

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

Permit # 07-1308

2007-0186
Application I. D. Number

10/16/2007
Application Date

Single Family Home
Project Name/Description

Galli Ernest
Applicant
63 Morning St , Portland , ME 04101
Applicant's Mailing Address

Ernest Galli
Consultant/Agent
Agent Ph: (207)939-4131 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

186 - 186 Curtis Rd , Portland, Maine
Address of Proposed Site
389 G003001
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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> Historic Preservation |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/19/2007

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date 4/17/08 Approval Expiration Phil DiPierro Extension to 4/17/08 Additional Sheets Attached
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 | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



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.



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.



A sewer permit is required for your 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.



A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)



The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.



The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "undisturbed/no-cut zone". All conditions listed in the approved subdivision plan, as they relate to this lot, shall be followed.



There are wetlands on the property, therefore the limits of development must be staked prior to soil disturbance, and approved by the Development Review Coordinator.



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 26, 2009

RE: C. of O. for # 186 Curtis Road,
(Id#2007-0186) (CBL 389 G 003001)

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

From: Lisa Danforth
To: mc
Date: 7/15/2009 3:43:38 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 186 CURTIS RD Parcel ID: 389 G003001 Dis

Date: 7/20/2009 Time: 11:00 AM

Note: Laura - 671-6071, final inspection, needs c of o Property Addr: 186 CURTIS RD Parcel ID: 389 G003001

Application Type: Prmt
Application ID: 71308

Contact:
Phone1: Phone2:

Owner Name: GALLI ERNEST &
Owner Addr: 63 MORNING ST
PORTLAND, ME 04101

Lisa Danforth
City of Portland
Planning & Development Department
Inspection Services Division
P-207-874-8703
F-207-874-8716

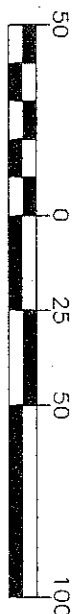
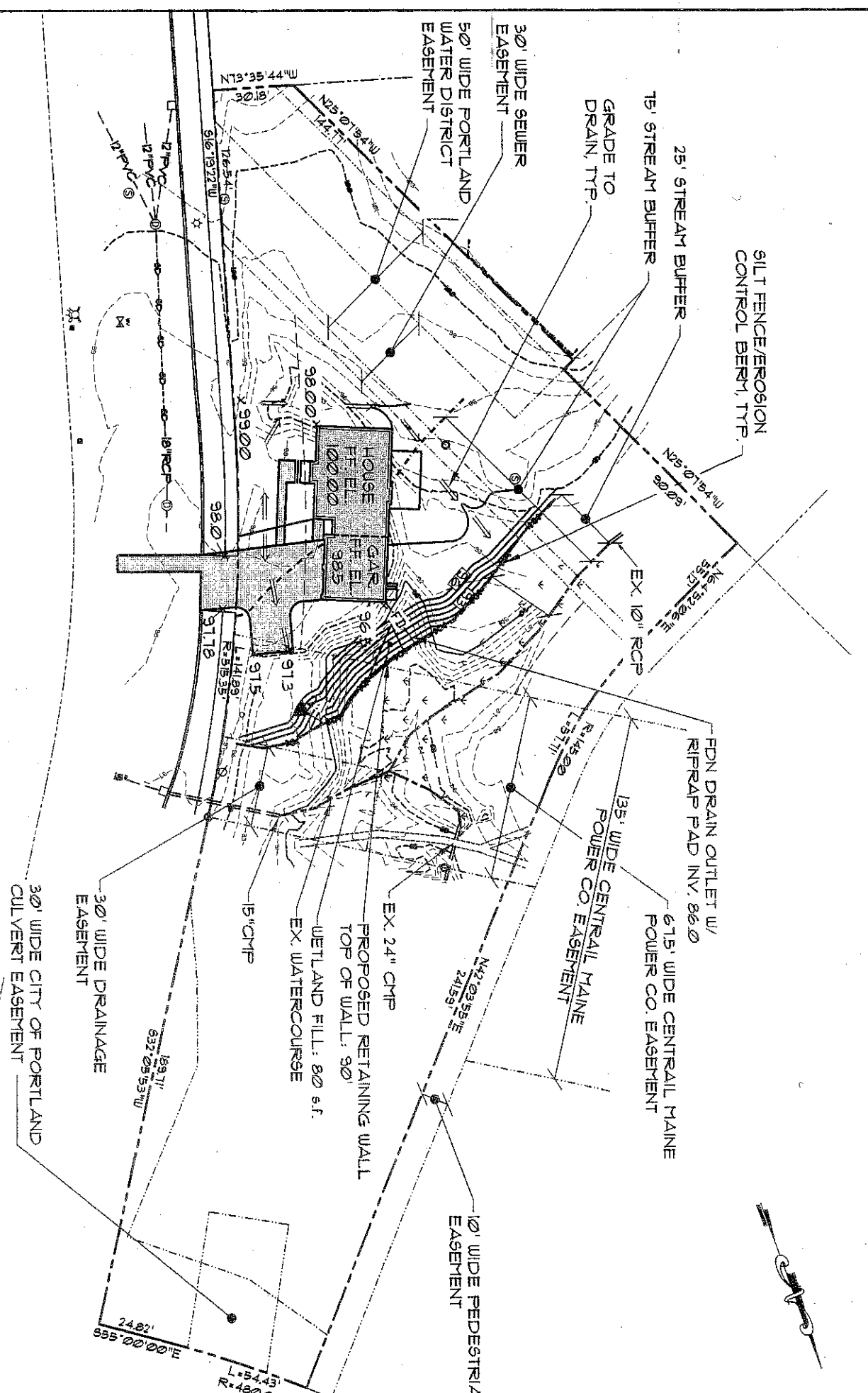
CC: Certificate of O

Public

- Telephone & Cable utilities on other side of str. need to be backfilled, graded, seeded.

