

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

2001-0053

Application I. D. Number

04/03/2001

Application Date

Lane Ave Lot #

Project Name/Description

Hoglund Peter E

Applicant

56 Lane Ave, Portland, ME 04103

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 831-2610 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

210 - 210 Lane Ave, Portland, Maine 04103

Address of Proposed Site

308 B001001

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) **2 story colonial w/garage**

1,466 sf

Proposed Building square Feet or # of Units

8,100 sf

Acreage of Site

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **04/06/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

Approved

Approved w/Conditions
See Attached

Denied

Approval Date **04/23/2001**

Approval Expiration **04/23/2002**

Extension to _____

Additional Sheets
Attached

Condition Compliance

Jay Reynolds
signature

04/23/2001
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

_____ date

_____ amount

_____ expiration date

Inspection Fee Paid

_____ date

_____ amount

Building Permit Issue

_____ date

Performance Guarantee Reduced

_____ date

_____ remaining balance

_____ signature

Temporary Certificate of Occupancy

_____ 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

**CITY OF PORTLAND, MAINE
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ADDENDUM**

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Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 There are no rear decks being approved with your submittal. None are being approved with this permit. The door out to the rear SHALL BE APPROPRIATELY SECURED as allowed by the code enforcement officer. Before constructing a deck, this office shall receive a separate permit showing the deck and its construction.
- 4 The side lot lines are VERY TIGHT. Please note that the code enforcement officer may want a surveyor's certificate to verify these setbacks. Per my conversations with James Hoglund, the right hand side setback shall be 16' and the left hand side shall be a 9' setback.
- 5 It is also my understanding from James Hoglund that the exterior chimney will not be constructed. If there is any change in this understanding, an amendment shall be required to show any of those changes.
- 6 There shall be no filling in of wetlands without first obtaining a written approval from DEP

Approval Conditions of DRC

- 1 APPLICANT WILL BE RESPONSIBLE FOR OBTAINING THE PROPER D.E.P. PERMITTING PERTAINING TO WETLANDS, IF APPLICABLE.
- 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 #210 Lane Avenue. 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.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: December 5, 2001
RE: C. of O. for # 210 Lane Ave.
Lead CBL (308B001) ID# (2001-0053)

After visiting # 210 Lane Ave., I found all the work completed.

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

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\210lane2.doc

BACK BAY BOUNDARY, INC. Land Surveying

207-774-2855
E-mail~ Backbayrtg@cs.com

Fax~ 207-774-4669

65a Newbury Street
Portland, Maine 04101

April 24, 2001

Mr. Jay Reynolds
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

PROJECT: Mr. James Hoglund's proposed home on Lane Av. Portland

Dear Mr. Reynolds:

After speaking with Peter Hogland, Jr. today about the Lane Avenue area I have come to a conclusion about the wetland issue you mentioned today. Mr. Hoglund stated that when they constructed his home (230 Lane) in 1990 there was no issue with wetlands on his site. He stated that wetlands were located 200 + feet away on the CMP power line. It was his opinion that they had brought up this matter with his mother some years ago and they finalized it then.

After examining what information we have in our possession I would also like to add the following.

If this area was a "wetland area" as defined by the Natural Resources Protection Act, the proposed activity would be exempt from a permit requirement. It is stated under §480-Q. *Activities for which a permit is not required*

17. Minor alterations in freshwater wetlands. Activities that alter less than 4300 square feet of freshwater wetland are exempt.

D. The activity does not occur in a wetland of at least 20,000 square feet of open water, aquatic vegetation or emergent marsh vegetation, except for artificial ponds or impoundments.

On a portion of the above site a man made skating rink is currently in place. The area of the entire rink is approximately 6600 square feet. The proposed house and accompanying grading will only be disturbing 3532 square feet of area, thus meeting the above criteria.

Sincerely,


Robert T. Greenlaw, PLS



ELIGIBILITY CRITERIA & STANDARDS

This form constitutes a joint application to both the Maine Department of Environmental Protection and the U.S. Army Corps of Engineers for a proposed alteration to a freshwater wetland that qualifies for either Tier 1 or Tier 2 review. Either of these agencies, or their review agents, may contact you for further information regarding your project. The square footage of impact is based on the alteration or impact of the whole project in the wetland. If any part of the overall project requires a higher tier review, then the whole project will be reviewed under that higher tier.

