

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

2001-0041

Application I. D. Number

03/21/2001

Application Date

Maggie Lane Lot #9

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

63-65  
65 - 65 Maggie Lane, Portland, Maine

Address of Proposed Site

342 A012001

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) duplex

1,872 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

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 \$400.00 Subdivision Engineer Review Date 03/21/2001

DRC Approval Status:

Reviewer Jay Reynolds

☐ Approved

☒ Approved w/Conditions  
See Attached

☐ Denied

Approval Date 04/30/2001

Approval Expiration 04/30/2002

Extension to

☒ Additional Sheets  
Attached

☒ Condition Compliance

Jay Reynolds  
signature

04/30/2001  
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

04/20/2001

\$2,750.00

08/30/2002

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  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2001-0041

Application I. D. Number

03/21/2001

Application Date

Maggie Lane Lot #9

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 772-0543      Agent Fax:

Applicant or Agent Daytime Telephone, Fax

63-65  
65 - 65 Maggie Lane, Portland, Maine

Address of Proposed Site

342 A012001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 The roof shall have a minimum of 7 in 12 pitch.
- 2 The right and left building elevation shall have a minimum of 4 windows per side.

**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 It is a condition of approval that PRIOR to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the Maggie Lane subdivision shall be outfitted with a fire protection sprinkler system in accordance with NFPA 13d or 13r.

**Approval Conditions of DRC**

- 1
- 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 Four (4) 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 63-65 Maggie Lane, 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 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 building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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.

**Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

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

Name of Project: MAGGIE LANE LOT #9

Address/Location: LOT #9 MAGGIE LANE

Developer: DWIGHT BRACKETT - (DA BRACKETT & CO INC)

Form of Performance Guarantee: CASH ESCROW

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) \_\_\_\_\_

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

PUBLIC

PRIVATE

Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	_____	_____	_____	_____	_____	_____
Granite 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	_____	_____	_____	_____	_____	<u>750</u>
Pump Stations	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
4. WATER MAINS	_____	_____	_____	_____	_____	_____
5. STORM DRAINAGE						
Manholes	_____	_____	_____	_____	_____	_____
Catchbasins	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Detention Basin	_____	_____	_____	_____	_____	_____
Stormwater Quality Units	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____

6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	100
Check Dams	_____	_____	_____	_____	_____	_____
Ripe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING	_____	_____	_____	_____	_____	400
(Attach breakdown of plant materials, quantities, and unit costs)	2 TREES @100 EACH L SHRUBS @30 EACH					
10. MISCELLANEOUS	_____	_____	_____	PAVING UNIT @ \$1500 + PARKING		
TOTAL:	_____	_____	_____	_____		
GRAND TOTAL:	_____	_____	_____	_____		

**INSPECTION FEE (to be filled out by the City)**

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	



D.A. Brackett & Co., Inc.  
84 Country Lane  
Portland, ME 04103  
Phone: (207) 722-2529

### PROPERTY DETAIL

Duplex on Maggie Lane, Portland, ME

I propose to build a 26' x 36', two storey, two family duplex. Each side having a kitchen and living room on the first floor and two bedrooms and a bathroom on the second floor. Each unit has a full basement.

Total square footage on first and second floors, 1,872 sq. ft. (includes both sides).

MAGGIE LANE DEVELOPMENT LLC  
P.O. BOX 10127  
PORTLAND, ME 04104  
TEL. (207) 773-4988  
FAX (207) 773-6875

March 22, 2001


City of Portland  
Building Inspections  
389 Congress Street  
Portland, ME 04101

RE: Lot 9 Maggie Lane Subdivision

Maggie Lane Development LLC, owner of Lot 9 in Maggie Lane Subdivision, hereby gives Dwight Brackett permission to apply for and obtain building permits and site plan review for the above referenced lot.

If you have any questions please do not hesitate to contact me.