Public

- retaining wall in back not built to specs. - need engineer sign off
- check on width of driveway?
- front walkway
- fix eroded slope on right side of house



SITE PLAN

DATE: JANUARY 30, 2008

PROJECT: 07196

ERNEST GALLI
 PORTLAND, MAINE
 CURTIS ROAD
 PORTLAND, MAINE

CSK-5

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)		Ernest Galli			Applicant Mailing Address:		63 Morning Street				
Town/City:		Portland			State:		Maine				
Zip Code:	04101	Daytime Telephone No: (include area code)		207.939.4131		Project Location: (town)		Portland			
County:	Cumberland		Map #:	389	Lot #:	G003001	Name of Wetland or Waterbody:		Un-named		
Name of Agent:		Pinkham & Greer Consulting Engineers			Agent's Telephone No: (include area code)		207.781.5242				
Detailed Directions to Site:		From the Falmouth Road and Allen Avenue intersection, travel south west on Allen Avenue. Turn right onto Summit Road. Turn right onto Curtis. 186 Curtis is a vacant lot on the left									
At the CMP power line crossing.											
					UTM Northing: (if known)		Unknown	UTM Easting: (if known)		Unknown	
Description of Project:		Activities adjacent to a protected natural resource. Adding fill within the 75 foot buffer of a river, stream or brook to create a building envelope for a single family residence. There is NO disturbance within the 25 foot buffer of the stream.									
							Part of a larger project?		Yes	X	No

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

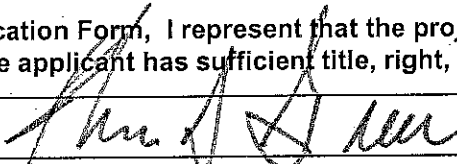
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec.(10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- X Attach a check for \$55 made payable to: "Treasurer, State of Maine".
- X Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- X Attach all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	2/20/08
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Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP 17 STATE HOUSE STATION AUGUSTA, ME 04333-0017 (207)287-3901	PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207)822-6300	BANGOR DEP 106 HOGAN ROAD BANGOR, ME 04401 (207)941-4570	PRESQUE ISLE DEP 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04769 (207)764-0477
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OFFICE USE ONLY	Ck.# 17821	Date 2/25/08	Staff	Staff	
PBR # 48225	FP \$55.00		Acc. Date	Def. Date	After Photos



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 10, 2008

Ernest Galli
63 Morning Street
Portland, Maine 04101

RE: Single Family Application for 186 Curtis Road, (#2007-0186)

Dear Mr. Galli:

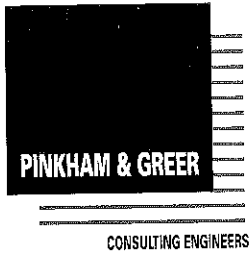
Recently I met with John MacLaine, Environmental Specialist II with the Maine Department of Environmental Protection (DEP), and performed a site inspection to conduct a stream determination on your property. The channels on your property appear to meet the definition of a river, stream, or brook as defined by the Natural Resources Protection Act (NRPA). The proposed development will require permitting through the DEP, and copies of all DEP approvals/permits are requested prior to the issuance of any building permits.

Once I receive the required information, I will proceed with the processing of your application.

Sincerely,

Philip DiPierro
Development Review Coordinator

cc: Barbara Barhydt, Development Review Services Manager



380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

December 5, 2007
File: 07196

Mr. Philip DiPierro
Development Review Coordinator
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RE: SINGLE FAMILY APPLICATION FOR 186 CURTIS ROAD (#2007-0186)

Dear Mr. DiPierro:

Enclosed is a revised plan of 186 Curtis Road. We have mapped the wetlands and shown the impacts on the drawing. We have sent the plan and the attached letter to the Maine DEP to ensure a permit is not needed. As soon as we receive a response we will forward it to your attention.

We have added some of the subdivision notes to the plan to ensure they are complied with during construction.

Additional erosion control berm has been added to the west side of the site.

We have shown a rip rap ditch along the east side to convey the water between the existing culverts. Attached are calculations showing the capacity of the ditch far exceeds the capacity of the up steam pipe.

I trust this addresses your concerns. Please contact me with any questions or comments you may have.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Thomas S. Greer". The signature is fluid and cursive, written over the printed name "Thomas S. Greer, P.E." which is located directly below it.

Thomas S. Greer, P.E.

Enclosures
TSG/rlo

Cc: Ernie Galli



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 10, 2008

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Development Review Coordinator

cc: Barbara Barhydt, Development Review Services Manager



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND AND WATER QUALITY

1/8/2008

CONTACT ID 6473

FIELD DETERMINATION FORM

CONTACT

PHIL DIPIERRO
389 CONGRESS STREET

PORTLAND ME 04101
2078748632

PROPERTY OWNER

ERNEST GALLI
63 MORNING STREET
PORTLAND ME 04101

STAFF MACLAINE, JOHN

RESOURCE RSB

DIRECTIONS

Property is located at the corner of Curtis Road and Hope Avenue in Portland. The lot is number 186 Curtis Road.

SITE TOWN PORTLAND

MAP 389
LOT G003-001

MEMO

On December 26, 2008, DEP Representative John MacLaine met with Portland Planning Development Review Coordinator Philip DiPierro on site to conduct a stream determination at 186 Curtis Road. The property contains 2 channels that connect on the property. These channels both meet the definition of a river, stream, or brook as defined by the Natural Resources Protection Act (NRPA). Both channels begin at culverts, connect on site, and flow North parallel to Curtis Road towards Hope Street. Any regulated activity within 75 feet of these streams will require a permit from the Department. Some activities that will occur within 75 feet are eligible for a Permit By Rule (PBR). If the proposed activity will take place inside 25 feet from the stream, a full NRPA permit may be needed to be obtained. If you would like to apply for a full NRPA permit, a request for a pre-application meeting can be sent to the Portland Licensing Supervisor, Linda Kokemuller, or emailed to linda.k.kokemuller@maine.gov.

