

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

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

I. D. Number _____

Peoples Heritage Bank

Applicant _____

, **Portland, ME** _____

Applicant's Mailing Address _____

Clyde Blackwell/Therault Land _____

Consultant/Agent _____

842-6260 _____ **842-6271** _____

Applicant or Agent Daytime Telephone, Fax _____

10/28/97

Application Date _____

Allen Ave 362, Peoples _____

Project Name/Description _____

362 Allen Ave _____

Address of Proposed Site _____

375-C-037 _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **ATM Expansion**

Proposed Building square Feet or # of Units **46,167 Sq Ft** 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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/28/97**

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____

OK to Issue Building Permit signature _____ date _____ Additional Sheets Attached

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 Issued _____ date
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
- Temporary Certificate of Occupancy _____ date Conditions (See Attached)
- 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

November 21, 1997

Clyde Blackwell
Theriault Landmann Associates
59 Baxter Boulevard
Portland, ME 04101

Re: People's Bank, 362 Allen Avenue

Dear Mr. Blackwell:

On November 20, 1997 the Portland Planning Authority granted minor site plan approval for an ATM located at 362 Allen Avenue.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) 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 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.

If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Litten, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

REVIEW



CITY OF PORTLAND

November 5, 1997

Clyde Blackwell
Theriault/Landmann Associates
59 Baxter Boulevard
Portland, ME 04101

RE: 362 Allen Avenue, People's Heritage Bank

Dear Mr. Blackwell:

After review of your submission for the extension of the drive-up canopy at 362 Allen Avenue, the following information should be addressed:

- The plan should show the orientation of the site with the Northgate Shopping Center. Specifically, the new entrance and the location of other entrances into the Shaws Parking Lot.
- The plan should show topography of the site and where the existing and proposed drainage flows are.
- The plan should specify any existing or proposed landscaping on the site.

If you have any questions, please do not hesitate to contact me at 874-8721.

Sincerely,

Kandice Talbot
Planner

O:\PLAN\DEVREVW\ALLEN362\LETTERS\11-5.WPD

City of Portland, Maine Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: Julie Lloyd

