

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

*Den Leslie,  
FRANK GORDON*

**2002-0248**

**Leslie Gordon D &**

Applicant

**1757 Washington Ave , Portland , ME 04103**

Applicant's Mailing Address

Application I. D. Number

**12/10/2002**

Application Date

**Farm House Lane Lot #5**

Project Name/Description

**Farm House Ln , Portland, Maine**

Address of Proposed Site

**376 A055001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (207) 329-9723 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) \_\_\_\_\_

**2,251 sq. Ft.**

**10,359 sq. Ft.**

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **12/10/2002**

**DRC Approval Status:**

Reviewer **Jay Reynolds**

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

Approval Date **12/31/2002** Approval Expiration **12/31/2003** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jay Reynolds** **12/31/2002**  
 signature date

**Performance Guarantee**  Required\*  **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | 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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <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  
ADDENDUM**

**2002-0248**

Application I. D. Number

**12/10/2002**

Application Date

**Farm House Lane Lot #5**

Project Name/Description

**Leslie Gordon D &**

Applicant

**1757 Washington Ave , Portland , ME 04103**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 329-9723      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Farm House Ln , Portland, Maine**

Address of Proposed Site

**376 A055001**

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 must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #7 FARM HOUSE 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 . 8822. 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.

12-12  
Direct Amicus in Rev  
towards the North Corner  
more.  
Check 1300, elev. 5 to Rev if  
Fund, Amis + T.O.W. Work.  
Pumped lot

CITY OF PORTLAND, MAINE  
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DRC Copy

Rec'd 12-12

Leslie Gordon D &  
Applicant  
1757 Washington Ave, Portland, ME 04103  
Applicant's Mailing Address

2002-0248  
Application I. D. Number  
12/10/2002  
Application Date  
Farm House Lane Lot #5  
Project Name/Description

Consultant/Agent  
Applicant Ph: (207) 329-9723 Agent Fax:  
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Farm House Ln, Portland, Maine  
Address of Proposed Site  
376 A055001  
Assessor's Reference: Chart-Block-Lot

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 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_  
2,251 sq. Ft. 10,359 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 Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 12/10/2002

DRC Approval Status:  
 Approved  Approved w/Conditions See Attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ 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 \_\_\_\_\_

12-16 Dan Riley to Revise  
12-27 New Plans  
12-31 Approve

Jay Penaldo Reviewer

**SEBAGO TECHNICS, INC.**

One Chabot Street  
P.O. Box 1339  
WESTBROOK, ME 04098-1339

**LETTER OF TRANSMITTAL**

Phone (207) 856-0277 FAX (207) 856-2206

TO CITY OF PORTLAND PLANNING  
389 CONGRESS ST 4TH FLOOR  
PORTLAND ME 04101

|           |                       |         |       |
|-----------|-----------------------|---------|-------|
| DATE      | 12/24/02              | JOB NO. | 02935 |
| ATTENTION | JAY REYNOLDS          |         |       |
| RE:       | GRADING PLAN          |         |       |
|           | LOT 5 NORTHGATE FARMS |         |       |
|           | FRANK GRONIN BUILDERS |         |       |
|           |                       |         |       |
|           |                       |         |       |

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings  Prints  Plans  Samples  Specifications

Copy of letter  Change order  \_\_\_\_\_

| COPIES | DATE     | NO. | DESCRIPTION |
|--------|----------|-----|-------------|
| 2      | 12/24/02 |     | SITE PLAN   |
|        |          |     |             |
|        |          |     |             |
|        |          |     |             |
|        |          |     |             |
|        |          |     |             |
|        |          |     |             |
|        |          |     |             |
|        |          |     |             |

THESE ARE TRANSMITTED as checked below:

- For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval
- For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution
- As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints
- For review and comment  \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS

JAY -

ATTACHED IS THE REVISED SITE PLAN FOR LOT 5 NORTHGATE FARMS AS REQUESTED WE HAVE REVISED THE GRADING AT THE BACK OF THE LOT TO DIRECT RUNOFF TO THE NORTHEAST CORNER OF THE PROPERTY

COPY TO FRANK GRONIN

SIGNED: Dan Rail

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: July 14, 2003  
RE: C. of O. for # 7 Farm House Lane, Lot 5  
(CBL 376A055) (ID 2002-0248)

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Pertaining to #7 Farm House 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: C:\farmhouselot5b.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

May 7, 2003

✓ Gordon and Holly Leslie  
7 Farm House Lane  
Portland, ME 04103

Robert Lade  
15 Farm House Lane  
Portland, ME 04103

Dear Homeowners:

RE: Minor Site Plans for: 7 Farm House Lane, Lot 5 Northgate Farms Subdivision  
15 Farm House Lane, Lot 4 Northgate Farms Subdivision

As the construction of your new houses and completion of your site work are nearing completion, there is an item of concern that has arisen. Upon a site inspection, it was noticed that the grading and topography of your lots have not been completed according to the site plan(s) submitted for your lot(s). In particular, a stone retainer wall has been installed, which changes the final grading in the area of your side boundary lines. It also appears that the stone wall crosses the property line.

I would like to meet with both parties on site to evaluate the buildout and to reach a resolution that suits both of your lots as well as your abutting neighbor on Allen Avenue.

I can be reached at 874-8632.

Thank You for Your Time.

Sincerely,

✓ Handwritten signature of Jay Reynolds in black ink.

Jay Reynolds  
Development Review Coordinator

O:\DRC\farmhouselot4and5.doc

- 1 -