RECEIVED

JAN 10 2008

City of Portland
Planning Division

NAME:

RECEIVED 12/12/2007

SITE VISIT 12/26/2007

COMPLETED

1/7/2008



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND AND WATER QUALITY

1/8/2008

FIELD DETERMINATION FORM

CONTACT ID 6473

CONTACT

PHIL DIPIERRO
389 CONGRESS STREET

PORTLAND ME 04101
2078748632

PROPERTY OWNER

ERNEST GALLI
63 MORNING STREET
PORTLAND ME 04101

STAFF MACLAINE, JOHN

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RECEIVED

JAN 10 2008

City of Portland
Planning Division

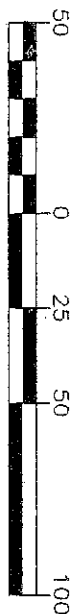
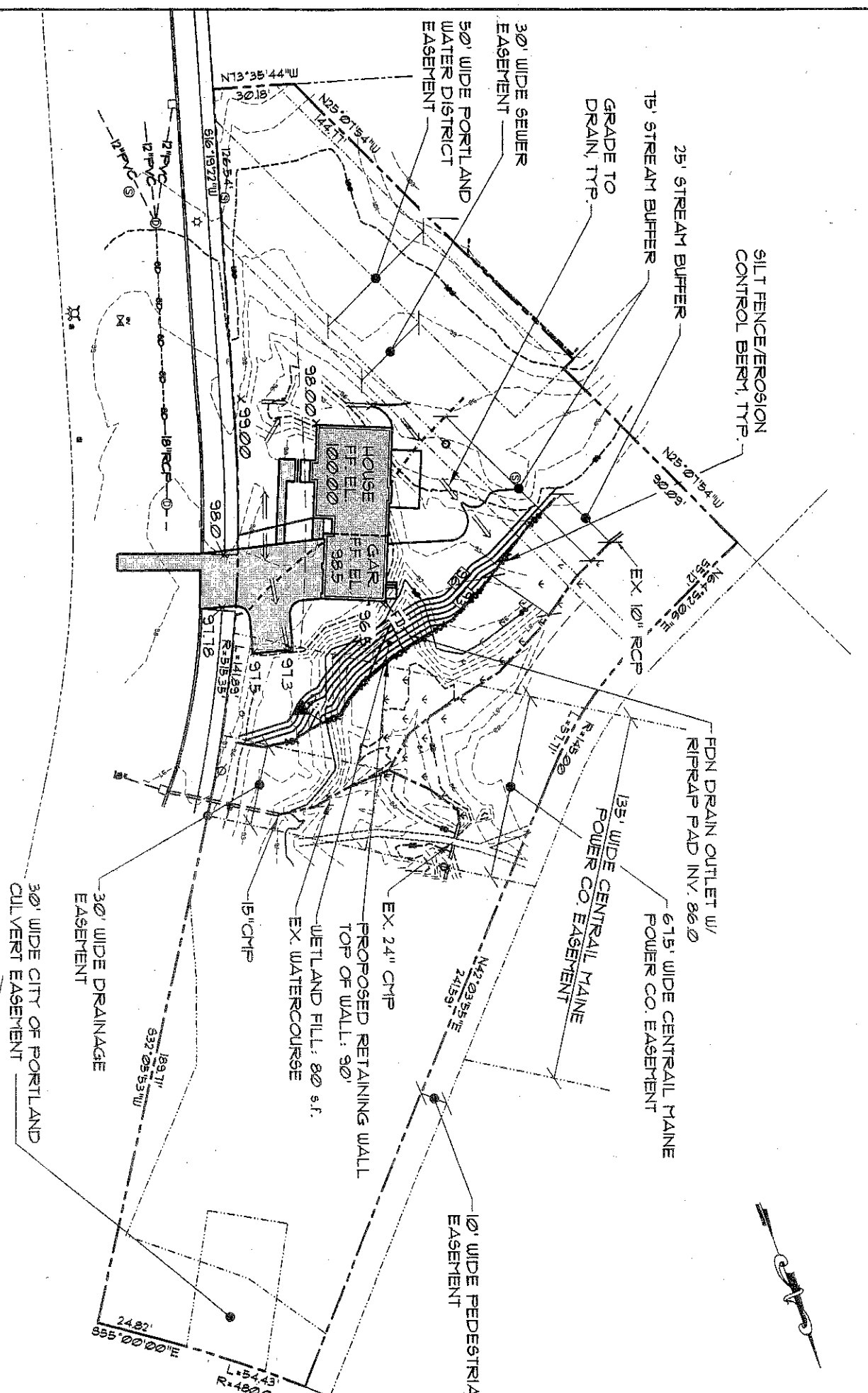
NAME:

RECEIVED 12/12/2007

SITE VISIT 12/26/2007

COMPLETED

1/7/2008



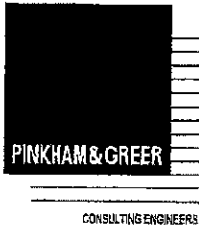
SITE PLAN

DATE: JANUARY 30, 2008

PROJECT: 07196

ERNEST GALLI
 PORTLAND, MAINE
 CURTIS ROAD
 PORTLAND, MAINE

CSK-5



380 U.S. Route One
 Falmouth, Maine 04105
 Tel: (207) 781-5242
 Fax: (207) 781-4245

FAX MEMORANDUM

TO: Phil DiPiero - City of Portland
 FAX #: 756-8258
 FROM: Rebecca for Ernie Halli
 DATE: 03-21-08
 RE: Curtis Road
 FILE: 07196

of Pages (including this one): 2

Permit by Rule from DEP
 See bottom for number &
 approval date.

1/30/08 most recent plan
 Retaining Wall
 No disturbance within 25' of Stream

PERMIT BY RULE (For use with DEP Regulation, Chapter 305)

07196

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant (owner): Ernest Galli		Applicant Mailing Address: 63 Morning Street	
Town/City: Portland		State: Maine	
Zip Code: 04101	Daytime Telephone No: 207.939.4131 (include area code)	Project Location: Portland (town)	
County: Cumberland	Map #: 389	Lot #: G003001	Name of Wetland or Waterbody: Un-named
Name of Agent: Pinkham & Greer Consulting Engineers	Agent's Telephone No: 207.781.5242 (include area code)		
Detailed Directions to Site: From the Falmouth Road and Allen Avenue intersection, travel south west on Allen Avenue. Turn right onto Summit Road. Turn right onto Curtis. 186 Curtis is a vacant lot on the left			
At the CMP power line crossing.			
UTM Northing: Unknown (if known)		UTM Easting: Unknown (if known)	Unknown
Description of Project: Activities adjacent to a protected natural resource. Adding fill within the 75 foot buffer of a river, stream or brook to create a building envelope for a single family residence. There is NO disturbance within the 25 foot buffer of the stream.			
Part of a larger project?			Yes <input type="checkbox"/> X No <input type="checkbox"/>

(CHECK ONE) This project: does does not involve work below mean low water.

