

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

2001-0074

Application I. D. Number

04/30/2001

Application Date

Verrill St.

Project Name/Description

White Paul J

Applicant

58 Legacy Rd, Raymond, ME 04071

Applicant's Mailing Address

White Paul J

Consultant/Agent

Applicant Ph: (207) 655-3245

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot

1568

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan  
(major/minor)

☐ Flood Hazard

☐ Zoning Conditional  
Use (ZBA/PB)

☐ Subdivision  
# of lots

☐ Shoreland

☐ Zoning Variance

☐ PAD Review

☐ Historic Preservation

☐ 14-403 Streets Review

☐ DEP Local Certification

☐ Other

Fees Paid:

Site Plan

\$50.00

Subdivision

Engineer Review

\$250.00

Date 05/01/2001

Reviewer Jay Reynolds

☐ Denied

DRC Approval Status:

☐ Approved

☒ Approved w/Conditions  
See Attached

Approval Date 05/09/2001

Approval Expiration 05/09/2002

Jay Reynolds  
signature

Extension to

05/09/2001  
date

☒ Additional Sheets  
Attached

☒ Condition Compliance

Performance Guarantee

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

☐ Performance Guarantee Accepted

☐ Inspection Fee Paid

☐ Building Permit Issue

☐ Performance Guarantee Reduced

☐ Temporary Certificate of Occupancy

☐ Final Inspection

☐ Certificate Of Occupancy

☐ Performance Guarantee Released

☐ Defect Guarantee Submitted

☐ Defect Guarantee Released

☐ Required\*

date

date

date

date

date

date

date

date

submitted date

date

amount

amount

remaining balance

☐ Conditions (See Attached)

signature

signature

amount

signature

expiration date

signature

expiration

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

**White Paul J**

Applicant

**58 Legacy Rd, Raymond, ME 04071**

Applicant's Mailing Address

**White Paul J**

Consultant/Agent

**Applicant Ph: (207) 655-3245      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**2001-0074**

Application I. D. Number

**04/30/2001**

Application Date

**Verrill St.**

Project Name/Description

**Verrill St, Portland, Maine**

Address of Proposed Site

**300 B029001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 NO CHANGE IN GROUND ELEVATION IS PROPOSED. ANY NEW PROPOSED CHANGES IN GROUND ELEVATIONS MUST BE RE-SUBMITTED FOR REVIEW.
- 2 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.
- 3 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.
- 4 Your new street address is now #88 Verrill Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.
- 7 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 8 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.
- 9 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

October 24, 2001

Mr. Paul White  
58 Legacy Road  
Raymond, Maine 04071

RE: 88 Verrill Street (CBL 300B029/ ID 2001-0074)

Dear Mr. White,

After review of the recent submittal for the 88 Verrill Street site plan, I found the proposal to address drainage to be acceptable.

The one condition of this approval is that the drainage improvement, which includes pipe, basin, and grading, will be done during this construction season (before winter). This was discussed and agreed upon previously at our on-site meeting with Alex Jaegerman and Sarah Hopkins of the Planning Department.

Please coordinate with Mike Nugent of the Inspections department to facilitate the lifting of the current stop work order.

Please call if you have any questions or comments.

Sincerely,

Jay Reynolds  
Development Review Coordinator

CC: Alex Jaegerman, Chief Planner  
Penny Littell, Corporation Counsel  
Mike Nugent, Inspection Services Manager  
Sarah Hopkins, Development Review Services Manager



**CITY OF PORTLAND**

September 10, 2001

Mr. Paul White  
58 Legacy Road  
Raymond, Maine 04071

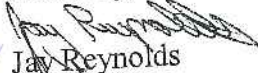
RE: 88 Verrill Street (CBL 300B029/ ID 2001-0074)

Dear Mr. White,

It has come to the City's attention that the final grading at 88 Verrill Street is not in accordance with the approved site plan and conditions of approval. As stated in the conditions of approval (shown on the site plan and discussed prior to approving the building permit) "No change in ground elevation is proposed. Any new proposed changes in ground elevations must be re-submitted for review." The intention of this condition of approval is to ensure that the construction of this building does not negatively impact the area, and/or contribute more surface drainage to an existing water problem.

