\_\_\_\_

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

**Bangor**  
**Savings Bank**  
You matter more.

November 9, 2009

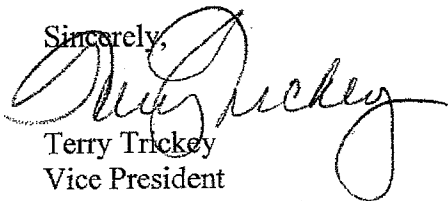
Phil DiPierro  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Phil,

I am writing to you at the request of Mr. Mark Hutchins. This letter is intended to inform you that Bangor Savings Bank has committed to provide ATH Realty, LLC and Mr. Hutchins with a Standby Letter of Credit in the amount of \$33,000 in favor of the City of Portland for the project located at 660 Brighton Avenue, Portland, ME. The letter should be available for delivery to you formally within the next few days.

Please feel free to call me with any questions.

Sincerely,

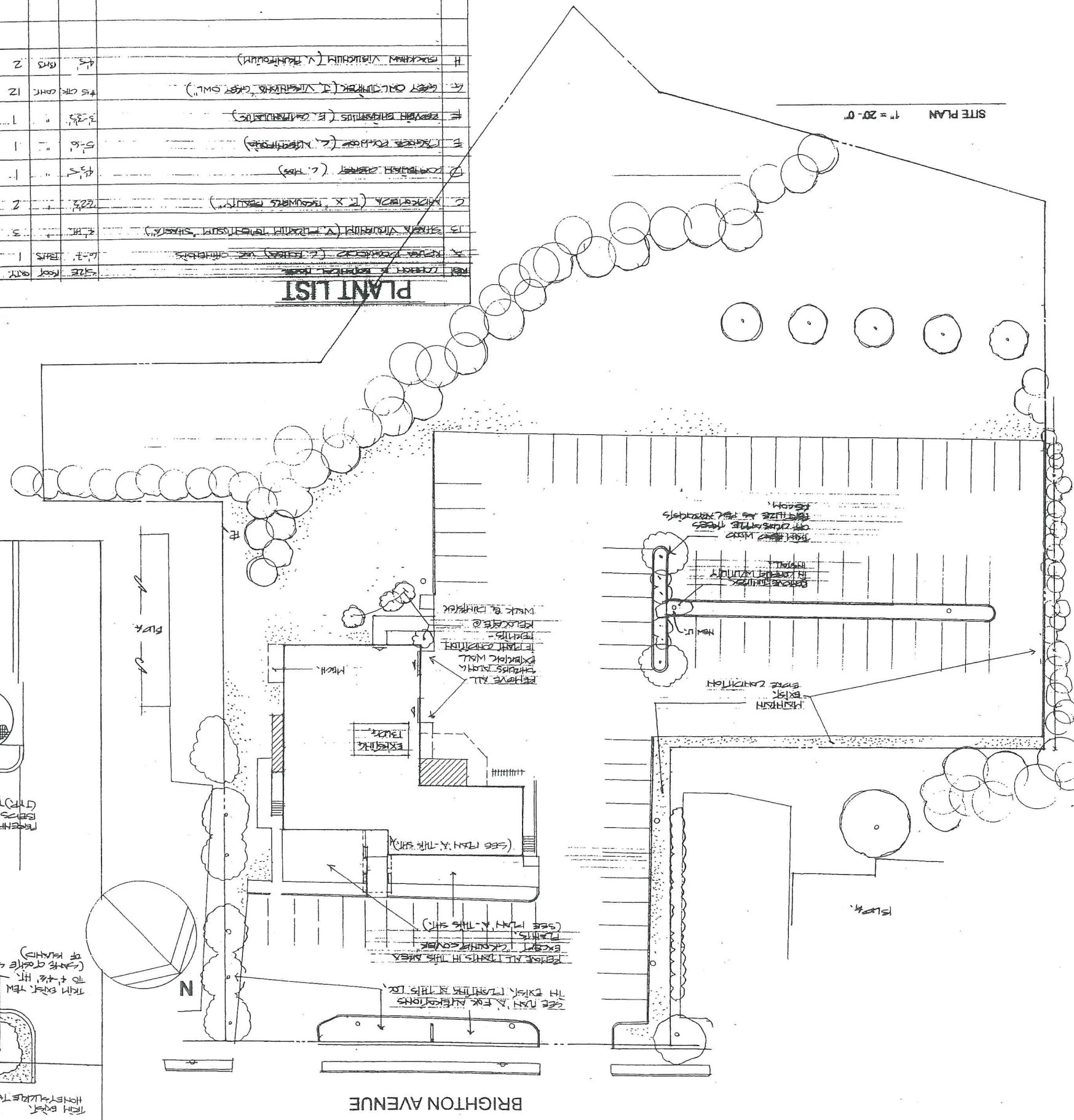


Terry Trickey  
Vice President  
Bangor Savings Bank

CC: Mark Hutchins



SITE PLAN 1" = 20'-0"