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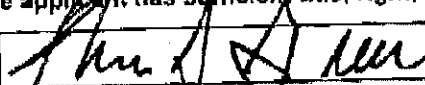
- Sec. (2) Act. Adj. to Protected Natural Res.
- Sec. (3) Intake Pipes
- Sec. (4) Replacement of Structures
- Sec. (5) REPEALED
- Sec. (6) Movement of Rocks or Vegetation
- Sec. (7) Outfall Pipes
- Sec. (8) Shoreline stabilization
- Sec. (9) Utility Crossing
- Sec. (10) Stream Crossing
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- Sec. (12) Restoration of Natural Areas
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- Sec. (14) REPEALED
- Sec. (15) Public Boat Ramps
- Sec. (16) Coastal Sand Dune Projects
- Sec. (17) Transfers/Permit Extension
- Sec. (18) Maintenance Dredging
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Signature of Agent or Applicant: 	Date: 2/20/08
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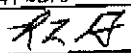
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AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)267-3901

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	CK# 17821	Date 2/25/08	Staff 	Staff	After Photos
PBR # 45225	FP #55.50		Acc. Date 02/28/08	Def. Date	

PINKHAM & GREER

CONSULTING ENGINEERS

380 U.S. Route One
Falmouth, Maine 04105
Tel: (207)781-5242
Fax: (207)781-4245

Date: April 03, 2008
Job No: 07196
Attention: Phillip DiPierro
Re: Curtis Road - Portland

TO: City of Portland Planning Department
289 Congress Street
Portland, ME

LETTER OF TRANSMITTAL

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

Copies	Date	Description	Action
4	04-01-08	Galli Residence Site Plan	For your review

IF TRANSMITTALS ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.

REMARKS:

Phillip,

I apologize for our prior submission. The 8-1/2" x 11" drawing was intended for the DEP and not the City of Portland. Sorry for the confusion. Attached is the plan intended for your review.