Very truly yours,

  
James M. Wolf  
Vice-President  
JMW/jmy

DW 16TH B REACHED  
772-0543

1500 T  
~~PAGE~~ 16099  
~~BOOK~~ 286  
PAGE

## STATUTORY WARRANTY DEED

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

C.G.B. PROPERTIES LLC, a Maine Limited Liability Company with a mailing address of 84 Country Lane, Portland, Maine 04103

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 8 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412 and further amended in Plan Book 200, Page 460.

551.20

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC to Portland Water District dated April 11, 2000 and recorded in Book 15413, Page 104.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.

12/11/09  
1611127  
217100

5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 460.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 460.
8. Common Driveway Easement with Lot 9 as shown on said plan. The lot herein conveyed and said Lot 9 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.
9. Subject to a Drainage Easement to the City of Portland as shown on said Plan.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 8 shall be limited to not more than two (2) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.



IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by James Wolf, its Member thereunto duly authorized this 13 day of November, 2000.

MAGGIE LANE DEVELOPMENT, LLC

Joyce M. Yates

By James Wolf  
Its Member

STATE OF MAINE  
CUMBERLAND, SS.

NOVEMBER 13, 2000

Then personally appeared the above-named JAMES M. WOLF, MEMBER of MAGGIE LANE DEVELOPMENT, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

Finance Department



Duane G. Kline  
Director

## CITY OF PORTLAND

October 23, 2002

D.A. Brackett & Co.  
84 Country Lane  
Portland, ME 04103

Re: Lot #9, Maggie Lane  
City Account #710-0000-233-22-00

Dear Mr. Brackett:

The Planning Department has authorized me to release the performance guarantee for the above-named project. Enclosed please find a check in the amount of \$275, which closes out your account.

If you have any questions or require further information, please call my assistant, Jennifer Babcock, at 874-8645.

Sincerely,

A handwritten signature in cursive script that reads "Kevin C. Markee".

Kevin Markee  
Treasury Director

KRM,jlb

pc: Jay Reynolds, Development Review Coordinator

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

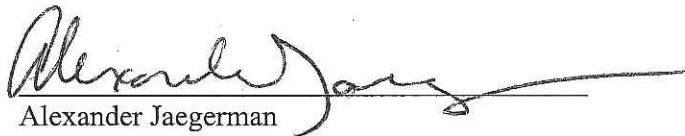
Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

**TO:** Duane Kline, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** October 7, 2001  
**SUBJECT:** Request for Release of Performance Guarantee  
63-65 Maggie Lane, lot 9 Duplex  
ID# 2001-0041      Lead CBL#342-A-012  
(D.A. Brackett Inc.)

Please release the Escrow Account #710-0000-233-22-00 in the amount of \$275.00 for Duplex at 63-65 Maggie Lane.

**Approved:**

  
Alexander Jaegerman  
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager  
✓ Jay Reynolds, Development Review Coordinator  
Todd Merkle, Public Works  
Code Enforcement  
File

O:\PLAN\CORRESP\DRG\PERFORM\MAGGIELOT9B.DOC

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: September 7, 2001

RE: C. of O. for # 63/65 Maggie Lane; lead cbl (342A 012); Id# 2001-0041

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After visiting #63/65 Maggie Lane, I have the following comments:

All site work complete.