COMPANY: _____

FROM: Kandi Talbot

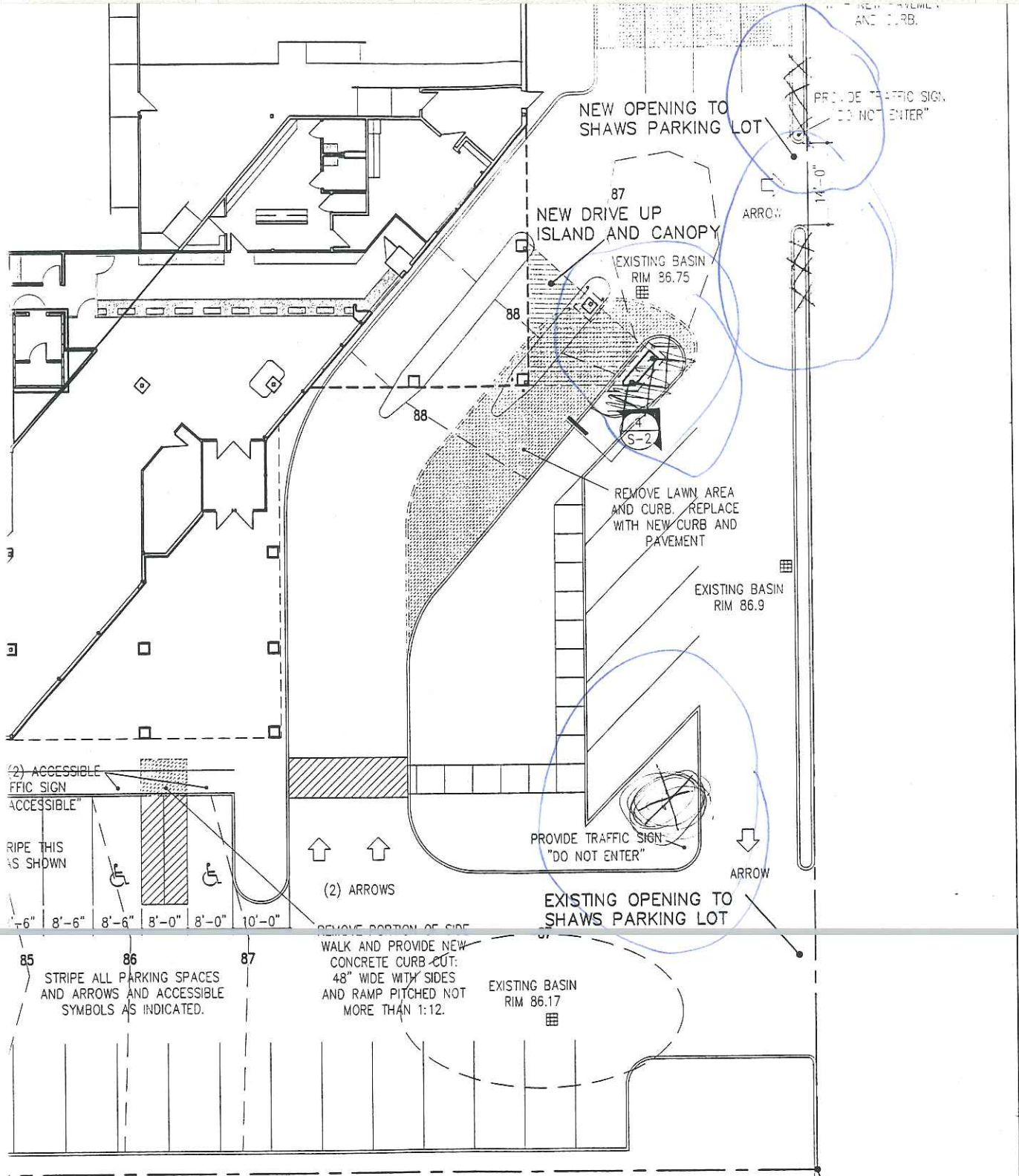
FAX #: 842-6271

OF PAGES: 11

DATE: November 25, 1997

RE: Areas circled on plan
should have some type of
landscaping i.e trees,
shrubs

If you do not receive all of the pages, please call 874-8721 or 874-8719.



FORMER PEOPLE'S BANK

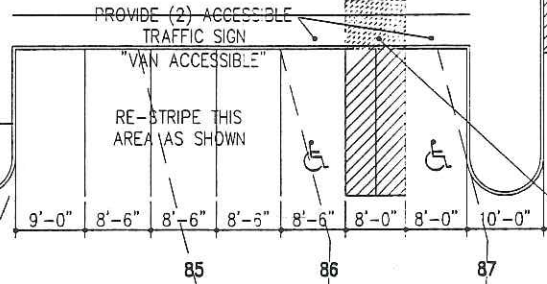
WASHINGTON AV.

THIS PLAN IS FOR LOCATION PURPOSES. NOT TO SCALE.

NOTE:
 EXISTING CATCH BASINS,
 GRADES, CURB
 CUTS/ENTRANCES TO
 WASHINGTON GATE AND ALLEN
 AVENUE EXTENSION ARE
 SHOWN ON DRAWINGS S1
 AND S3 BY JOHN LESURE
 DATED 6-6-89. (COPIES
 ARE ATTACHED)

