

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services
Alexander Q. Jaegerman, AICP
Planning

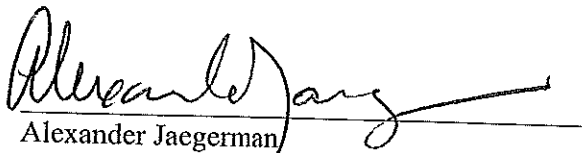
John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: February 21, 2003
SUBJECT: Request for Release of Performance Guarantee
Hidden Acres Subdivision; Quiet Lane
ID# (1999-0113) Lead CBL# (388AA013)
(Nancy Sawyer)

Please release the Letter of Credit # 1701 for the Hidden Acres Subdivision at Quiet Lane.

Current Balance \$ 50,000.00

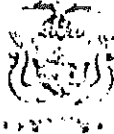
Approved:


Alexander Jaegerman
Planning Division Director

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

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Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

388A-A-013

Agreement between
Nan C. Sawyer
and the
City Of Portland

Regarding the development of the Hidden Acres Subdivision in Portland, Maine, Nan C. Sawyer and the City of Portland have agreed to the following:

That prior to the commencement of any further site work, Ms. Sawyer or her representatives will provide to the City of Portland:

- i. executable easements, deeds, covenants, and drainage maintenance agreements as required in the Planning Board approval letter dated December, 22, 1999 and clarified in a letter from Joseph E. Gray, Director of Planning and Urban Development, dated April 4, 2000;
- ii. amendments to the site plan and subdivision plat as outlined in letter from Joseph E. Gray, Director of Planning and Urban Development, dated April 4, 2000;

These amendments include but are not limited to the addition of a note on the plan stating that "there will be minimal disturbance to the area within the 25 ft buffer area from the northerly boundary line and the building on lot 1 and that the developer shall preserve (or replant to the specifications of the City Arborist) no less than 50% of the existing tree growth and other vegetation" and a note stating that no building shall ever be permitted in the 25 ft area.

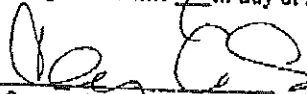
- iii. Upon receipt and approval of the revised plans, plat, easements, covenants, agreements, etc., and after a preconstruction meeting at the site, the Planning Authority will allow the commencement of clearing and grading of the property in preparation for the construction of the road.

That prior to the release of the recording plat, Ms. Sawyer or her representatives will provide to the City of Portland:

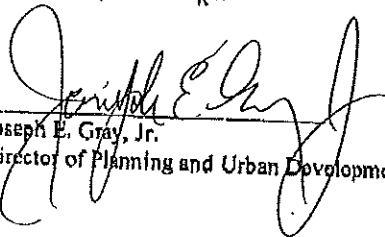
- i. A performance guarantee, consistent with the attached forms, shall be posted by Ms. Sawyer on or before May 1, 2000 to ensure the fulfillment of all improvements shown on the site plan for Hidden Acres for an amount of \$219,328.00.

- ii. On or before May 1, 2000, Ms. Sawyer will also provide to the City a check for \$4,408.60 to cover the inspection fee (\$3728.60) and the engineering fee (\$680.00) associated with the review and future inspection of the Hidden Acres project.
- iii. Upon receipt and approval of the performance guarantee and associated fees, the Planning Office will release the recording plat for recording and will "sign off" on the project, allowing Ms. Sawyer to apply for building permits for the individual lots.

Seen and agreed to this 7th day of April, 2000.



Nan C. Sawyer, Developer



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

CITY OF PORTLAND, MAINE
PLANNING BOARD

Inspections

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

December 22, 1999

Nan Sawyer
40 Belmont St.
Portland, ME 04103

388A A 013

re: Summit Street: Hidden Acres 6 lot Subdivision

Dear Ms. Sawyer:

On December 14, 1999 the Portland Planning Board voted 5-0 (Cole abstaining, Rodriguez absent) to approve your application for a 6-lot subdivision off Summit Street. The Board found that the application met the standards of the Subdivision ordinance of the Land Use code.

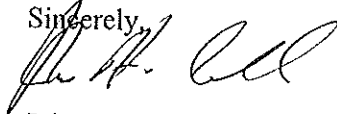
The approval was granted for the project with the following conditions:

1. That the applicant submit the following easements for review and approval by the Corporation Counsel's office:
 - a. foundation drain for lot 4 across lot 3;
 - b. maintenance agreement between lots 4 and 3 for private drive;
 - c. maintenance easement for lots 2, 3, 4, 5 and 6 for sewer force mains;
 - d. drainage maintenance easement to City of Portland for drainage swale on lot 3; and
 - e. drainage maintenance easement to City of Portland for the drainage culvert between lots 2 and 3.
2. That the applicant's contractor set two granite monuments in Quiet Lane according to Public Works standards.
3. That the applicant will comply with State Statute: Title 13, Part 2, Chapter 83, subchapter 1371-A regarding limitation on construction and excavation near burial sites.
4. That within one year of issuance of the first building permit, the applicant will either secure an above-ground drainage easement from neighboring property owners at #86, #92, and #98 Frost Hill Road (to be reviewed and approved by Corporation Counsel) or will install an underground drainage pipe within the existing utility easement.

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.

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

Sincerely,



John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Charlie Lane, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

 CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 388AA012

Building Permit #:

050254