NOTE: Single, complete projects that impact less than 4,300 square feet and do NOT occur within: another type of protected natural resource; 25 feet of another protected natural resource and erosion controls are used; a municipal shoreland zone; a wetland normally containing at least 20,000 sq. ft. of open water, aquatic or emergent marsh vegetation; a peatland are exempt under the Natural Resources Protection Act, 38 M.R.S.A. Section 480-Q(17). ←

Upon receipt of a complete application, the Department shall inform the applicant in writing within 30 days if the project is not eligible for Tier 1 review and within 60 days if not eligible for Tier 2 review.

General Requirements for Tier 1 & Tier 2 Review:

The proposed freshwater wetland alteration :

- must be avoided if feasible after considering cost, logistics, technology and the overall purpose of the project;
- if unavoidable, must be limited to the minimum amount necessary to complete the project;
- must utilize both temporary and permanent erosion control measures to prevent sedimentation of any protected natural resource;
- must maintain an undisturbed 25 foot buffer strip between the activity and any river, stream or brook; and
- must not violate any state water quality law, including those governing the classification of the State's waters.

Tier 1 Review Criteria:

The Tier 1 review process applies to projects altering up to 15,000 square feet of freshwater wetland provided your project meets the general requirements listed above and the activity does NOT occur:

- within 250 feet (measured horizontally) of a coastal wetland;
- within 250 feet (measured horizontally) of the normal high waterline, and within the same watershed, of any lake or pond classified as GPA; [NOTE: Nearly all great ponds are classified GPA.]
- in a freshwater wetland containing under normal circumstances at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water. [NOTE: This restriction does not apply to artificial ponds or impoundments unless the impoundment is considered part of the river, stream or brook.]; ←
- in a freshwater wetland inundated during a 100 year storm event (i.e. floodplain wetland) as evidenced by the Federal Emergency Management Agency (FEMA) maps or other site specific information;
- in a freshwater wetland containing significant wildlife habitat;* or
- in a freshwater wetland identified as a peatland dominated by shrubs, sedges and sphagnum moss.* [Note: The Department may allow previously mined peatland to be eligible for Tier 1 or 2 review.]

Tier 2 Review Criteria:

The Tier 2 review process applies to projects altering 15,000 square feet up to 43,560 square feet (one acre) of freshwater wetland provided your project meets the general requirements listed above and the activity does NOT occur :

- in the areas listed under Tier 1 Review Criteria ; or
- in a freshwater wetland containing a natural community that is critically imperiled (S1) or imperiled (S2) as defined by the Natural Areas Program.
[NOTE: Information about S1 and S2 communities can be obtained through DEP regional offices and the Natural Areas Program, now located within the Department of Conservation.]

Note: The Department may allow certain projects to proceed under a Tier 1 or 2 process if it determines that the project will not negatively affect wetland or other protected natural resources.

Tier 3 Review:

Tier 3 is a full review process under the Natural Resources Protection Act, involving the use of a full application form. Tier 3 review, or full review, is required for freshwater wetland alterations not eligible for Tier 1 or Tier 2 review due to wetland type, activity location, or project size. Full NRPA review is required for projects not otherwise qualifying for reduced review procedures, such as permits by rule or general permits.

* Information on these items is available through the appropriate DEP regional office

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
APPLICATION FORM for FRESHWATER WETLAND ALTERATION
 (For Tier 1 and Tier 2 Review under 38 M.R.S.A. Sec. 480-X)