After a site visit, it was observed that the elevations on this parcel have been raised. The city requires that a revised plan be submitted for approval, which shows a drainage plan with the elevated grade along with other appropriate measures to ensure proper drainage. The other option would be for the regarding of the lot finish grades in accordance with the originally approved site plan. Until the City has the opportunity to review and approve a drainage plan for this lot, you are hereby ORDERED to STOP ALL WORK on the site.

Sincerely,

  
✓ Jay Reynolds

Development Review Coordinator

CC: Alex Jaegerman, Chief Planner  
Penny Littell, Corporation Counsel  
Mike Nugent, Inspection Services Manager  
Sarah Hopkins, Development Review Services Manager

Dana A. Souza  
80 Verrill St.  
Portland, ME  
Tel. - 797-8900

David Orrico  
139 Belfort St.  
Portland, ME  
Tel - 797-3578

Jeff Ertman  
143 Belfort St.  
Portland, ME  
Tel. - 878-0059

Julie Martin  
151 Belfort St.  
Portland, ME  
Tel - 878-1267

October 24, 2001

Jay Reynolds  
Planning Department  
City of Portland  
389 Congress St.  
Portland, ME 04101

RE: 88 Verrill St. - Site Drainage

Dear Mr. Reynolds:

First, we want to thank you for your quick response to our phone calls concerning the property development at 88 Verrill St. Per the last conversation(s) we had with you, we understand that the property owner, Paul White, will submit a new site plan showing the installation of a field inlet drain. The existing and previously non-compliant site grades will most likely be approved provided the field drain system proves adequate. This drain consists of a 4" pvc pipe installed below grade that will collect water from the property and direct it to the existing storm drain pipe under Verrill St. We also understand that this work will take place this year and before winter has a chance to set in.

We are pleased that the city planning department is requiring the drain system be installed this year, since without such action, our properties would no doubt flood to a degree worse than experienced in the spring of 2001, and previous years, since the existing site grades direct storm runoff and snow melt towards our properties. We are also pleased that your department has been pro-active on this matter since the threat of not issuing an occupancy permit for the new home, unless the site grades were changed, did not generate any changes to the site, except perhaps to temporarily halt construction.

We would like to have a "courtesy meeting" with you to look at the new site plans when submitted. The purpose of the meeting would be:

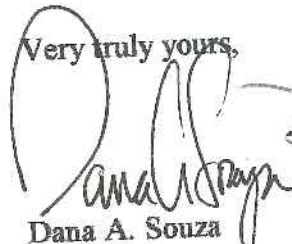
1. Explain the operation of the system, especially how the system will move water from lower site grades to the street storm drain system;
2. Illustrate where on the site the drain will be installed
3. Illustrate the calculations used to determine that a 4" pipe can adequately handle storm runoff and snow melt on/from the site
4. Explain how and if maintenance of the system will be a condition of site plan approval.



We look forward to hearing from you with potential meeting dates prior to granting Mr. White site plan approval. We can meet at your office if that is more convenient for you. Please contact Dana Souza with potential meeting dates and times. We are also requesting that we be copied on all correspondences with Mr. White concerning this and other site plan matters.

Again, thank you for your pro-active response and attempts to mitigate backyard neighborhood flooding.

Very truly yours,

  
Dana A. Souza  
80 Verrill St.

  
David E. Orrico  
139 Belfort St.

  
Jeff Ertman  
143 Belfort St.

  
Julie Martin  
151 Belfort St.

Cc: Alex Jaegerman

October 15, 2001

Jay Reynolds  
389 Congress St.  
Portland, Me 04101

Dear Jay,

Enclosed please find the sketches showing the details to be used to construct the proposed drain structure. Also please take note on page 1 of the spot elevations as they currently exist today. For the most part they are as I proposed on the site plan. On page 2 note the flow arrows, which are proposed and will direct all water towards the drain structure. And on page 3 the details showing the pressure treated basin, which will be used to collect the water before it leaves the lot. And lastly note the 4" pipe run at 1/8" per foot for approx. 80' or 10" in depth to the surface water drain located at the property line and sidewalk. This drain will also be connected to the gutter as it passes the two corners of the house as shown on page 2. My plan is to install the proposed drainage system in early Nov. If you have any questions please call me. Thank you for your help. Paul