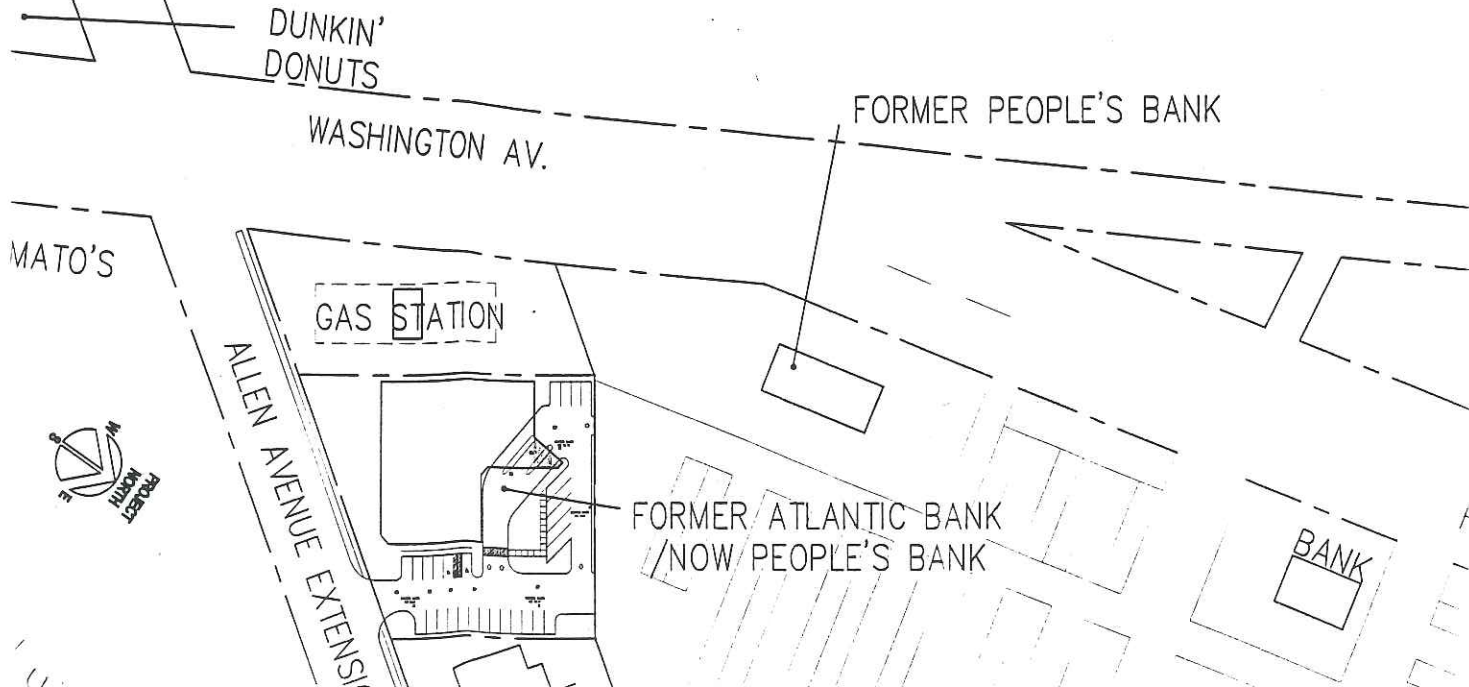
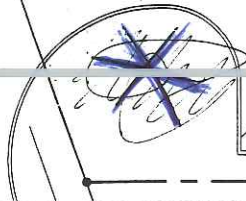
NO NEW LANDSCAPING
 IS PROPOSED.

EXISTING OPENING TO
 ALLEN AVENUE
 EXTENSION



REMOVE PORTION OF SIDE
 WALK AND PROVIDE NEW
 CONCRETE CURB CUT:
 48" WIDE WITH SIDES
 AND RAMP PITCHED NOT
 MORE THAN 1:12.

1 SITE PLAN
 S1 1/10" = 1'-0"



Alex



October 28, 1997

Building Inspections Department
City Hall, 3rd Floor
389 Congress Street
Portland, ME 04101

Re: Peoples Bank, 362 Allen Avenue — Extension of Drive-up Canopy (ZONE B-2)

Dear Sir or Madam:

Attached to this letter, please find a set of Site Plans (S-1, S-2, and S-3) for your use in processing our application for site permit for the above referenced site.

