

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

2003-0185
Application I. D. Number
9/5/2003
Application Date
Single family on 11,013 sf lot
Project Name/Description

Cavallaro John
Applicant
99 Rowe Ave , Portland , ME 04102
Applicant's Mailing Address

#101

Consultant/Agent
Applicant Ph: (207) 828-1566 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

101-103 Rowe Ave, Portland, Maine
Address of Proposed Site
261 B022001
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) _____

1568 sf + 720 garage **11013** **R-3**
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 **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **9/5/2003**

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

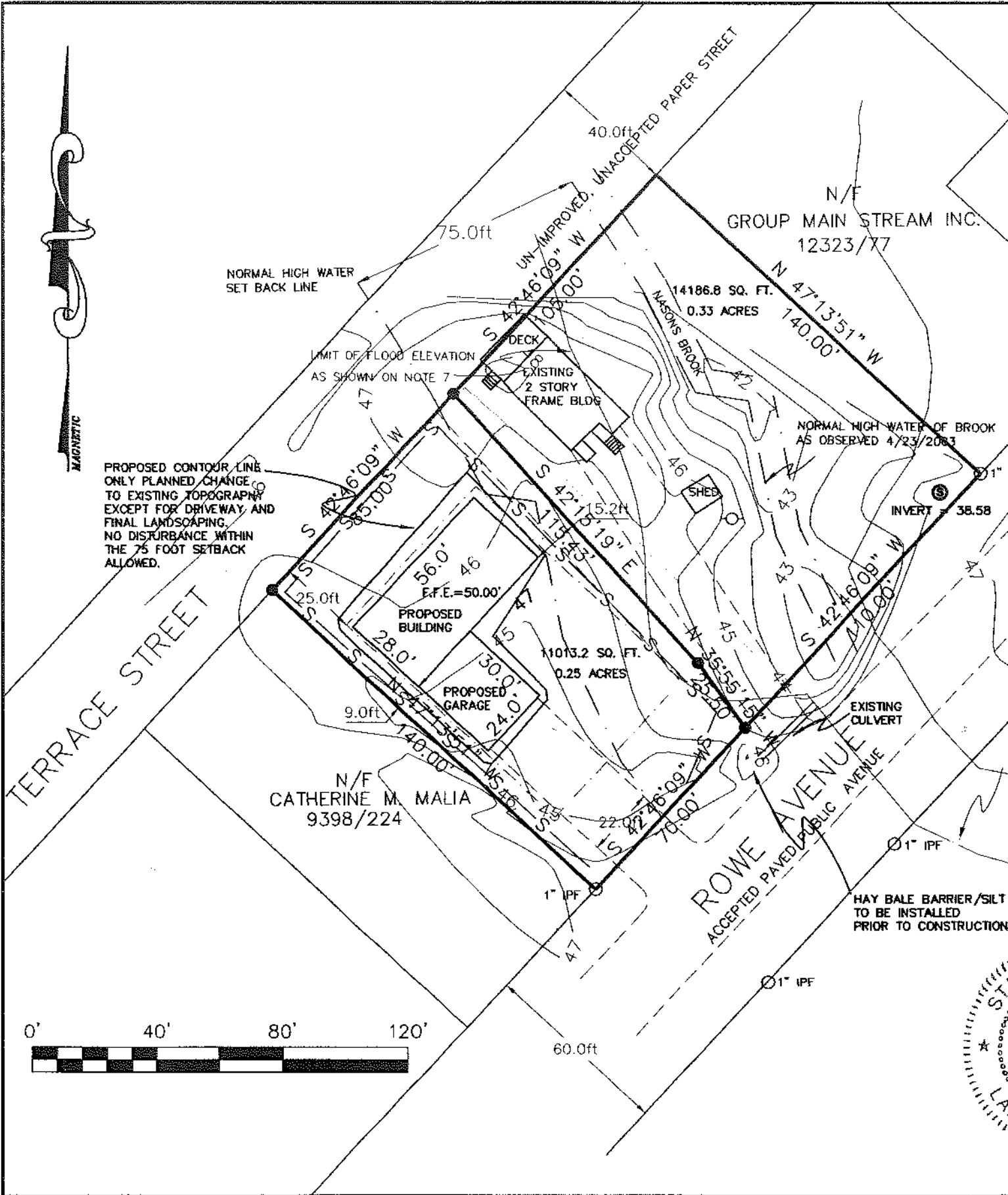
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

