

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

2001-0225  
Application I. D. Number

09/06/2001  
Application Date

Lot # 10 Maggie Lane  
Project Name/Description

Maggie Lane Development Llc  
Applicant

Po Box 10127, Portland, ME 04104  
Applicant's Mailing Address

6769  
69-69 Maggie Ln, Portland, Maine  
Address of Proposed Site

342 A013001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 772-8629 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  Other (specify) 26' x 36' 2 unit

1872 sq. ft. 20,158 sq. ft.  
Proposed Building square Feet or # of Units 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 \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 09/04/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 10/05/2001 Approval Expiration 10/05/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 10/05/2001  
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 | <u>10/05/2001</u><br>date | <u>\$2,200.00</u><br>amount                        | <u>06/01/2002</u><br>expiration date |
| <input type="checkbox"/> Inspection Fee Paid                       | _____<br>date             | _____<br>amount                                    |                                      |
| <input type="checkbox"/> Building Permit Issue                     | _____<br>date             |  |                                      |
| <input type="checkbox"/> Performance Guarantee Reduced             | _____<br>date             | _____<br>remaining balance                         | _____<br>signature                   |
| <input type="checkbox"/> Temporary Certificate of Occupancy        | _____<br>date             | <input type="checkbox"/> Conditions (See Attached) | _____<br>expiration date             |
| <input type="checkbox"/> Final Inspection                          | _____<br>date             | _____<br>signature                                 |                                      |
| <input type="checkbox"/> Certificate Of Occupancy                  | _____<br>date             |  |                                      |
| <input type="checkbox"/> Performance Guarantee Released            | _____<br>date             | _____<br>signature                                 |                                      |
| <input type="checkbox"/> Defect Guarantee Submitted                | _____<br>submitted date   | _____<br>amount                                    | _____<br>expiration date             |
| <input type="checkbox"/> Defect Guarantee Released                 | _____<br>date             | _____<br>signature                                 |                                      |

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

2001-0225

Application I. D. Number

09/06/2001

Application Date

Lot # 10 Maggie Lane

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629      Agent Fax:

Applicant or Agent Daytime Telephone, Fax

69 - 69 Maggie Ln , Portland, Maine

Address of Proposed Site

342 A013001

Assessor's Reference: Chart-Block-Lot

**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 PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 67/69 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.
- 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 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.
- 9 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: July 3, 2002

RE: C. of O. for # 67-69 Maggie lane, lot 10 Duplex  
Lead CBL (342A013) ID# (2001-0225)

---

After visiting # 43-45 Maggie Lane, I have the following comments:

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\maggielot10b.doc

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:** July 1, 2002  
**SUBJECT:** Request for Reduction in Performance Guarantee  
67-69 Maggie Lane Duplex  
ID# 2001-0225      Lead CBL #342-A-013

A request by D.A. Brackett has been made for a reduction of Escrow Account #710-0000-233-31-00 for 67-69 Maggie Lane.

|                         |                    |
|-------------------------|--------------------|
| Original Sum            | \$ 2,200.00        |
| <b>Reduction Amount</b> | <b>\$ 1,980.00</b> |
| Remaining Sum           | \$ 220.00          |


This is the first reduction for the project.

**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\DRC\PERFORM\MAGGIELOT10A.DOC

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: February 14, 2002

RE: C. of O. for # 67-69 Maggie lane, lot 10 Duplex  
Lead CBL (342A013) ID# (2001-0225)

---

After visiting # 43-45 Maggie Lane, I have the following comments:

1. Grading/Loam and Seed Incomplete.
2. Landscaping Incomplete.
3. C.M.P. Transformer in center island needs to be backfilled.
4. Striping for parking spaces.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 1, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, **I recommend issuing a temporary 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\maggielot10a.doc

**Site Review Pre-Application  
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling  
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

DWIGHT BRACKETT  
Applicant

9/3/01  
Application Date

84 COUNTRY LANE PORTLAND 04003  
Applicant's Mailing Address

2 UNIT  
Project Name/Description

\_\_\_\_\_  
Consultant/Agent

LOT #10 MAGGIE LANE  
Address Of Proposed Site

772-8629  
Applicant/Agent Daytime telephone and FAX

\_\_\_\_\_  
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) \_\_\_\_\_

1872 SQFT 2 UNITS  
Proposed Building Square Footage and /or # of Units

0.46  
Acreage of Site

\_\_\_\_\_  
Zoning

Major Site Plan \_\_\_\_\_

Minor Site Plan V

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

|  |                     |
|--|---------------------|
| Signature of applicant: <u>Dwight Brackett</u> | Date: <u>9/3/01</u> |
|--|---------------------|

