

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

2010-0008  
Application I. D. Number  
  
5/6/2010  
Application Date  
  
Single Family Home  
Project Name/Description

**Madd Lic**  
Applicant  
**543 Allen Ave , Portland, ME 04103**  
Applicant's Mailing Address  
**Jack Chase**  
Consultant/Agent  
**Agent Ph: (207)651-5910      Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**Phil DiPierro**

**172 - 172 Hicks St, Portland, Maine**  
Address of Proposed Site  
**297 F003001**  
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    Apt 0    Condo 0    Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units      Acreage of Site      Proposed Total Disturbed Area of the Site      Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review   | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review   | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Site Location           |
| <input type="checkbox"/> After the Fact - Major             | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement            | <input type="checkbox"/> Housing Replacement     |
| <input type="checkbox"/> After the Fact - Minor             | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review       | <input type="checkbox"/> Other _____             |

Fees Paid:    Site Plan \$50.00    Subdivision \_\_\_\_\_    Engineer Review \$250.00    Date 5/6/2010

**DRC Approval Status:**

Reviewer Phil DiPierro

- Approved       Approved w/Conditions See Attached       Denied

Approval Date 6/9/10      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 checked="" type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

5/16/10  
- NEED copy of drainage Easement  
- Len Anderson to drop off

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## MEMORANDUM

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**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2010-0008

**Date:** 6/9/2010

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See conditions.

### Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

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- 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.

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- 3 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. 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.

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- 4 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.

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- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

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- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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- 8 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator 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. All Erosion and Sedimentation control measures must be inspected and maintained daily.

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- 9 The drainage easement with sketch attachment, approved by corporation counsel on 6-8-10, conveying the right to drain water on to the abuttor's property to a field inlet must be recorded at the Cumberland County Registry of Deeds prior to the issuance of any (temporary or permanent) certificate of occupancy.

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# Survey, Inc.

P.O. Box 210  
Windham, Maine 04062  
(207) 892-2556 (207) 892-2557 Fax  
INFO@Surveyincorporated.com

May 24, 2010

Proposed description of an 11,076 sq.ft. parcel located on Hicks Street in the City or Portland, County of Cumberland and State of Maine, bounded and described as follows:

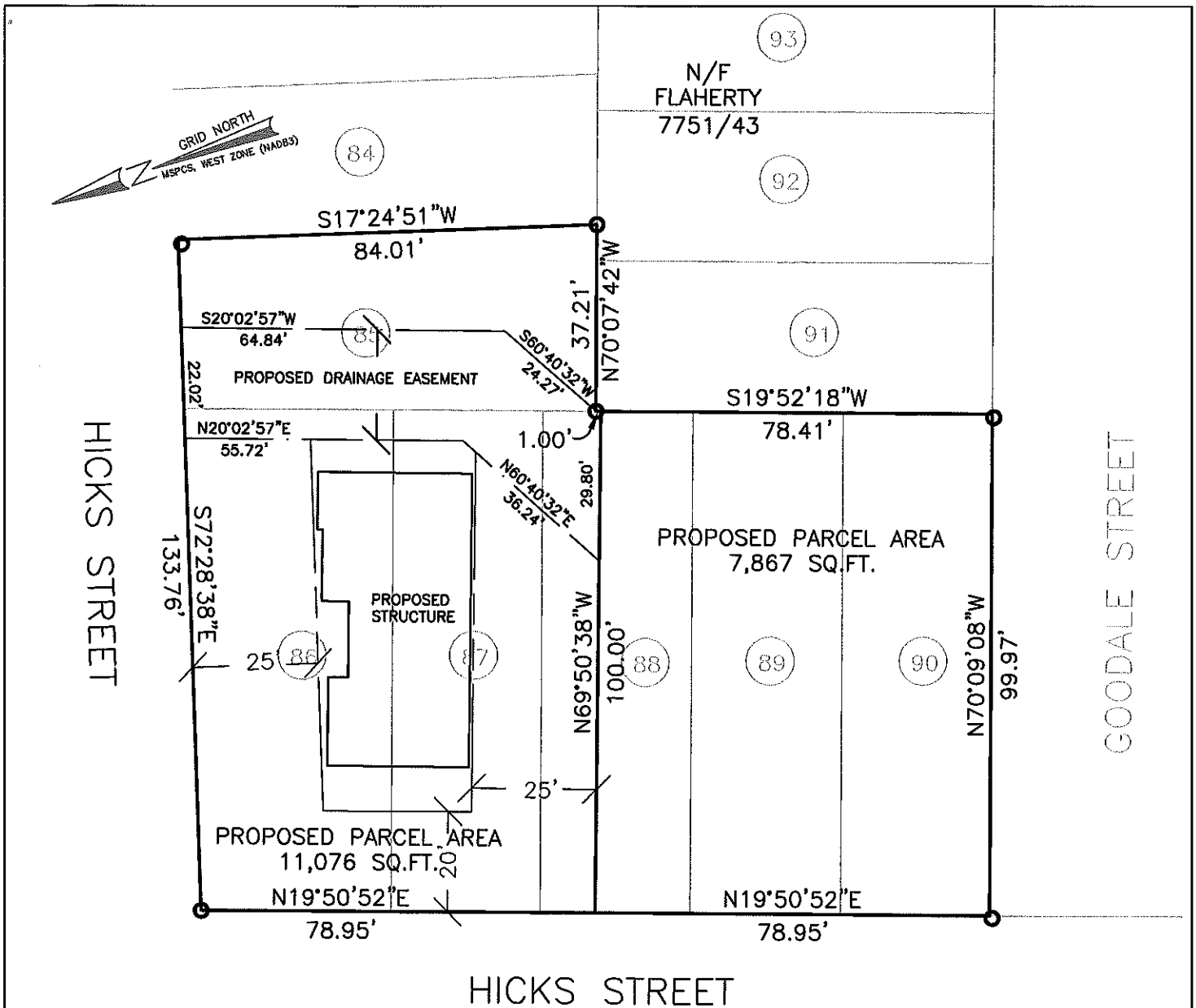
Beginning at a 5/8" rebar located on the southerly and easterly corner of Hicks Street marking the northwest corner of Lot 86 as depicted on plan of *Frost Villa Sites* for Everett C. Wells, by Ernest W. Branch, Civil Engineer, dated August 15, 1919 and recorded in plan book 14, page 25 in Cumberland County Registry of Deeds (CCRD); thence S72°-28'-38"E along the southerly sideline of Hicks Street, 133.76 feet to the northeast corner of Lot 85 of said plan at land now or formerly Flaherty as described in deed book 7751, page 43 CCRD; thence S17°-24'-51"W along land of Flaherty, 84.01 feet to a 5/8" rebar located on the northerly line of Lot 92 of said plan; thence N70°-07'-42"W continuing along land of Flaherty, 37.21 feet to a 5/8" rebar located on the easterly line of Lot 88 of said plan; thence S19°-52'-18"W continuing along land of Flaherty, 1.00 feet; thence N69°-50'-38"W across land of Grantor herein, 100.00 feet to the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 78.95 feet to the point of beginning.