- PLEASE TYPE OR PRINT IN **BLACK INK ONLY** (3 COPIES, PLEASE BEAR DOWN)
- SEE ATTACHED INSTRUCTIONS

1. Name of Applicant:		4. Name of Agent (if applicable):	
2. Applicant's Mailing Address:		5. Agent's Mailing Address:	
3. Applicant's Daytime Phone No. (with area code):		6. Agent's Daytime Phone No. (with area code):	
7. Statement of Authorization: I hereby authorize the above named person to act in my behalf as my agent in the processing of this application. <i>Signature of Applicant:</i>			
8. Name of Wetland (if known):			
		9. Amount of impact (sq. ft.):	10. Previous Wetland Alteration? <input type="checkbox"/> Yes <input type="checkbox"/> No
11. Type of Wetland (Check all that apply):	<input type="checkbox"/> Forested	12. Fee Schedule:	TIER 1 <input type="checkbox"/> 0 - 4,999 sq.ft. = \$37 <input type="checkbox"/> 5,000 - 9,999 sq.ft. = \$78 <input type="checkbox"/> 10,000 - 14,999 sq.ft. = \$157
	<input type="checkbox"/> Scrub Shrub		
<input type="checkbox"/> Emergent	VEGETATIVE TYPE:		
<input type="checkbox"/> Wet Meadow	<input type="checkbox"/> Deciduous		
<input type="checkbox"/> Peatland	<input type="checkbox"/> Coniferous/Fir		
	<input type="checkbox"/> Other _____		
13. Location of Project (Town/City):		14. Tax Map #	15. Tax Lot #
16. Detailed Directions to the Project:			
17. Project Purpose and Description. Include alternative analysis: (attach sheet if necessary)			

- I have read the criteria for eligibility (on the reverse side) and affirm that my project meets all the requirements including eligibility, avoidance, minimization, erosion control, water quality and classification standards, and buffer strips.
- I have submitted a copy of this application, including attachments, to the municipality in which the project is located.
- I authorize staff of State and Federal agencies, having jurisdiction over this activity, to access the project site for the purpose of determining compliance with the rules.
- I have attached 2 copies of all of the required submissions listed below. (see instruction sheet)

TIER 1	TIER 2
<input type="checkbox"/> Fee <input type="checkbox"/> Topographic Map <input type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input type="checkbox"/> Photos of Area	<input type="checkbox"/> Fee <input type="checkbox"/> Topographic Map <input type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input type="checkbox"/> Professional Certification <input type="checkbox"/> Copy of Public Notice <input type="checkbox"/> Erosion Control Plan <input type="checkbox"/> Alternatives Analysis <input type="checkbox"/> Compensation Plan (if required) <input type="checkbox"/> Description of Previously Mined Peatland (if required) <input type="checkbox"/> Statement/Copy of cover letter to Maine Historic Preservation Commission <input type="checkbox"/> Photos of Area

❖ NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS ❖

19. Signature of Applicant:	20. Date:
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Keep the bottom copy as your record of application. Send the form with attachments via Certified Mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. Permits are valid for two years.

AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207) 287-2111

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207) 822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207) 941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207) 764-0477

FOR OFFICE USE ONLY

APP #:	FP:	Assigned to:	Decision Date:	UTM: N	Site Visit:
CK #:	Recvd:	Returned:	Decision: A D W R M	E	Compliance:



CITY OF PORTLAND

April 18, 2001

Peter E. Hoglund
56 Lane Avenue
Portland, ME 04103

RE: Lane Avenue Site plan Application
(#2001-0053) (CBL 308 B001001)

Dear Mr. Hoglund:

Thank you for your single-family submission for the building on Lane Avenue.

It appears that the development lot may be in close proximity to wetlands. At this time, the City will need additional information in order to review the site plan. The city will need correspondence from the Maine Department of Environmental Protection and possibly the Army Core of Engineers, in order to delineate the wetland areas. If wetlands are in the vicinity of the property, they will need to be shown on the plan.

Also, the proposed grading, along with the proposed finish floor elevation, is not consistent with neighboring properties, road grade, and/or the overall southerly slope of Lane Avenue.

Two street trees need to be shown on the plan.

This memo summarizes our conversation, and my conversation with James Hoglund and on April 18th.