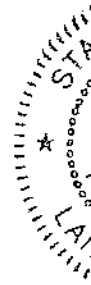


PROPOSED CONTOUR LINE ONLY PLANNED CHANGE TO EXISTING TOPOGRAPHY EXCEPT FOR DRIVEWAY AND FINAL LANDSCAPING. NO DISTURBANCE WITHIN THE 75 FOOT SETBACK ALLOWED.

LIMIT OF FLOOD ELEVATION AS SHOWN ON NOTE 7

F.F.E. = 50.00'

HAY BALE BARRIER/SILT TO BE INSTALLED PRIOR TO CONSTRUCTION.



CITY OF PORTLAND, MAINE

DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

2003-0185

Application I. D. Number

09/05/2003

Application Date

Single family on 11,013 sf lot

Project Name/Description

101 - 103 Rowe Ave, Portland, Maine

Address of Proposed Site

261 B022001

Assessor's Reference: Chart-Block-Lot

Cavallaro John

Applicant

99 Rowe Ave, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 828-1566 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 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.
- 3 Your new street address is now 101 ROWE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8 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.

Department of Planning & Development
Lee D. Urban, Director

*Mr. John Cavallaro
Fax # 865-2529*



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services
Alexander Q. Jaegerman, AICP
Planning
John N. Larkin
Economic Development

September 17, 2003

Mr. Robert Greenlaw, P.L.S.
Back Bay Boundary, Inc.
65 Newbury Street
Portland, ME 04101

Subject: 101 Rowe Avenue
(ID # 2003-0185) (CBL# 261B022)

Dear Mr. Greenlaw:

Thank you for your application for a single family at 101 Rowe Avenue. Upon review of the plan, it appears that this design would constitute a subdivision.

For this reason, additional submittals will be required, and/or your application will have to go to the planning board for review and approval.

Pertaining to the site review, I have the following questions/comments:

1. Please show all proposed topography (it appears incomplete in the front of the building).
2. The site appears to be within a stream protection zone. Please add the limits of the zone to the site plan.
3. Please add erosion control measures to the site plan.
4. One of the boundary line distances on the adjacent property is incorrect (either 105.00' or 110.00').
5. Please add the required street trees along the street frontage of the property.

Please contact me at (207) 874-8632 if you have any questions.

Sincerely,

Jay Reynolds

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Correspondence File

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- 1 -

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

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

2003-0185

Application I. D. Number

09/05/2003

Application Date

Single family on XXX sf lot

Project Name/Description

101 - 103 Rowe Ave, Portland, Maine

Address of Proposed Site

261 B022001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Warehouse/Distribution Parking Lot Other (specify)

1568 sf + 720 garage

Proposed Building square Feet or # of Units

Acraege of Site

Zoning

R-3

Check Review Required:

Site Plan

Subdivision

14-403 Streets Review

of lots

** Discusses the (lots - lots)*

Flood Hazard

Shoreland

DEP Local Certification

Historic Preservation

Appears to be reviewed

Zoning Conditional Use (ZBA/PB)

Fees Paid: Site Plan \$250.00 Subdivision \$50.00

Engineer Review

Date 09/05/2003

DRC Approval Status:

Approved

Approved w/Conditions

Denied

Reviewer

Approval Date

Approval Expiration

Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

Inspection Fee Paid

date

amount

expiration date

Building Permit Issue

date

remaining balance

signature

Performance Guarantee Reduced

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

May 9, 2004

Michael and Erin Melito, residents of 105 Rowe Avenue, Portland, ME 04102, give permission to John Cavallaro and O'Brien Brothers to enter, bring in fill, and grade property in our backyard.