As shown on the plans, we would like to extend the existing drive-up canopy, adding a third drive-up lane to accommodate an automated teller machine (ATM). We have reviewed the relevant Land Use Ordinance requirements, and would make the following statements in support of this permit application:

- The site changes proposed will keep the overall impervious surface ratio below 80% (based upon a scaling of Drawing 1/S-1, we have calculated the area of the green space to the left of the building to be approximately 8,073sf, (or 18.6%) of the total site of 43,470sf; the additional 620sf needed to comprise 20% (8,694sf) is easily accounted for the two front corners, which scale out at 32' x 20' (right) and 20' x 18' (left), without regard to the green space on the drive-up island.
- Drainage from additional paved areas will be sloped to match existing drainage, which is adequate to meet current needs.

Please call if you have additional questions regarding this permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "Edmond M. Theriault".

Edmond M. Theriault
President

Theriault Landmann Associates

TLA

59 Baxter Boulevard, Portland, ME 04101

Tele. (207) 84206260

Fax (207) 842-6271

Date: November 12, 1997

City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Att: Kandice Talbot

Re: Peoples Bank Northgate

Dear Kandice Talbot,

Attached is a revised plan S1 dated 11-12-97. It shows the additional information you requested in your letter dated Nov. 5, 1997. I have also attached drawings S1 and S3 dated 6-6-97 by John Leisure that is noted as having been submitted to the City of Portland.

We propose no new landscaping other than replanting disturbed lawn areas.

We do not propose changing the drainage other than a new opening into the Northgate parking lot. This property will not drain into the Northgate parking lot through that new opening.

We will not change the contours/grades of the site except as required to remove a section of the islands.

Signed:



Clyde Blackwell, Architect

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

19970090

I. D. Number

Peoples Heritage Bank

Applicant
, Portland, ME

Applicant's Mailing Address
Clyde Blackwell/Therault Land

Consultant/Agent
842-6260 842-6271

Applicant or Agent Daytime Telephone, Fax

10/28/97

Application Date

Allen Ave 362, Peoples

Project Name/Description

362 Allen Ave

Address of Proposed Site

375-C-037

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) **ATM Expansion**

Proposed Building square Feet or # of Units **46,167 Sq Ft** Acreage of Site **B-2** 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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/28/97**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved Approved w/Conditions see attache Denied

Approval Date **11/20/97** Approval Expiration **11/20/98** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **12/22/97**
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>12/22/97</u> date	<u>\$15,000.00</u> amount	<u>12/11/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>12/17/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

19970090

I. D. Number

Peoples Heritage Bank

Applicant

, Portland, ME

Applicant's Mailing Address

Clyde Blackwell/Therault Land

Consultant/Agent

842-6260 842-6271

Applicant or Agent Daytime Telephone, Fax

10/28/97

Application Date

Allen Ave 362, Peoples

Project Name/Description

362 Allen Ave

Address of Proposed Site

375-C-037

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) **ATM Expansion**

46,167 Sq Ft

B-2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$300.00** Subdivisio _____ Engineer Review _____ Date **10/28/97**

Planning Approval Status:

Reviewer **Kandice Talbot**

- Approved** **Approved w/Conditions**
See Attached **Denied**

Approval Date **11/20/97** Approval Expiration **11/20/98** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** **12/22/97**
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	12/22/97 date	\$15,000.00 amount	12/11/98 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	12/17/97 date	\$300.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

DRC1

Peoples Heritage
Allen Avenue

FOR SECURITY PURPOSES THIS DOCUMENT CONTAINS MICROPRINTING IN THE BORDER AND AN ANTI-COUNTERFEIT WATERMARK ON THE REVERSE SIDE. HOLD AT AN ANGLE TO VIEW.

HARDY POND CONSTRUCTION
45 BRIDGTON ROAD
WESTBROOK, ME 04092
(207) 797-6066

EXPLANATION	AMOUNT

52-150/112

3894

PAY
AMOUNT
OF

Three Thousand

837.00

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF
12/15/97	<i>Edgar and Paul</i>

DESCRIPTION	CHECK NUMBER
<i>1/2 of tree & 2 impervious Peoples Ranch Woodbridge</i>	3894

\$ *200.00*

MAINE BANK & TRUST
a member bank for maine people
PORTLAND, MAINE

⑆003894⑆ ⑆011201500⑆ 0054295 4⑆

MP

Department of Planning and Urban Development
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 12/2/97