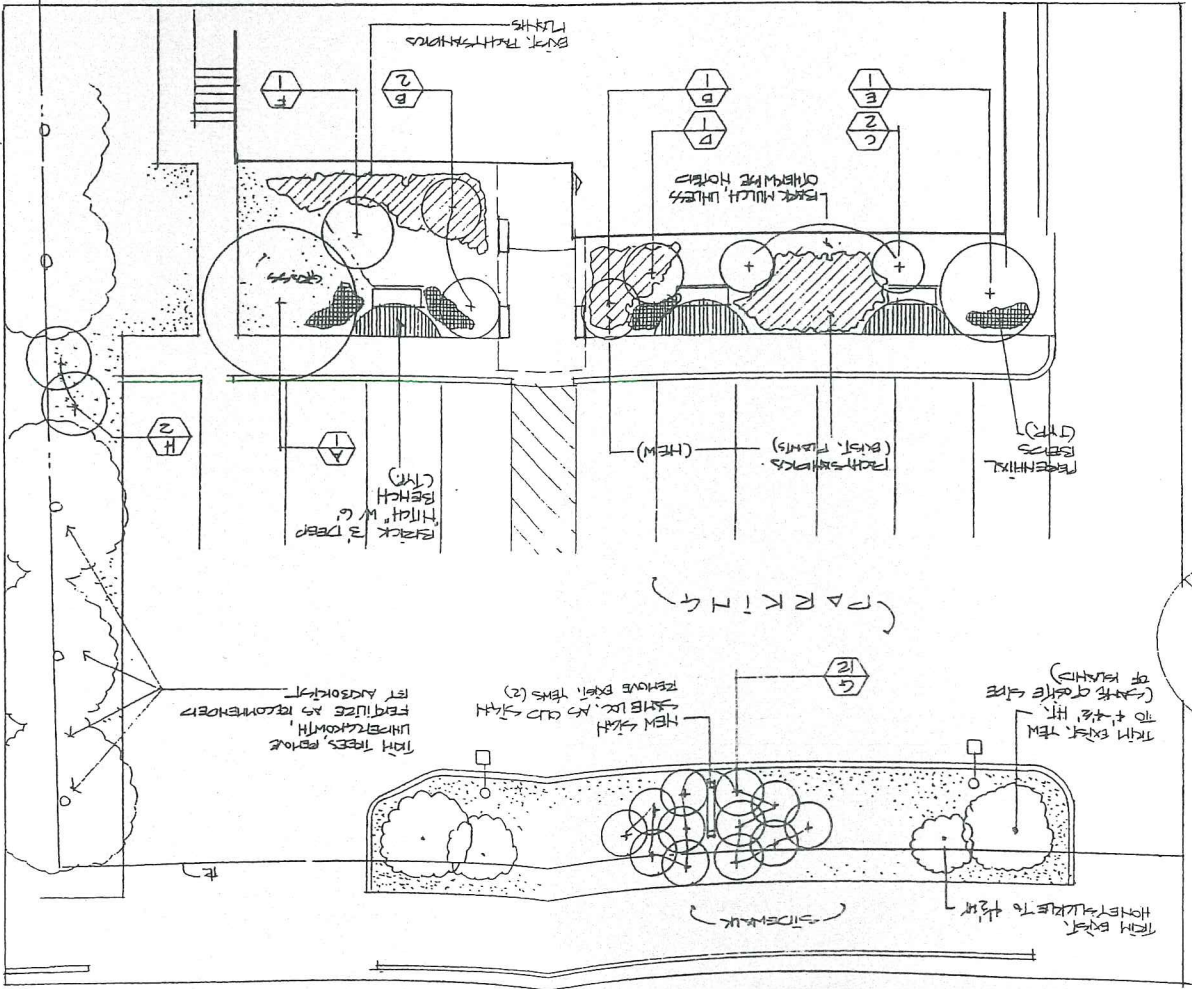
**PLANT LIST**

NO.	PLANT NAME	SIZE	QUANTITY	NOTES
1	SHRUB	4'-7"	1	SEE PLAN A FOR PLACEMENTS
2	SHRUB	4'-7"	1	SEE PLAN A FOR PLACEMENTS
3	SHRUB	4'-7"	1	SEE PLAN A FOR PLACEMENTS
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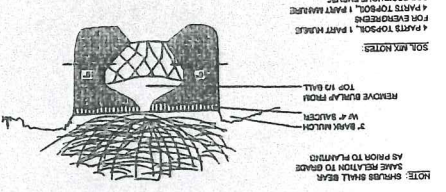
**PLANTING NOTES**

- The contractor shall supply all plants in quantities sufficient to complete the work shown on plan.
- Any discrepancies between quantities shown on plan and those required by the drawing shall not entitle contractor to additional remuneration.
- Any plant substitutions must be approved by the owner.
- Any trees or shrubs which come over or under any utility shall be relocated on the site by the landscape architect.
- All lawn areas to have 6" of topsoil unless noted otherwise.
- All trees and shrubs shall be placed in the designated areas as shown on the plan and before planting shall be approved by the landscape architect.
- The contractor shall relocate any tree or shrub as directed by the landscape architect.
- All plant material installed shall meet the specifications of the American Standard for Nursery Stock (latest edition) as set forth by the American Association of Nurserymen.
- The landscape contractor shall replace or repair cutting, etc. damaged as a result of their operations at no additional cost to the owner.

PLAN A 1" = 10'-0"



PLANTING DETAIL - SHRUB 1/2" = 1'-0"



PLANTING DETAIL - TREE 1/2" = 1'-0"