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



|   |                         |       |       |       |       |          |
|---|-------------------------|-------|-------|-------|-------|----------|
| 6. SITE LIGHTING  | _____                   | _____ | _____ | _____ | _____ | _____    |
| 7. EROSION CONTROL  | _____                   | _____ | _____ | _____ | _____ | _____    |
| Silt Fence  | _____                   | _____ | _____ | _____ | _____ | _____    |
| Check Dams  | _____                   | _____ | _____ | _____ | _____ | _____    |
| Pipe Inlet/Outlet Protection  | _____                   | _____ | _____ | _____ | _____ | _____    |
| Level Lip Spreader  | _____                   | _____ | _____ | _____ | _____ | _____    |
| Slope Stabilization   | _____                   | _____ | _____ | _____ | _____ | _____    |
| Geotextile  | _____                   | _____ | _____ | _____ | _____ | _____    |
| Hay Bale Barriers   | _____                   | _____ | _____ | _____ | _____ | _____    |
| Catch Basin Inlet Protection  | _____                   | _____ | _____ | _____ | _____ | _____    |
| 8. RECREATION AND OPEN SPACE AMENITIES  | _____                   | _____ | _____ | _____ | _____ | _____    |
| 9. LANDSCAPING<br>(Attach breakdown of plant materials, quantities, and unit costs) | _____                   | _____ | _____ | _____ | _____ | 500.00   |
|   | 4 TREES AT 100 EACH     |       |       |       |       |          |
|   | 4 SHRUBS AT 25 EACH     |       |       |       |       |          |
| 10. MISCELLANEOUS   | PAVING - SEEDING - LOAM |       |       |       |       | 1500.00  |
| TOTAL:  | _____                   | _____ | _____ | _____ | _____ | _____    |
| GRAND TOTAL:  | _____                   | _____ | _____ | _____ | _____ | 2,700.00 |

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

|                            | <u>PUBLIC</u> | <u>PRIVATE</u>     | <u>TOTAL</u>       |
|----------------------------|---------------|--------------------|--------------------|
| A: 2.0% of totals:         | <u>0</u>      | _____              | _____              |
| or                         |               |                    |                    |
| B: Alternative Assessment: | _____         | 300.00             | 300.00             |
| Assessed by:               | _____         | <u>[Signature]</u> | <u>[Signature]</u> |
| (name)                     | (name)        | (name)             | (name)             |



DWIGHT A. BRACKETT & CO., INC.  
84 COUNTRY LANE  
PORTLAND, MAINE 04103-6206  
207-772-8629

REMITTANCE ADVICE

52-7445/2112

4106

PAY *Three Hundred* <sup>410</sup>/<sub>100</sub> DOLLARS

CHECK  
AMOUNT

| DATE    | TO THE ORDER OF  | DESCRIPTION | CHECK NO. |                       |
|---------|------------------|-------------|-----------|-----------------------|
| 10/6/01 | CITY OF PORTLAND | LOT 10      | 406       | \$ 300. <sup>00</sup> |

CLAIRE I. GUERTIN BRACKETT  
OR DWIGHT BRACKETT

Peoples  
Heritage Bank PORTLAND, MAINE

⑈004106⑈ ⑆211274450⑆ 7999058059⑈

SECURITY FEATURES: MICRO-PRINT BORDERS · COLORED BRICK PATTERN · WATERMARK & CARBON STRIP ON REVERSE SIDE · MISSING FEATURE INDICATES A COPY

DWIGHT A. BRACKETT & CO., INC.  
84 COUNTRY LANE  
PORTLAND, MAINE 04103-6206  
207-772-8629

REMITTANCE ADVICE

52-7445/2112

4105

PAY *Two Thousand Two Hundred* DOLLARS

CHECK  
AMOUNT

| DATE    | TO THE ORDER OF  | DESCRIPTION | CHECK NO. |                        |
|---------|------------------|-------------|-----------|------------------------|
| 10/6/01 | CITY OF PORTLAND | LOT 10      | 405       | \$ 2200. <sup>00</sup> |

CLAIRE I. GUERTIN BRACKETT  
OR DWIGHT BRACKETT

Peoples  
Heritage Bank PORTLAND, MAINE

⑈004105⑈ ⑆211274450⑆ 7999058059⑈

SECURITY FEATURES: MICRO-PRINT BORDERS · COLORED BRICK PATTERN · WATERMARK & CARBON STRIP ON REVERSE SIDE · MISSING FEATURE INDICATES A COPY


## SPACE AND BULK REQUIREMENTS – LOT 10

|                    |            |
|--------------------|------------|
| 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 NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

|            |                     |          |          |
|------------|---------------------|----------|----------|
| Design:    | DER                 | Date:    | MAY 2001 |
| Draft:     | LAN                 | Job No.: | 334      |
| Checked:   | AMP                 | Scale:   | NONE     |
| File Name: | 99103-ALL-LOTS2.DWG |          |          |