Nicholas

COPIES TO: (1) File, (1) Ernie Galli

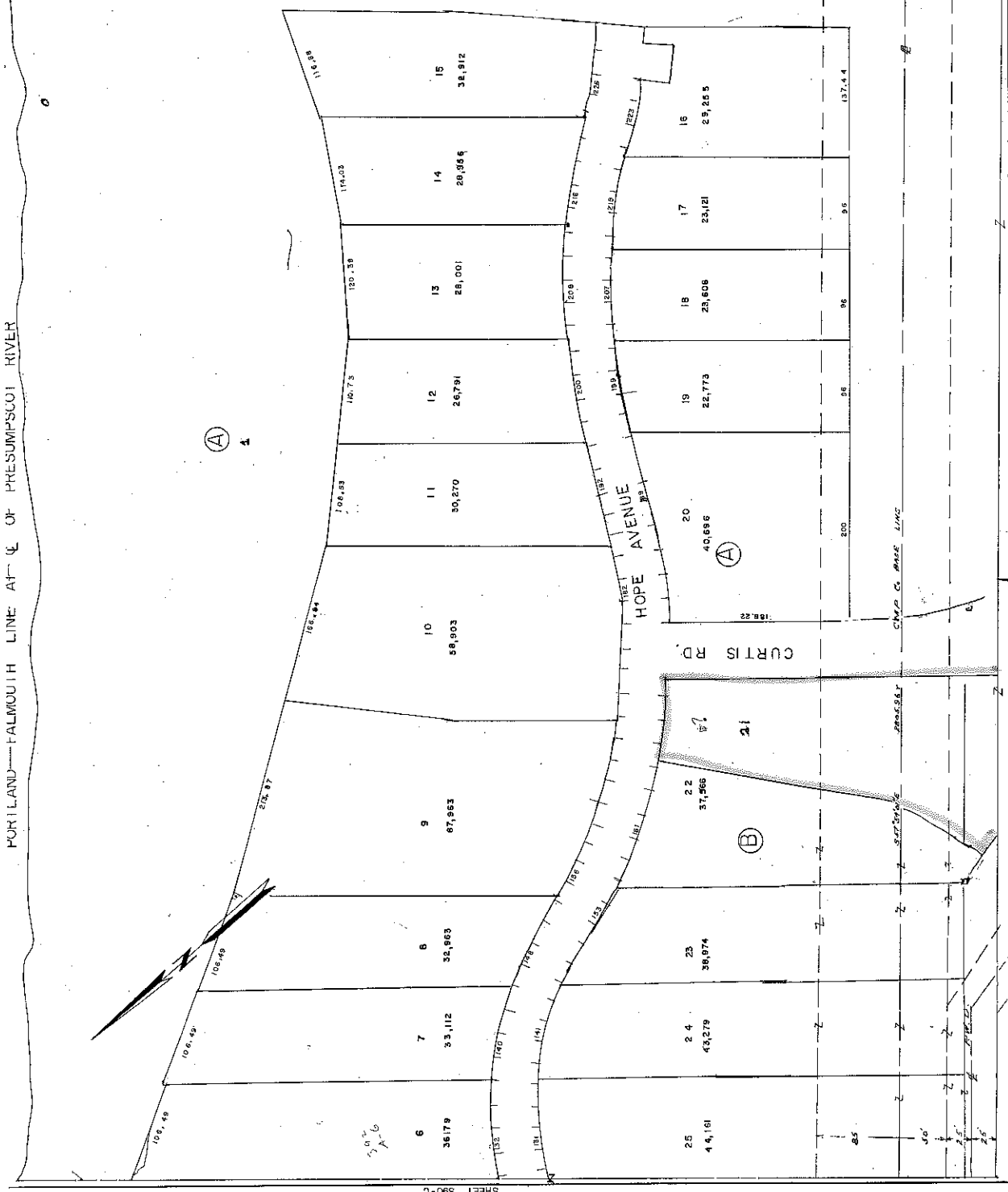
Signed: _____



PORTLAND—FALMOUTH LINE AT Ψ OF PRESUMPSCOI RIVER

No 392

PORTLAND
FALMOUTH

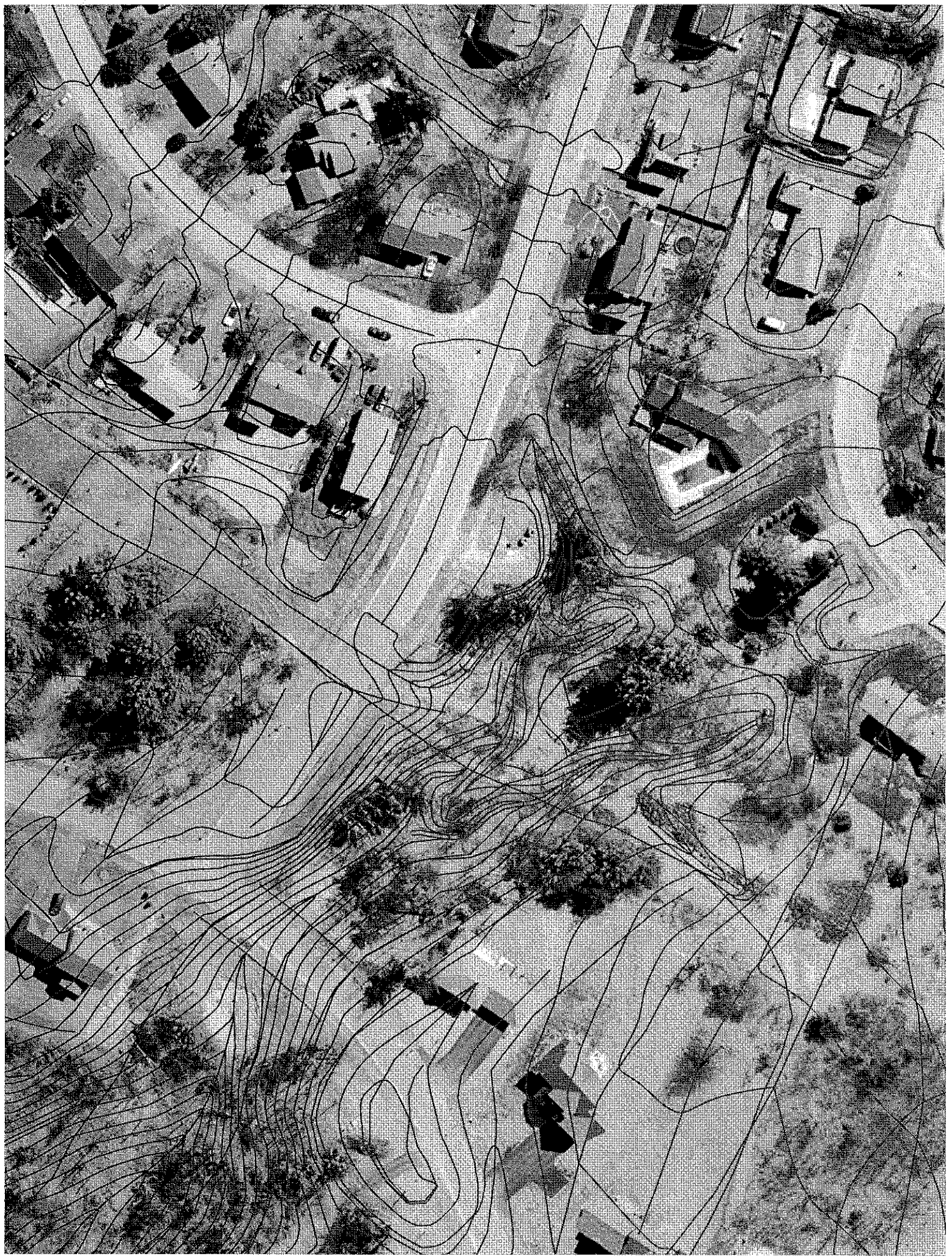


CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50'

SHEET 393-B

SHEET 389-A

SHEET 390-C





**City of Portland
Department of Planning and Development
Planning Division**

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To:

Jody Cady

Company:

Pinkham & Greer

Fax #:

781-4245

Date:

11/16/07

From:

Phil DiPierro

You should receive 2 page(s) including this cover sheet.

Comments:

Jody, following is the letter I sent
to Mr. Galli.

Please contact me if you have any
questions.

Thanks

Phil

MODE = MEMORY TRANSMISSION

START=NOV-16 09:23

END=NOV-16 09:24

FILE NO. =657

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		97814245	002/002	00:00:37

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Jody Cady

Company: Pinkham & Greer

Fax #: 781-4245

Date: 11/16/07

From: Phil DiPierro

You should receive 2 page(s) including this cover sheet.

Comments:

Jody, following is the letter I sent to Mr. Galli.

Please contact me if you have any questions.

Thanks

Phil

389-G-3 392-B-21
12-29-05

STATUTORY WARRANTY DEED

MAINE REAL ESTATE TAX PAID

GOLDENEYE CORP., a Maine corporation with a principal place of business in Westbrook, in the County of Cumberland and State of Maine, and ROBERT L. ADAM, of Westbrook, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

ERNEST GALLI, with a mailing address of 63 Morning Street, Portland, Maine 04101

A certain lot or parcel of land situated on the northwesterly side of Curtis Road in the City of Portland, County of Cumberland and State of Maine, bounded and described in Exhibit a annexed hereto and made a part hereof.

Being a portion of the premises described in a deed from Robert L. Adam to Robert L. Adam and Lloyd B. Wolf recorded at the Cumberland County Registry of Deeds in Book 7058, Page 70, and by deed from Lloyd B. Wolf to Goldeneye Corp. dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Robert L. Adam, its President thereunto duly authorized, and ROBERT L. ADAM, individually has executed this instrument this 23rd day of December, 2005.

GOLDENEYE CORP.