Name of Project PEOPLES - NORTHGATE

Address/Location ALIEN AVE

Developer PEOPLES

Form of Performance Guarantee _____

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

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET SIDEWALK						
Road TRUNK				38 TON	\$150/HR TON	\$5,700
CONC. Granite Curbing "Recurbs"				140'	\$10 LF	1,400
Sidewalks GRAVELS				40 cy	\$18	720
Esplanades CONC RAMP				1 cy		600
Monuments						
Street Lighting SIGNALS/STRIPPING				9 LOT/5 SIGNALS		\$590
Other						
2. SANITARY SEWER						
Manholes						
Piping						
Connections						
Other						
3. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Other						
4. SITE LIGHTING						
5. EROSION CONTROL						
6. RECREATION AND OPEN SPACE AMENITIES						

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7 LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				2 - TREES	300 EA	\$ 600
				1 - SHRUB	100 EA	100
8 MISCELLANEOUS						500
TOTAL						
GRAND TOTAL						\$10,316.00

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:		\$10,316.00	
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	

Peoples Heritage Bank
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

1-800-462-3666
Tel: 207-761-8500

Site Plan Subdivisions
Performance Guarantee
Letter of Credit



December 11, 1997

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
Portland, ME 04101

RE: Peoples Heritage Bank
Allen Avenue

Dear Mr. Gray:

Peoples Heritage Bank hereby issues its Irrevocable Letter of Credit for the account of Hardypond Construction as developer, hereinafter referred to as the Developer, in the name of the City of Portland in the aggregate amount of \$15,000.00.

The City may draw on the Letter of Credit by presentation of a sight draft at Peoples Heritage Bank office located at One Portland Square, 3rd Floor, Attention Patricia L. Camelio, in the event that the Developer fails to complete by September 11, 1998 or by the expiration date of any temporary certificate of occupancy issued, whichever date comes first, at the Developer's expense, the work on the roads and other public improvements as set forth in the attached Schedule of Costs of Public Improvements or in the event the Developer fails to post the ten percent (10%) Defect Bond or Guarantee referenced below. Said sight draft shall be accompanied by an affidavit executed by the City's Director of Parks and Public Works or Director of Planning and Urban Development stating that said ten percent (10%) Defect Bond or Guarantee has not been filed with the City or stating that the Developer has failed to complete such work and shall specify the line items which have not been completed on said Schedule of Costs of Public Improvements.

In the event of Peoples Heritage Bank's dishonor of the City of Portland's sight draft and accompanying affidavit, Peoples Heritage Bank shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

The Developer will notify the City of Portland for inspections.

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to sanitary sewers, storm drains, catch basins, manholes and other required improvements constructed chiefly below grade. Peoples Heritage Bank shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements, provided that the total of the value of the improvements for which a reduction is sought shall be at least two hundred thousand dollars (\$200,000) or fifty (50%) of the total amount of this Letter of Credit, whichever is less, at any one time. In no case, however, shall the obligations of Peoples Heritage Bank hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as shown on the attached Schedule of Costs of Public improvements, plus ten (10%) of the initial amount of this Letter of Credit. No amounts shall be released from line items in which work remains to be completed.

This Letter of Credit will automatically expire on December 11, 1998 but may expire prior to this date when the City of Portland acknowledges in writing to Peoples Heritage Bank and the Developer that said work as outlined has been completed in accordance with City of Portland specifications, when the Developer has given to the City of Portland any required warranty deeds to property within streets which are to be dedicated to the City of Portland and when the Developer has filed with the City of Portland ten percent (10%) Defect Bond or Guarantee (or other security acceptable to the City of Portland) insuring the workmanship and the durability of all materials used in the construction of the public improvements listed, for a period of one year from the date of the acceptance or approval of such improvements by the City of Portland.

The total existing credit may be drawn upon by the City for unapproved or unaccepted line item.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder. Peoples Heritage Bank shall not guarantee the performance of the Developer to the City of Portland.