Michael V. Melito
Michael Melito

Erin Melito
Erin Melito

**WARRANTY DEED
Maine Statutory Short Form**

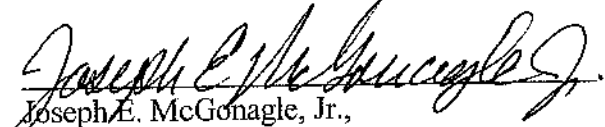
Know all Men by these presents,

That **JOSEPH E. McGONAGLE, Jr.**, Attorney-in-Fact for Joseph E. McGonagle, under General Power of Attorney dated November 2, 1994, to be recorded in the Cumberland County Registry of Deeds at even or recent date herewith, for consideration paid, grants to **JOHN CAVALLARO**, an individual whose mailing address is 99 Rowe Avenue, Portland, Maine, with **Warranty Covenants**, certain lots or parcels of land with any improvements thereon located in the City of Portland, County of Cumberland, State of Maine as more particularly described on **Exhibit A**. attached hereto and made a part hereof.

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

Witness my hand in my said capacity this 21st day of May, 2003.

Signed and Delivered in
the presence of:

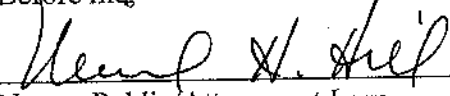

Joseph E. McGonagle, Jr.,
Attorney-in-Fact

STATE OF MAINE
CUMBERLAND, SS.

May 21, 2003

Then personally appeared the above named Joseph E. McGonagle, Jr. in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Joseph E. McGonagle.

Before me,



Notary Public/Attorney at Law

Printed Name: MICHAEL H. HILL

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Three certain lots or parcels of land situated on Terrace Avenue in the City of Portland, County of Cumberland, and State of Maine, being Lots numbered two hundred thirty-seven (237), two hundred thirty-eight (238), and two hundred thirty-nine (239), all as shown on Plan of Lots at Brighton Avenue Terrace belonging to J.W. Wilbur, said Plan being made by A.L. Eliot, surveyor, dated July 9, 1906, and recorded in the said Registry of Deeds at Plan Book 11, Page 13.

Said lots measure thirty (30) feet in width, but seventy (70) feet in depth each, and contain, according to said Plan, two thousand one hundred (2,100) square feet, more or less, each.

The above described lots are the same premises conveyed to Joseph E. McGonagle by deed of James F. McGonagle, dated October 4, 1950 and recorded in the said Registry of Deeds at Book 2257, Page 356.

Received
Recorded Register of Deeds
May 22, 2003 01:17:14P
Cumberland County
John B. O'Brien

MONAGHAN LEAHY, LLP

ATTORNEYS AT LAW

THOMAS G. LEAHY
KEVIN G. LIBBY
CHRISTOPHER C. DINAN
MICHAEL H. HILL
JOHN J. WALL, III
KENNETH D. PIERCE
CORNELIA FUCHS FISHER
CAROL G. McMANNUS
ELIZABETH A. MOONEY

THOMAS F. MONAGHAN
OF COUNSEL

95 EXCHANGE STREET
P.O. BOX 7046
PORTLAND, MAINE
04112-7046

TEL 207-774-3906
FAX 207-774-3833
mhilf@monaghanleahy.com

June 3, 2003

John J. Cavallaro
99 Rowe Avenue
Portland, ME 04102

RE: Purchase of land abutting 99 Rowe Avenue, Portland

Dear John:

Enclosed please find the original, recorded Warranty Deed in regard to the above-referenced matter.

If you have any questions, please give me a call.

Very truly yours,

MONAGHAN LEAHY, LLP

By 
Michael H. Hill, Esq.

MHH/jh
Enclosure

SAMMDD\Cavallaro, John\Ltr. Cavallaro 6-3-03.doc