CITY OF PORTLAND

APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL  
CONDITIONS 10-24-01

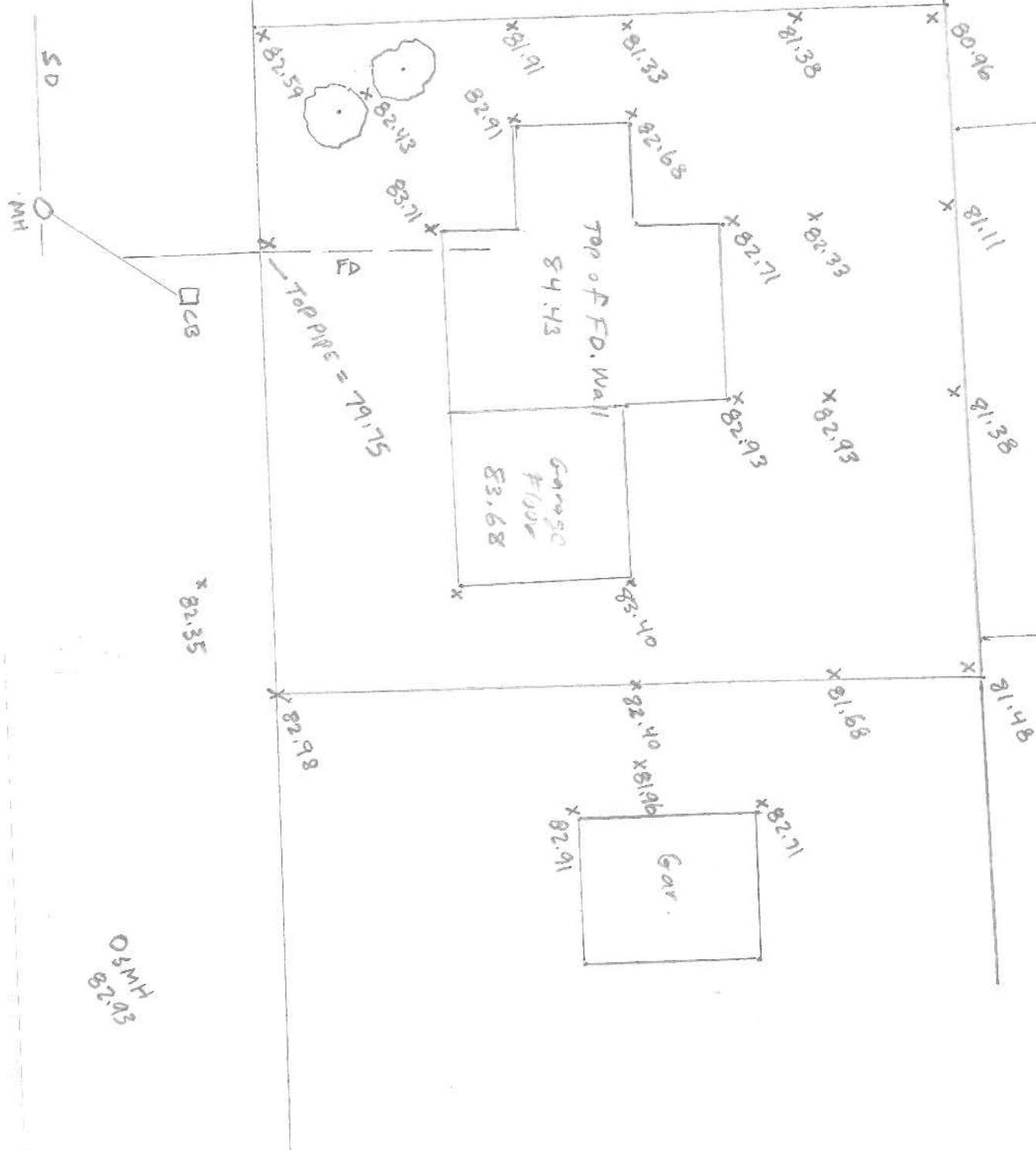
DATE OF APPROVAL

In Addition to Original  
Site Plan J.R.