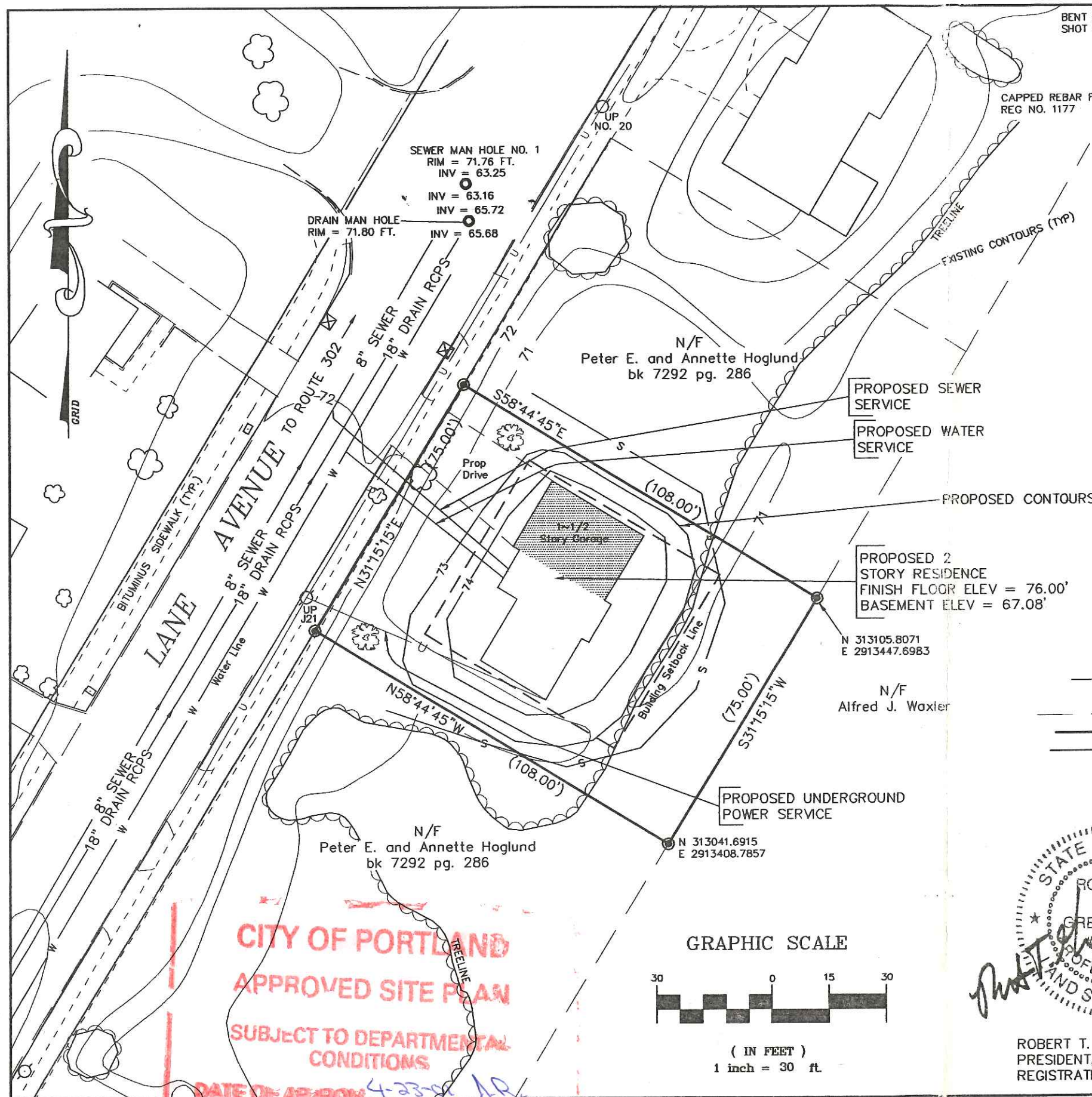
Thank You for Your Time.