Parcel herein described being a portion of land described in deed book 27311, page 189 CCRD and includes all of Lots 85, 86, 87 and a portion of Lot 88 of said *Frost Villa Sites*.

Parcel is conveyed subject to a 22-foot drainage easement described as follows:

Beginning at a 5/8" rebar marking the northerly corner of Lot 91 of said *Frost Villa Sites*; thence S19°-52'-18"W, 1.00 feet; thence N69°-50'-38"W, 29.80 feet; thence N60°-40'-32"E across the above described parcel, 36.24 feet; thence N20°-02'-57"E continuing across the above described parcel, 55.72 feet to the southerly sideline of Hicks Street; thence S72°-28'-38"E along the southerly sideline of Hicks Street, 22.02 feet; thence S20°-02'-57"W across the above described parcel, 64.84 feet; thence S60°-40'-32"W continuing across the above described parcel, 24.27 feet to the point of beginning. Grantor herein retains the right to relocate and/or modify the above described drainage easement, as necessary, to accommodate storm water piping and surface water drainage from adjacent land laying south of the above described parcel to the southerly sideline of Hicks Street.

Reference is made to a plan entitled "Plan of Standard Boundary Survey" for Diversified Properties, by Titcomb Associates dated June 29, 2009, last revised 10/20/09 and recorded in plan book 209, page 399 CCRD. Bearings herein are referenced to said plan.



NOTES:

1. DEED REFERENCE - DEED BOOK 27311, PAGE 189  
CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)

2. TAX MAP REFERENCE: TAX MAP 297, BLOCK F, LOTS 1-6

3. PLAN REFERENCE:

A. PLAN OF STANDARD BOUNDARY SURVEY  
FOR: DIVERSIFIED PROPERTIES  
BY: TITCOMB ASSOCIATES  
DATED: JUNE 29, 2009  
LAST REVISED: 10/20/09  
RECORDED: PLAN BOOK 209, PAGE 399 (C.C.R.D.)

B. FROST VILLA SITES  
OWNED BY: EVERETT C. WELLS  
BY: ERNEST W. BRANCH CIVIL ENGINEER  
DATED: AUGUST 15, 1919  
RECORDED: PLAN BOOK 14, PAGE 25 (C.C.R.D.)