DATE OF APPROVAL 10-24-09

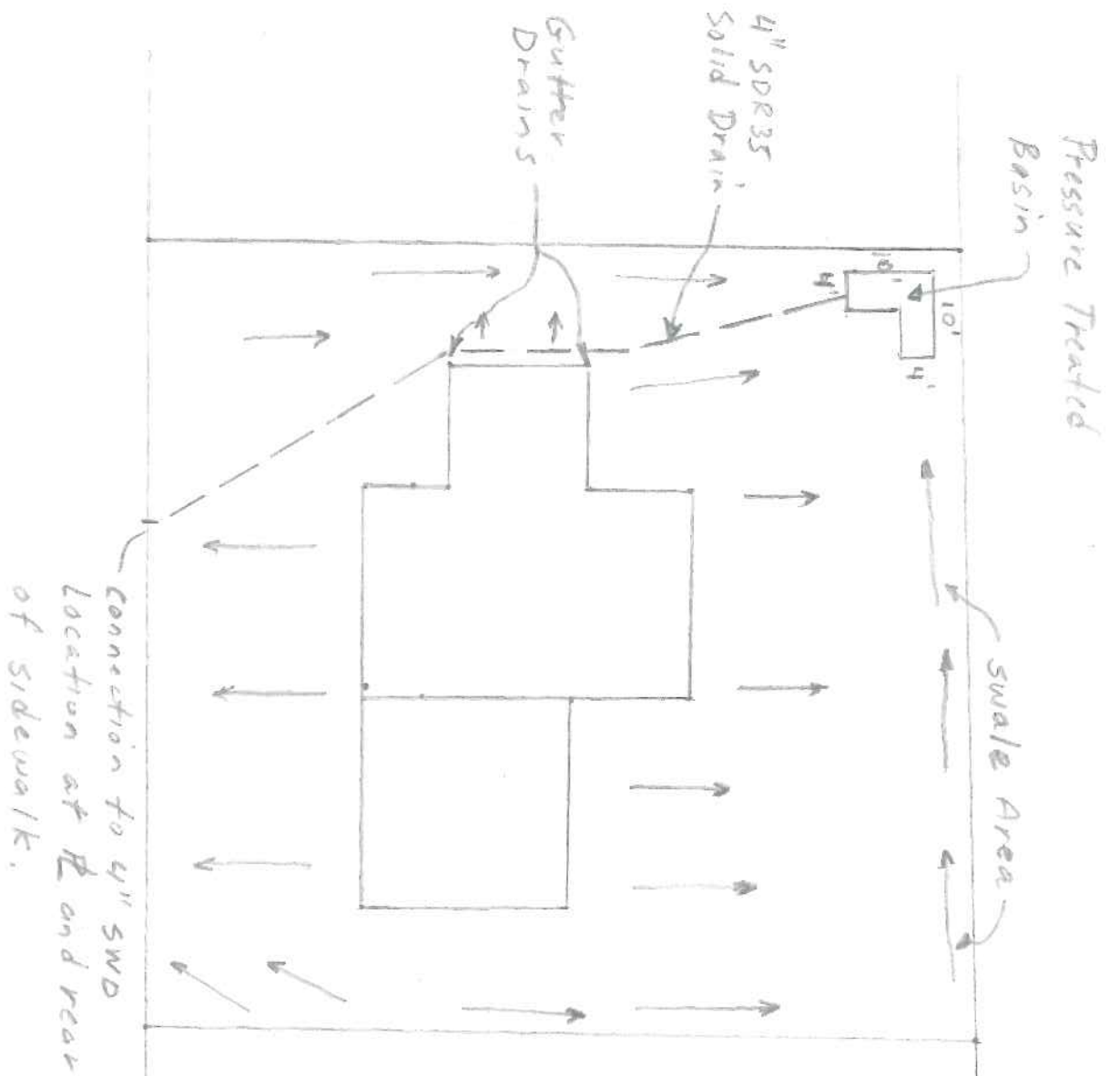
DATE OF APPROVAL

10-24-09



Spot Elevations





CITY OF PORTLAND  
 APPROVED SITE PLAN  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS

DATE OF APPROVAL

10-24-01

Pressure Treated Basin

Page 3

CITY OF PORTLAND  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL  
CONDITIONS

10-22-01

Frame Detail  
Section "A"

