

May 21, 1985

Mr. David Pirone
58 Neal Street
Portland, Maine 04102

Dear Mr. Pirone:

On May 14, 1985, the Portland Planning Board voted unanimously (5-0) that the Birch Meadows Apartments project is in compliance with the Planned Residential Unit Development standards of the R-5 Residence Zone.

The Board approved (4-1) the subdivision plan for development with the following conditions:

1. The City Arborist's acceptance of the site plan; and
2. The Planning Engineer's acceptance of the specifications for the pump station.

The site plan for the proposed residential project was also approved (4-1) with the following conditions:

1. all the exterior lighting will be shielded and non-glaring; and
2. the deed covenant for the detention basin in the development must be executed and recorded.

Mylar copies of the construction drawings for the project must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to an approved by Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three years.

Page 2

D. Pirone

May 22, 1985

The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning staff.

Sincerely,

John L. Barker, Chairman
Portland Planning Board

ol

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Barbara Barhydt, Planner
P. Samuel Hoffses, Chief of Inspection Services
George Flaherty, Director of Parks and Public Works
Marc Guimont, City Engineer
William Boothty, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist
Jim Van Wyck, Land Plan Associates, 559a Congress Street, Portland,
Maine 04101
Steve Thomas, Goduti-Thomas Architects, 559 Congress Street, Portland,
Maine 04101

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 001167

OCT 10 1967

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Sept. 26, 1967

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION ... Lot # 16 White Birch Lane, Birchmeadow, Sub-Div Fire District #1 D, #2 C
1. Owner's name and address J. David Pirone - 58 Neal St. Telephone 773-3154
2. Lessee's name and address
3. Contractor's name and address Owner Telephone

Proposed use of building 7 bldgs with 27 units total Foundations ONLY No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 20,000.

FIELD INSPECTOR - Mr @ 775-5451
Appeal Fees \$ 120.00
Base Fee bldg. fee site R. 350.00
sub div Late Fee 675.00
TOTAL \$ 1,025.00

major site plan
sub-division fee for 27 units at 25.00 each
5 bldg. with 4 apts - 1 bldg. with 5 townhouses
2 units in bldg. with garage, other bldgs do not have garages
Stamp of Special Conditions

to construct foundation for 5 - 4 unit bldgs
PERMIT ISSUED ONLY FOR FOUNDATIONS WITH LISTED CONTRACTORS

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors for heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer? existing If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate
Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street? NO
ZONING:
BUILDING CODE:
Fire Dept. Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Health Dept.

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant J David Pirone

Date Sept. 26, 1985

Address 58 Neal St. 773-3154
27 units

Address of Proposed Site Lot # 16 White Birch Lane

Proposed Use of Site 3.85 acres / 10,000 sq ft.
Coverage of Site / Ground Floor Coverage

Site Identifier(s) from Assessors Maps _____
Zoning of Proposed Site B-5

Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Proposed Number of Floors 2 & 3
Total Floor Area 25,000 sq ft.

Other Comments: _____
Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

Use does NOT comply with Zoning Ordinance
 Requires Board of Appeals Action
 Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance --- Staff Review Below

Check for
PACE & BULK,
if applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES		✓	✓	NA	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMPLIES CONDITIONALLY						✓													
DOES NOT COMPLY																			

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: Building permits cannot be issued until sewer connections are completed subject to Public Works' approval. Retention basin and outlet control structure are to be completed before start of Warren J. Turner 10/8/85 site grading.
SIGNATURE OF REVIEWING STAFF/DATE
BUILDING DEPARTMENT -- ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acres of Site _____ Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓			✓				—
APPROVED CONDITIONALLY						✓	✓		✓	✓		
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1. The City Architect's acceptance of the site plan.
 2. The Planning Engineer's acceptance of the specifications for the pump station.
 3. An exterior lighting will be installed and a non-glaring.
 4. The deed covenant for the detention basin is the development must be executed and recorded.

(Attach Separate Sheet if Necessary)

Barbara Barkhdt 10/8/85
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

Applicant: J. David Pirone

Date: Oct. 8, 1985

Address:

Assessors No.: Lot 16 White Birch Lane
Birch Meadows Apts

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Interior or corner lot - Interior

Use - 5 bldgs w/4 apts and 1 Bldg w/3 Town houses
(27 units) (No garages)

Sewage Disposal - sewer connections
subject to Public Works approval

Rear Yards - OK

Side Yards - OK

Front Yards - OK

Projections -

Height - 2 and 3 stories

Lot Area - 160,524 sq. ft. (3.85 Acres)

Building Area - 7 Bldgs on 3.85 Acres (27 units)

Area per Family - 3,000 sq. ft. of land area

Width of Lot -

Lot Frontage - End of Knight Street / White Birch Lane
(average of)

Off-street Parking - 51 spaces = 2 per D.U.

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

O.K. for Permit says Bob Roy 12/18/85 W.D.T.

Bldg permits cannot be issued
until sewer connections completed
subject to Public Works approval

Detention Basin and outlet control
structure to be completed before
start of site grading

B

APPLICATION FOR PERMIT

PERMIT ISSUED

DEC 26 1985

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 001N 82

ZONING LOCATION PORTLAND, MAINE Dec. 16, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot #16, White Birch Lane, Birchmeadow Sub, Fire District #1

- 1. Owner's name and address J. HAYES PIERCE, 50 Neal St., 04102 Telephone 773-3124
2. Lessee's name and address
3. Contractor's name and address O'NEAR Telephone

Proposed use of building 7 Bldgs. with 27 units total No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 125,000 Appeal Fees \$

FIELD INSPECTOR Mr. (775-5451 Base Fee

Late Fee TOTAL \$645.00

To construct 5 bldg. with 4 apts, with 5 townhouses, 2 units in bldg. with garage, other buildings do not have garages, as per plans, submitted previously.

Stamp of Special Conditions

ISSUE PERMIT TO #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber- Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 24, 1985

Re: Lot #16 White Birch Lane, Portland, Maine

J. David Pirone
58 Neal Street
Portland, Maine 04102

Dear Sir:

Your application to construct 5 buildings with 4 apartments; 1 building, 5 townhouses; and one building with 2 units with garage, has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements:

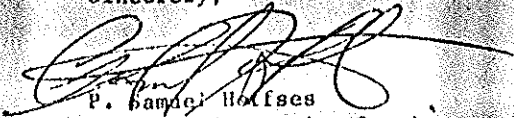
Same as those given to you in my letter dated October 10, 1985 with permit to construct foundations.

Building Code Requirements:

1. Section 1409.1.2 of the Building Code states "Single-family dwelling units (Use Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than 1 hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code."
2. Please read attached building code requirements section 809.4 & 1716.3.4.
3. Your plans are very sketchy. A complete set of plan breaking down each building must be supplied to this office before work begins. These plans must show all floor plans for each building with details.
4. Your estimation of constructional cost is grossly under estimated. Please revise this estimate before starting your work.
5. All Site Plan must be completed before the final occupancy can be given.

If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Holmes
Chief of Inspection Services