**SURVEY, INC.**

P.O. BOX 210  
WINDHAM, ME 04062  
Tel: (207) 892-2556  
Fax: (207) 892-2557  
INFO@SURVEYINCORPORATED.COM  
Professional Land Surveyors



LEGEND:  
IRON PIN FOUND  
LOT # PER PLAN REF. 3B

**EXHIBIT PLAN**

**MADD, LLC**  
150 & 172 HICKS STREET  
PORTLAND, MAINE

DATE: MAY 19, 2010

DRN. MLC

CHK. JTF

SHEET 1 OF 1

SCALE: 1"=30'

JOB NO. 10-019



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

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 21, 2010

RE: C. of O. for # 172 Hicks Street, Chase Single Family  
(Id#2010-0008) (CBL 297 F 003001)

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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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **MADD, LLC**, a Maine limited liability company with a place of business in Portland, Maine, for consideration paid, grant to **JACK L. CHASE**, an individual with a mailing address of 23 Autumn Street, Buxton, Maine 04093, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land located on Hicks Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the southwest corner of Lot 90 as depicted on plan of *Frost Villa Sites* for Everett C. Wells, by Ernest W. Branch, Civil Engineer, dated August 15, 1919 and recorded in plan book 14, page 25 in Cumberland County Registry of Deeds (CCRD) on the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 78.95 feet; thence S69°-50'-38"E across land of Grantor herein, 100.00 feet to the westerly sideline of Lot 91 of said plan at land now or formerly Flaherty as described in deed book 7751, page 43 CCRD; thence S19°-52'-18"W along land of Flaherty, 78.41 feet to the southeast corner of Lot 90 at the northerly sideline of Goodale Street (unimproved); thence N70°-09'-08"W along the northerly sideline of Goodale Street (unimproved), 99.97 feet to the point of beginning; being a lot of 7,867 s.f.

Said parcel herein described being a portion of land described in deed recorded in said Registry in Book 27311, Page 189 and includes all of Lots 89, 90 and a portion of Lot 88 of said *Frost Villa Sites*. Said parcel is also the major part of Lot 2C as set forth on plan recorded at said Registry in Plan Book 209, Page 399.

Said Parcel is conveyed together with an appurtenant drainage easement, approximately 22 feet in width, over Grantor's remaining land, bounded and described as follows:

Beginning at a 5/8" rebar marking the northerly corner of Lot 91 of said *Frost Villa Sites*; thence S19°-52'-18"W, 1.00 feet; thence N69°-50'-38"W, 29.80 feet; thence N60°-40'-32"E, 36.24 feet; thence N20°-02'-57"E, 55.72 feet to the southerly sideline of Hicks Street; thence S72°-28'-38" E along the southerly sideline of Hicks Street, 22.02 feet; thence S20°-02'-57"W, 64.84 feet; thence S60°-40'-32"W, 24.27 feet to the point of beginning.

Said easement is for the sole purpose of constructing, installing and perpetually maintaining through, under and across said property all necessary fixtures and appurtenances for conveying water and to lay, relay, repair, maintain, clean and remove any stormwater pipe or pipes upon or under said strips, with all necessary fixtures and appurtenances; to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and re-grade the contours of said drainage easement to such extent as is necessary or appropriate for any of the above purposes; and to enter upon said drainage easement at any and all times for any of the foregoing purposes, reserving to the Grantee the use and enjoyment of said strips and for

MAINE REAL ESTATE TAX PAID

such purposes only as will in no way interfere temporarily or otherwise with the perpetual use thereof by the Grantor for the purpose above mentioned, provided that no building or permanent structure, shall be erected on said strip by the Grantee.

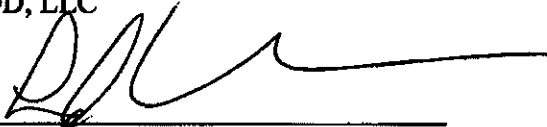
The maintenance of said drainage easement is not the responsibility or obligation of the City of Portland.

Grantor herein retains the right, with the approval of the City of Portland, to relocate and/or modify the above described drainage easement, as necessary, to accommodate storm water piping and surface water drainage from the above described parcel to the southerly sideline of Hicks Street.

This is a portion of the property conveyed to the Grantor by deed from Mount Sinai Cemetery Association, Inc. recorded in Book 27311, Page 189.

IN WITNESS WHEREOF, the said MADD, LLC by its Manager Leonard Anderson has set his hand this 11 day of June, 2010.



  
\_\_\_\_\_  
Witness

MADD, LLC  
  
BY: \_\_\_\_\_  
Leonard Anderson  
Its: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

June 11, 2010

Then personally appeared before me the above named Leonard Anderson in his capacity as Manager of MADD, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,  
  
\_\_\_\_\_  
Notary Public/Attorney-at-Law  
  
\_\_\_\_\_  
Printed name of person taking  
acknowledgment

Received  
Recorded Register of Deeds  
Jun 14, 2010 03:13:26P  
Cumberland County  
Pamela E. Lovley