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\65maggie1.doc




## SPACE AND BULK REQUIREMENTS - LOT 9

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

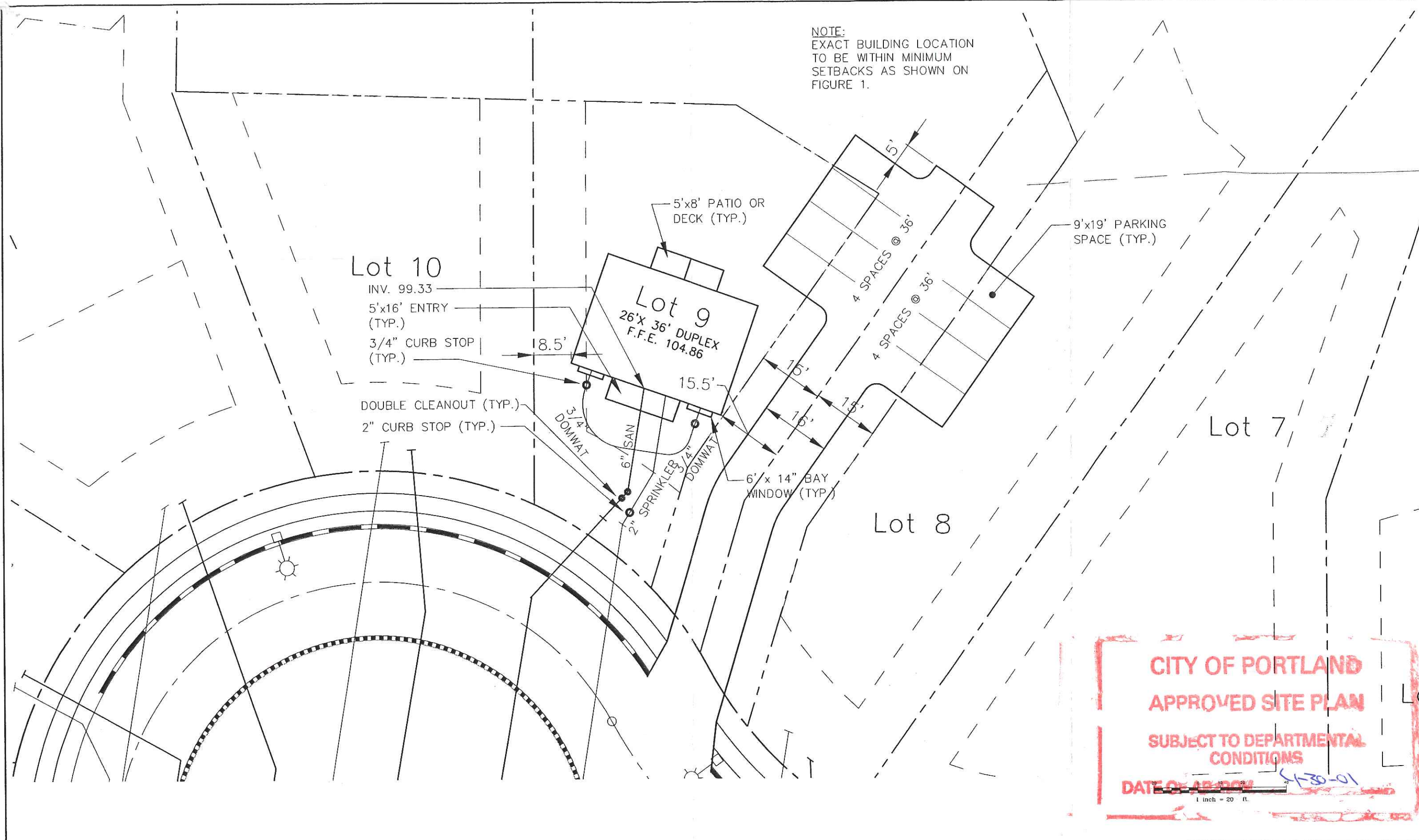
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Draft: LAN	Job No.: 99103
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File Name: 99103-ALL-LOTS2.DWG	

	<i>Traffic and Civil Engineering Services</i>
PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910	

Drawing Name:	Space & Bulk Requirements Lot 9
Project:	MAGGIE LANE, PORTLAND

Figure

NOTE:  
EXACT BUILDING LOCATION  
TO BE WITHIN MINIMUM  
SETBACKS AS SHOWN ON  
FIGURE 1.




**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
**SUBJECT TO DEPARTMENTAL**  
**CONDITIONS**

DATE OF APPROVAL: 5-30-01  
1 inch = 20' ft.