Sincerely,


Jay Reynolds

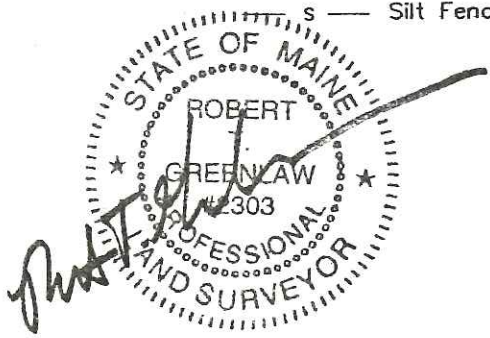
Development Review Coordinator

CC: Sarah Hopkins, Development Review Program Manager
File: O:\plan\drc\210lane1.doc



GENERAL NOTES:

1. OWNER OF RECORD: JAMES M. HOGLUND AS RECORDED IN BOOK 15794 PAGE 126 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA ELECTRONIC DISTANCE METER. LIETZ SDR 24 DATA COLLECTOR.
3. BEARINGS ARE BASED UPON MAINE STATE PLANE COORDINATES SYSTEM (WEST ZONE) NAD 83.
4. AREA OF THE PARCEL: 8,100 SQUARE FT. OR .19 ACRES.
5. VERTICAL DATUM IS BASED UPON THE INVERTS OF SEWER MAN HOLE NO. 1. THE ELEVATION REFERENCE WAS OBTAINED FROM THE PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS PLAN DATED 1988 JOB NO. 51039.00.
6. PARCEL FALLS WITHIN THE R-3 AND FH ZONES: SIDE SETBACK = 14 FT. 2 STORY RES. FRONT AND REAR SETBACKS = 25 FT.
7. THE GARAGE IS CONSIDERED A 1-1/2 STORY STRUCTURE, THEREFORE THE SETBACK ON THE NORTHEASTERLY SIDELINE IS 8 FT.
8. SILT FENCE TO BE ADDED DURING CONSTRUCTION (SEE ATTACHED).
9. PERIMETER DRAIN TO BE INSTALLED ALONG FOOTINGS OF FOUNDATION.
10. THE EXISTING CONTOURS WERE DEVELOPED FROM DIGITAL MAPS DATED 1996, PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT. THE CONTOURS WERE CHECKED IN THE FIELD AND FOUND TO BE ACCURATE WITHIN CURRENT NATIONAL MAPPING STANDARDS.