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

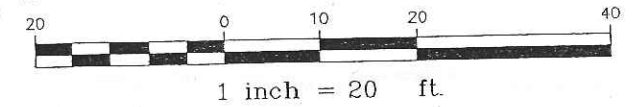
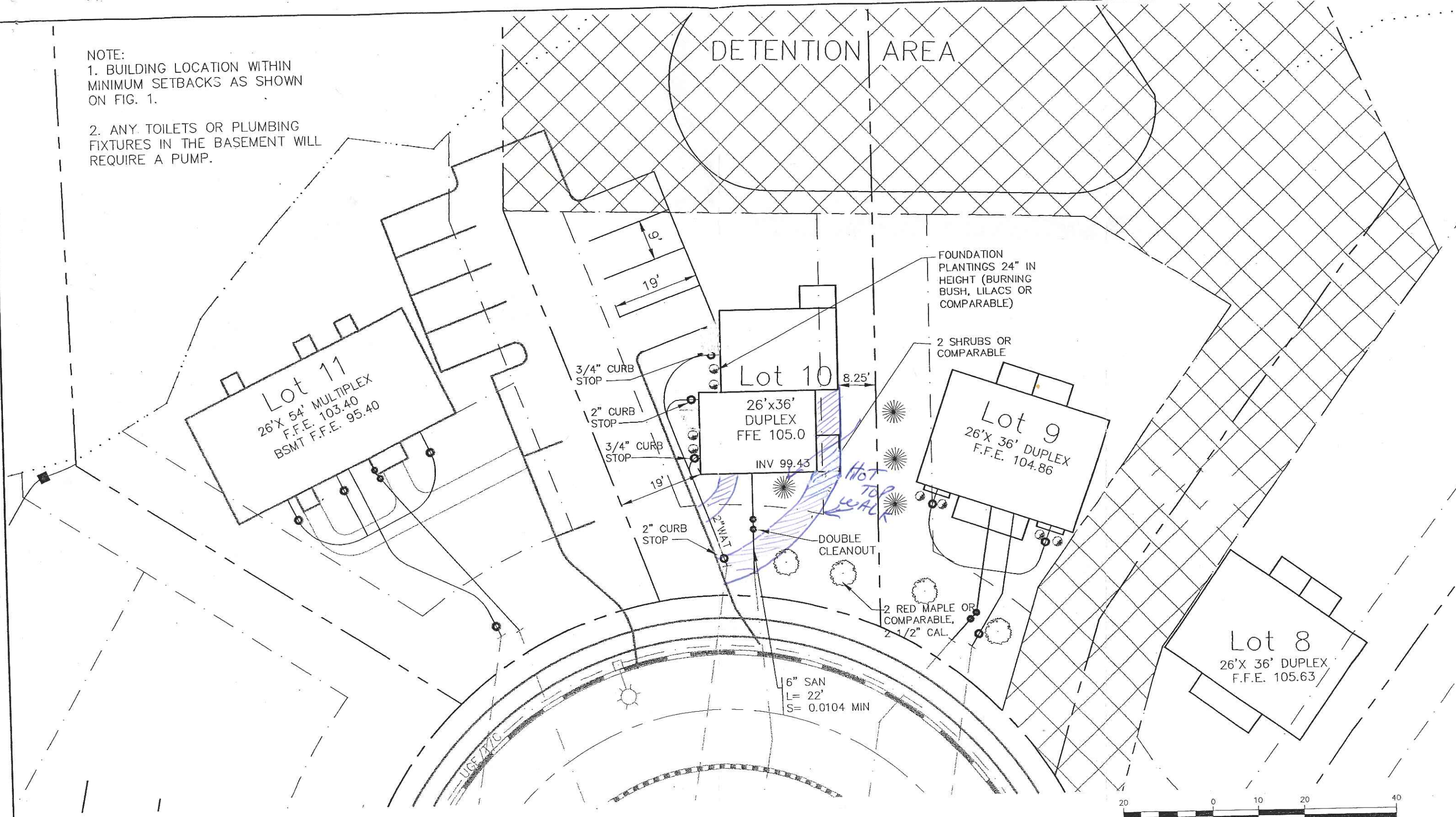
|               |                                     |
|---------------|-------------------------------------|
| Drawing Name: | Space & Bulk<br>Requirements Lot 10 |
| Project:      | MAGGIE LANE, PORTLAND               |

Figure No.

1

NOTE:  
 1. BUILDING LOCATION WITHIN  
 MINIMUM SETBACKS AS SHOWN  
 ON FIG. 1.

2. ANY TOILETS OR PLUMBING  
 FIXTURES IN THE BASEMENT WILL  
 REQUIRE A PUMP.



| Rev. | Date | Revision |
|------|------|----------|
|      |      |          |

|                                |                |
|--------------------------------|----------------|
| Design: DER                    | Date: APR 2001 |
| Draft: LAN                     | Job No.: 334   |
| Checked: AMP                   | Scale: 1"=20'  |
| File Name: 99103-ALL-LOTS2.DWG |                |

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

PO Box 1237  
 26 Main Street  
 Gray, ME 04039

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

|               |                               |
|---------------|-------------------------------|
| Drawing Name: | Layout & Utilities Lot 10     |
| Project:      | MAGGIE LANE DEVELOPMENT, LLC. |

Figure No.  
 2