Rev.	Date	Revision

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	



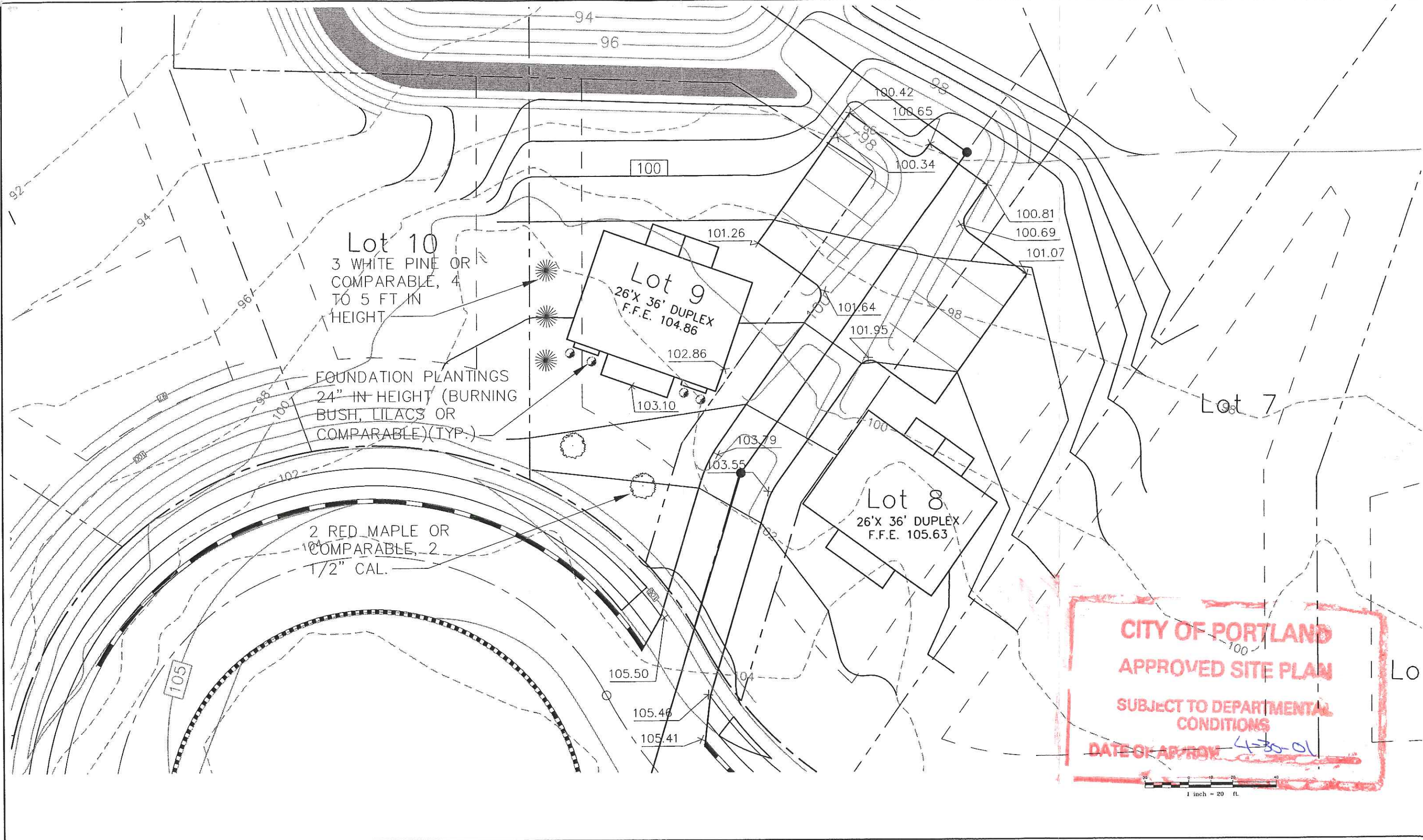
**Traffic and Civil Engineering Services**

PO Box 1237  
26 Main Street  
Gray, ME 04039

207-657-6910  
FAX: 207-657-6912  
E-Mail: gpcei@maine.rr.com

Drawing Name:	Layout & Utilities Lot 9
Project:	MAGGIE LANE DEVELOPMENT, LLC.





Rev.	Date	Revision

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	



Traffic and Civil Engineering Services

PO Box 1237  
26 Main Street  
Gray, ME 04039

207-657-6910  
FAX: 207-657-6912  
E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading & Drainage Lots 9
Project:	MAGGIE LANE DEVELOPMENT, LLC.

Figure No.
3