ROBERT T. GREENLAW, P.L.S.
PRESIDENT, BACK BAY BOUNDARY, INC.
REGISTRATION #2303

DATE: APRIL 18, 2001

REVISED: APRIL 18, 2001 CHANGE FLOOR ELEVATIONS, ADD TREES, PROP CONTOURS

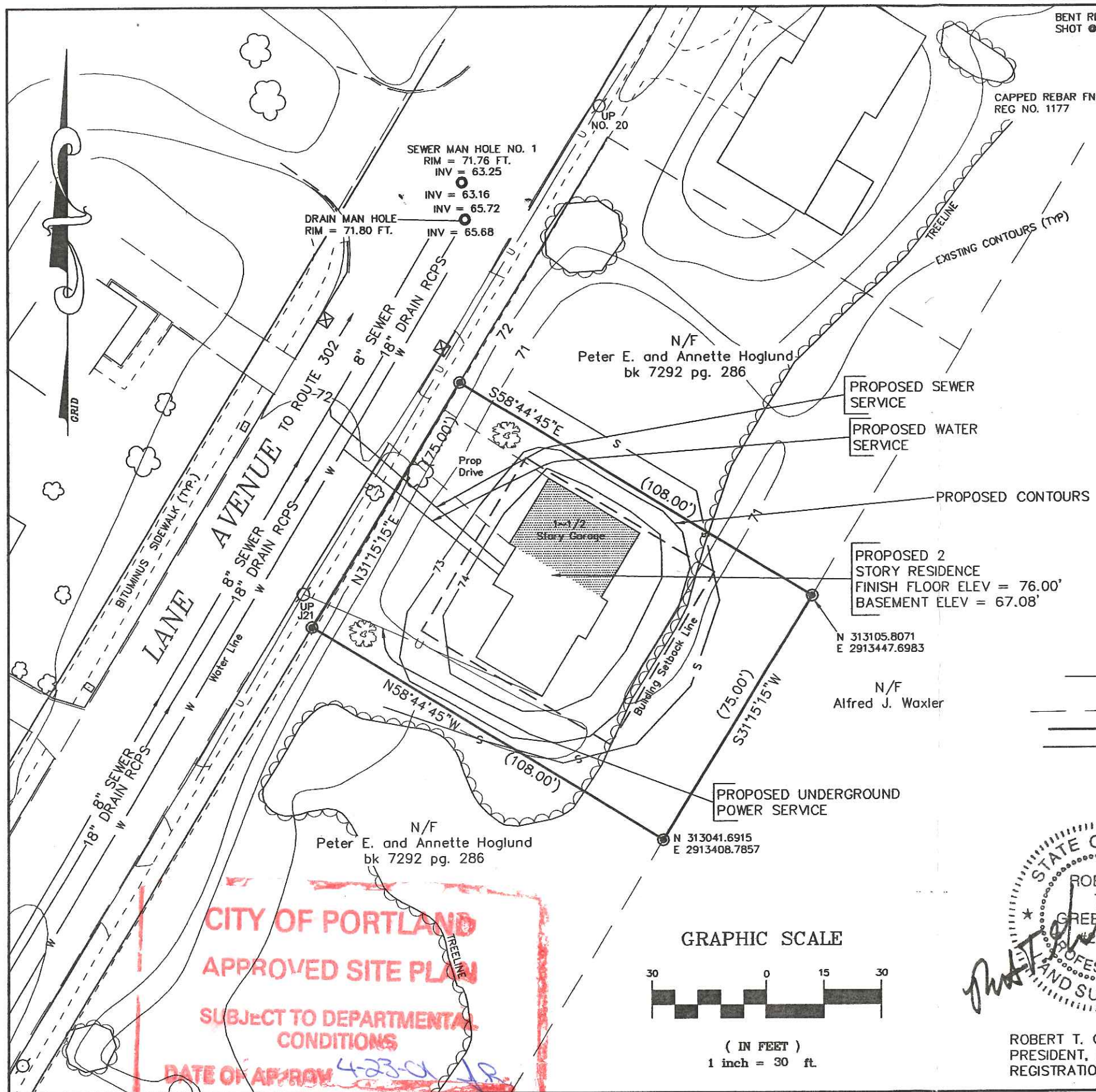
MINOR SITE PLAN
SHOWING PROPOSED 2 STORY HOME
ON LANE AVENUE PORTLAND, MAINE

FOR: **JAMES M. HOGLUND**

DRAWN BY: SBB
CHECKED BY: RTG
SCALE: 1" = 30'
DATE: 03-05-2001
JOB NUMBER: 200107-P
SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65A NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-774-4669

DRAWER: NO:



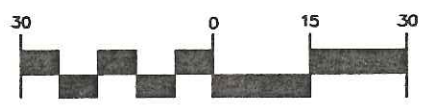
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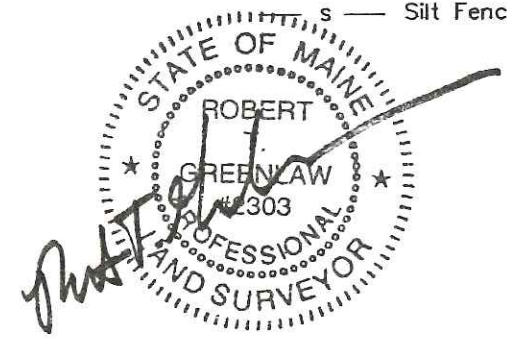
LEGEND

- Abutter Line
- Property Line
- Street Line
- u --- Overhead Utility
- Utility Pole
- Edge of traveled way
- s --- Silt Fence
- Capped 5/8" Rebar To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- ☒ Catch Basin
- ☼ Deciduous tree to be added

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



ROBERT T. GREENLAW, P.L.S.
PRESIDENT, BACK BAY BOUNDARY, INC.
REGISTRATION #2303

DATE: APRIL 18, 2001

REVISED: APRIL 18, 2001 CHANGE FLOOR ELEV., ADD TREES, PROP CONTOURS

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SHOWING PROPOSED 2 STORY HOME
ON LANE AVENUE PORTLAND, MAINE

FOR: **JAMES M. HOGLUND**

DRAWN BY: SBB	CHECKED BY: RTG
SCALE: 1" = 30'	DATE: 03-05-2001
JOB NUMBER: 200107-P	SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING

65A NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-774-4669

DRAWER: NO:

CITY OF PORTLAND
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL 4-23-01