Ernest Galli

By: Robert L. Adam
Its President

Robert L. Adam
Robert L. Adam

392-B-21

Exhibit A

A certain parcel of land situated on the northwesterly side of Curtis Road in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the northwesterly sideline of Curtis Road at land now or formerly of Charles W. Mull, reference Book 21648 Page 24; 389-G-25

Thence N 73° 35' 44" W along said land a distance of 30.18 feet to Lot 8 as shown on a plan entitled "Presumpscot River Place Amended Recording Plat" dated May 10, 1983 by Land Use Consultants and recorded in Plan Book 141 Page 42;

Thence N 25° 07' 54" W along said Lot 8 a distance of 144.77 feet to land now or formerly of the City of Portland as shown on the "Amended Recording Plat";

Thence N 64° 52' 06" E along said land a distance of 5.08 feet;

Thence N 25° 07' 54" W along said land 90 feet more or less to Lot 22 as shown on a plan entitled "Presumpscot River Place Phase III Subdivision Plan Portland, Maine" dated 12-04-01 by Titcomb Associates and recorded in Plan Book 202 Page 650 (hereinafter referred to as said "Plan");

Thence N 64° 52' 08" E along said lot 52 feet more or less;

Thence northeasterly continuing along said lot and along a curve concave to the left having a radius of 145.00 feet an arc distance of 57.71 feet, said curve having a chord which bears N 53° 28' 02" E a distance of 57.33 feet;

Thence N 42° 03' 55" E along said lot a distance of 241.59 feet to the southwesterly sideline of Hope Avenue;

Thence southeasterly along said sideline and along a curve concave to the left having a radius of 480.00 feet an arc distance of 54.43 feet, said curve having a chord which bears S 51° 45' 05" E a distance of 54.40 feet;

Thence S 55° 00' 00" E a long said sideline a distance of 24.82 feet to said northwesterly sideline of Curtis Road;

Thence S 32° 05' 53" W along said sideline a distance of 189.71 feet;



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life * www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

November 8, 2007

Ernest Galli
63 Morning Street
Portland, Maine 04101

RE: Single Family Application for 186 Curtis Road, (#2007-0186)

Dear Mr. Galli:

Recently I visited property owned by you in response to your application to build a single family house. Upon review of the site plan you submitted, the City's Planning Division has the following comments:

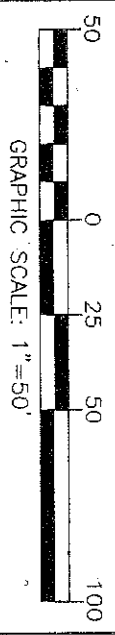
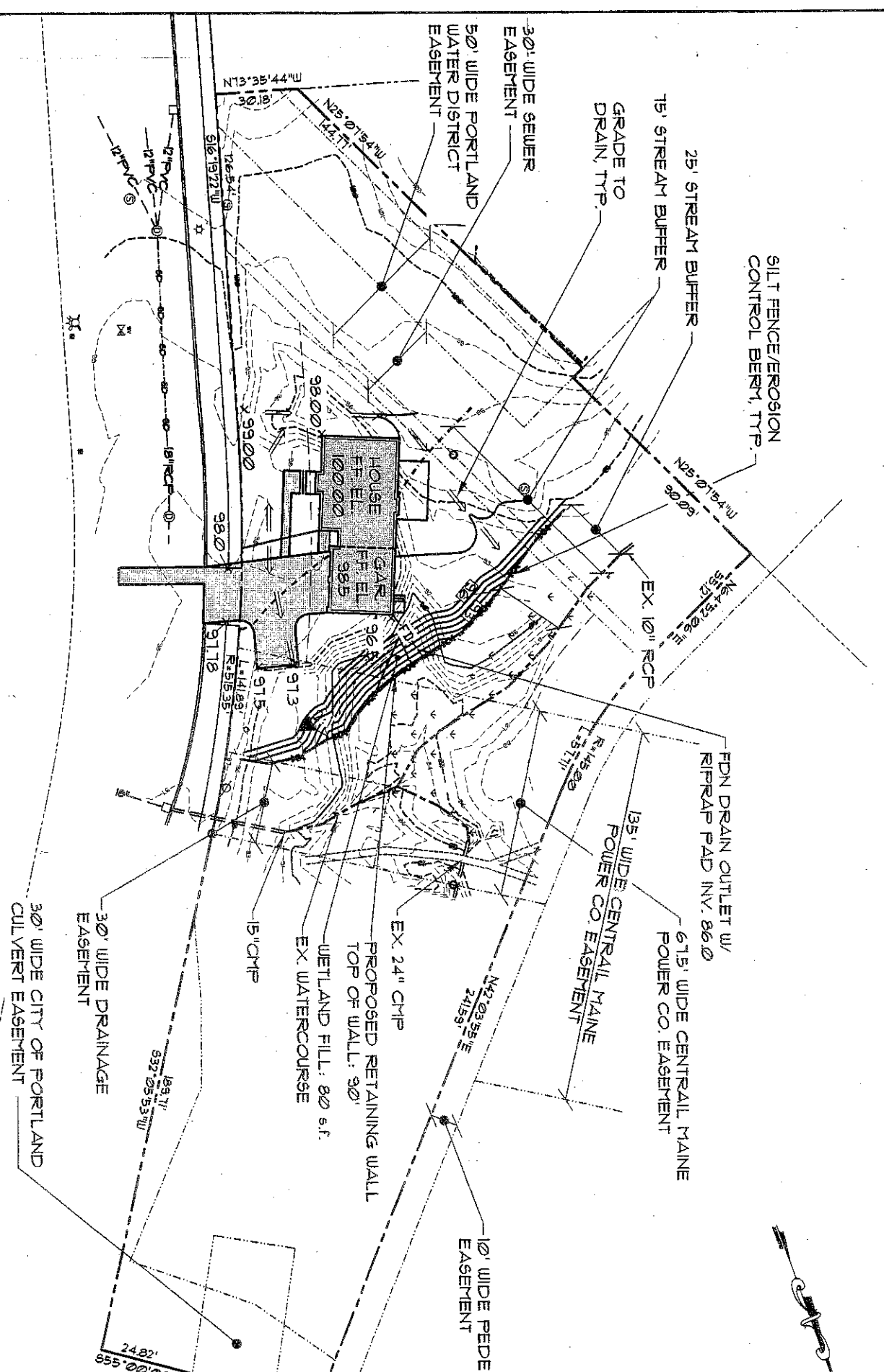
1. During my site visit there appeared to be wetlands located on your property. Due to the environmental impacts, the City will need confirmation that this development can be permitted by the Maine Department of Environmental Protection. There are specific guidelines that relate to wetland filling and alterations, therefore copies of all approvals from the DEP are requested.
2. Please include all wetland delineation information on your site plan. Also, please show the areas of wetland impact including the total square footage of wetland loss.
3. More erosion control measures need to be added to the western half of the site, along the Portland Water District Easement.
4. As stated in note 3 of your survey, the alteration or rerouting of a drainage course requires the plan to be reviewed by the planning staff as a minor site plan, and must include a stamped professionally engineered plan with calculations for drainage discharge, channel sizing, and location.

Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,

Philip DiPierro
Development Review Coordinator

cc: Barbara Barhydt, Development Review Services Manager



SITE PLAN

DATE: JANUARY 30, 2008

PROJECT: 07196

ERNEST GALLI
 PORTLAND, MAINE
 CURTIS ROAD
 PORTLAND, MAINE

CSK-5



380 U.S. Route One
Falmouth, Maine 04105
Tel: (207) 781-5242
Fax: (207) 781-4245

FAX MEMORANDUM

TO: Phil DiRienno
FAX #: 756-8258
FROM: Jody Cady
DATE: 12/10/07
RE: CURTIS ROAD
FILE: 07196

of Pages (including this one): 2

Phil, here are the calculations
that should have been included.

Thanks for your help!

Jody

Curtis Road

Project Description

Friction Method Manning Formula
 Solve For Discharge

Input Data

Roughness Coefficient	0.069	
Channel Slope	0.16000	ft/ft
Normal Depth	1.00	ft
Left Side Slope	3.00	ft/R (H:V)
Right Side Slope	3.00	ft/ft (H:V)
Bottom Width	2.00	ft

Results

Discharge	30.66	ft ³ /s
Flow Area	5.00	ft ²
Wetted Perimeter	8.32	ft
Top Width	8.00	ft
Critical Depth	1.17	ft
Critical Slope	0.08207	ft/ft
Velocity	6.13	ft/s
Velocity Head	0.58	ft
Specific Energy	1.58	ft
Froude Number	1.37	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.00	ft
Critical Depth	1.17	ft
Channel Slope	0.16000	ft/ft
Critical Slope	0.08207	ft/ft



380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

December 5, 2007
File: 07196

Mr. Philip DiPierro
Development Review Coordinator
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RE: SINGLE FAMILY APPLICATION FOR 186 CURTIS ROAD (#2007-0186)

Dear Mr. DiPierro:

Enclosed is a revised plan of 186 Curtis Road. We have mapped the wetlands and shown the impacts on the drawing. We have sent the plan and the attached letter to the Maine DEP to ensure a permit is not needed. As soon as we receive a response we will forward it to your attention.

We have added some of the subdivision notes to the plan to ensure they are complied with during construction.

Additional erosion control berm has been added to the west side of the site.

We have shown a rip rap ditch along the east side to convey the water between the existing culverts. Attached are calculations showing the capacity of the ditch far exceeds the capacity of the up steam pipe.

I trust this addresses your concerns. Please contact me with any questions or comments you may have.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Thomas S. Greer". The signature is written in a cursive style with a large, prominent "T" and "G".

Thomas S. Greer, P.E.

Enclosures
TSG/rlo

Cc: Ernie Galli



380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

December 5, 2007
File: 07196

Ms. Linda Kokemuller
MAINE DEP
312 Canco Road
Portland, ME 04103

RE: SINGLE FAMILY APPLICATION FOR 186 CURTIS ROAD (#2007-0186)

Dear Linda,

Enclosed is a minor site plan for a single family home to be located at 186 Curtis Road in Portland. The City of Portland has asked us to confirm if a permit for 1,789 sq ft of impact is required. We are rip rapping the ditch between the two culverts.

Please note that we have minimized the impact by keeping the home located at the front setback.

It appears to me that this project qualifies for the 4,360 sq ft exemption. Please send a written response to me and to:

Mr. Philip DiPierro
Development Review Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Thanks for your help.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink that reads "Thomas S. Greer". The signature is written in a cursive style with a large initial "T".

Thomas S. Greer, P.E.

Enclosures
TSG/rlo

Cc: Ernie Galli
Philip DiPierro

From: "Richardson, Marybeth" <Marybeth.Richardson@maine.gov>
To: "Michael Farmer" <Mfarmer@portlandmaine.gov>, "Maclaine, John" <John.Maclaine@maine.gov>
Date: 12/13/2007 1:17:43 PM
Subject: RE: 186 Curtis Rd., Portland - Single Family House Lot

I sent Tom Greer an e-mail yesterday stating that based on the information he provided, the proposed wetland alteration would be exempt from NRPA review. I spoke with Tom about it before I sent the e-mail asking if the wetland met the definition of a "stream" and he said no, but it sounds like the area needs to be looked at. If it meets the DEP stream definition then the e-mail I sent doesn't apply and NRPA permitting would be necessary.

Marybeth Richardson
Division of Land Resource Regulation
Bureau of Land and Water Quality
phone (207) 822.6335
fax (207) 822.6303
marybeth.richardson@maine.gov

-----Original Message-----

From: Michael Farmer [mailto:Mfarmer@portlandmaine.gov]
Sent: Thursday, December 13, 2007 1:08 PM
To: Maclaine, John; Richardson, Marybeth
Cc: Philip DiPierro
Subject: 186 Curtis Rd., Portland - Single Family House Lot

I reviewed a site plan for the above named house lot on behalf of the Portland Department of Public Works. Pinkham & Greer Consulting Engineers submitted a letter (dated Dec. 5, 2007 and addressed to Linda Kokemuller) to DEP regarding this project. The letter indicates that 1,789 square feet of wetland impact would occur as a result of the project and requests that DEP "confirm if a permit ... is required."

I am not an expert on the NRPA regulations. But, I did visit the site and it appears to me that that the project would involve altering a stream or filling in a stream bank wetland, or both. When you review the Pinkham & Greer letter, could you inspect the site to determine if the project would involve a stream alteration or filling in a stream bank wetland? I trust that DEP will make the correct determination regarding the applicable regulations and apply them to this project.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

CC: "Philip DiPierro " <PD@portlandmaine.gov>



380 U.S. Route One
Falmouth, Maine 04105
Tel: (207) 781-5242
Fax: (207) 781-4245

FAX MEMORANDUM

TO: PHIL DIPIERRO
FAX #: 756-8258
FROM: JODY CADY
DATE: 12/12/07
RE: CURTIS ROAD
FILE: 07196

of Pages (including this one): 2

attached is the response from DEP
for Ernie Galle's lot on Curtis Road

cc Ernie Galle

From: Richardson, Marybeth [mailto:Marybeth.Richardson@maine.gov]
Sent: Wednesday, December 12, 2007 9:09 AM
To: Tom Greer
Subject: Curtis Road project, Portland

Hi Tom:

Based on the information you provided (letter and attachments dated December 5, 2007), and a search of our significant wildlife habitat database, it appears that the proposed wetland alteration would be exempt from review under the Natural Resources Protection Act.

Marybeth Richardson
Division of Land Resource Regulation
Bureau of Land and Water Quality
phone (207) 822.6335
fax (207) 822.6303
marybeth.richardson@maine.gov

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

2007-0074

Application I. D. Number

4/30/2007

Application Date

Single Family

Project Name/Description

Galli, Ernest
Applicant

939-4131

Philip Dipierro

63 Morning St , Portland , ME 04101
Applicant's Mailing Address

Mike Skurka
Consultant/Agent

Curtis Rd , Portland, Maine
Address of Proposed Site

Agent Ph: (207)650-6938 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

389 G003001
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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/30/2007

DRC Approval Status:

Reviewer _____

- 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 _____



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mike Skurka
18 Marston Street
Falmouth, Maine 04105

May 7, 2007

RE: Application for Curtis Road, (#2007-0074)

Dear Mr. Skurka:

I am writing in response to your recent application to build a single family house. Your application is missing several important site plan requirements, therefore I have enclosed the single family site plan check list for you to use as a guide. Upon review of the site plan you submitted, the City's Planning Division has the following comments:

1. Please add the existing and proposed grade changes in topography (contours) to your site plan.
2. Please add erosion control/silt fence to the site plan.
3. Please note the finish floor elevation of the proposed house and garage.
4. Please show the location of all utilities to the house, including the type of pipe used for the sewer and foundation drain. As required by Public Works, the sewer lead must be a gravity line from the sewer main to the property line. Please show this on the site plan.
5. Please show the outlet location for the foundation perimeter drain. Be advised that the developments surface and subsurface drainage runoff must not negatively impact your abutters.
6. Please add 2 street trees (required for single family development, to be installed along the street frontage of the property) to your site plan.

Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,

Philip DiPierro
Development Review Coordinator

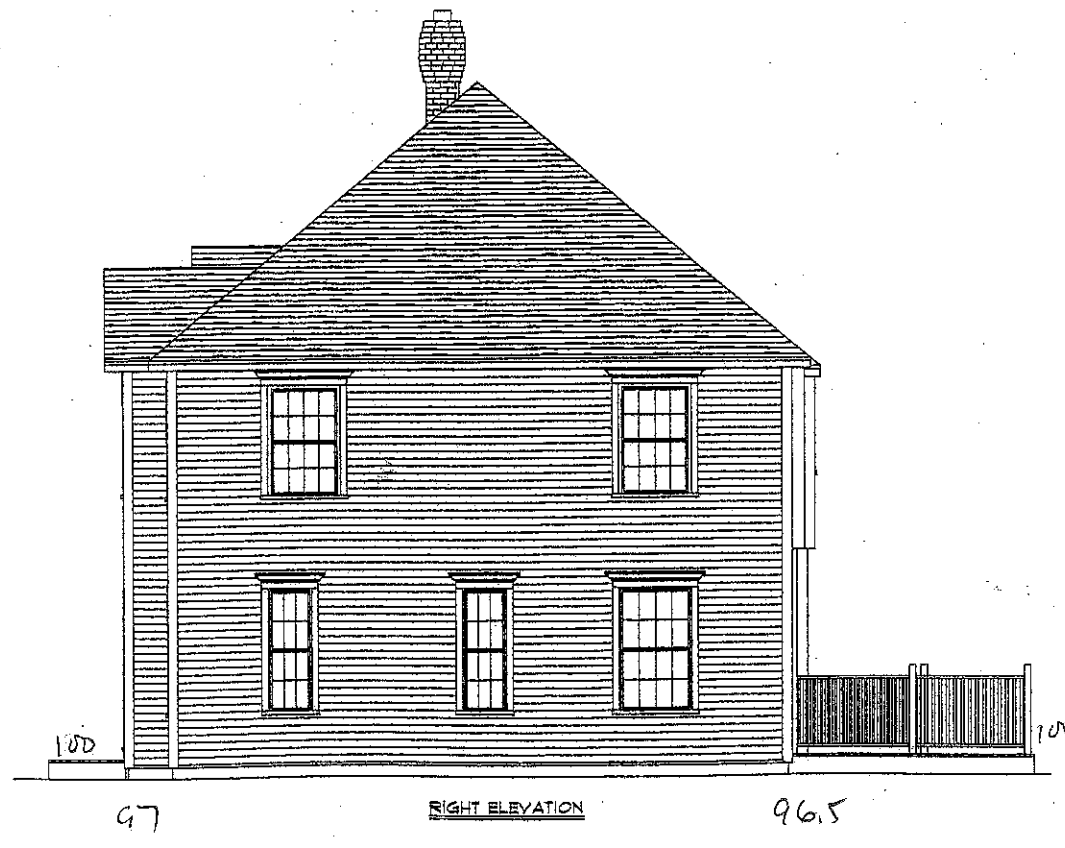
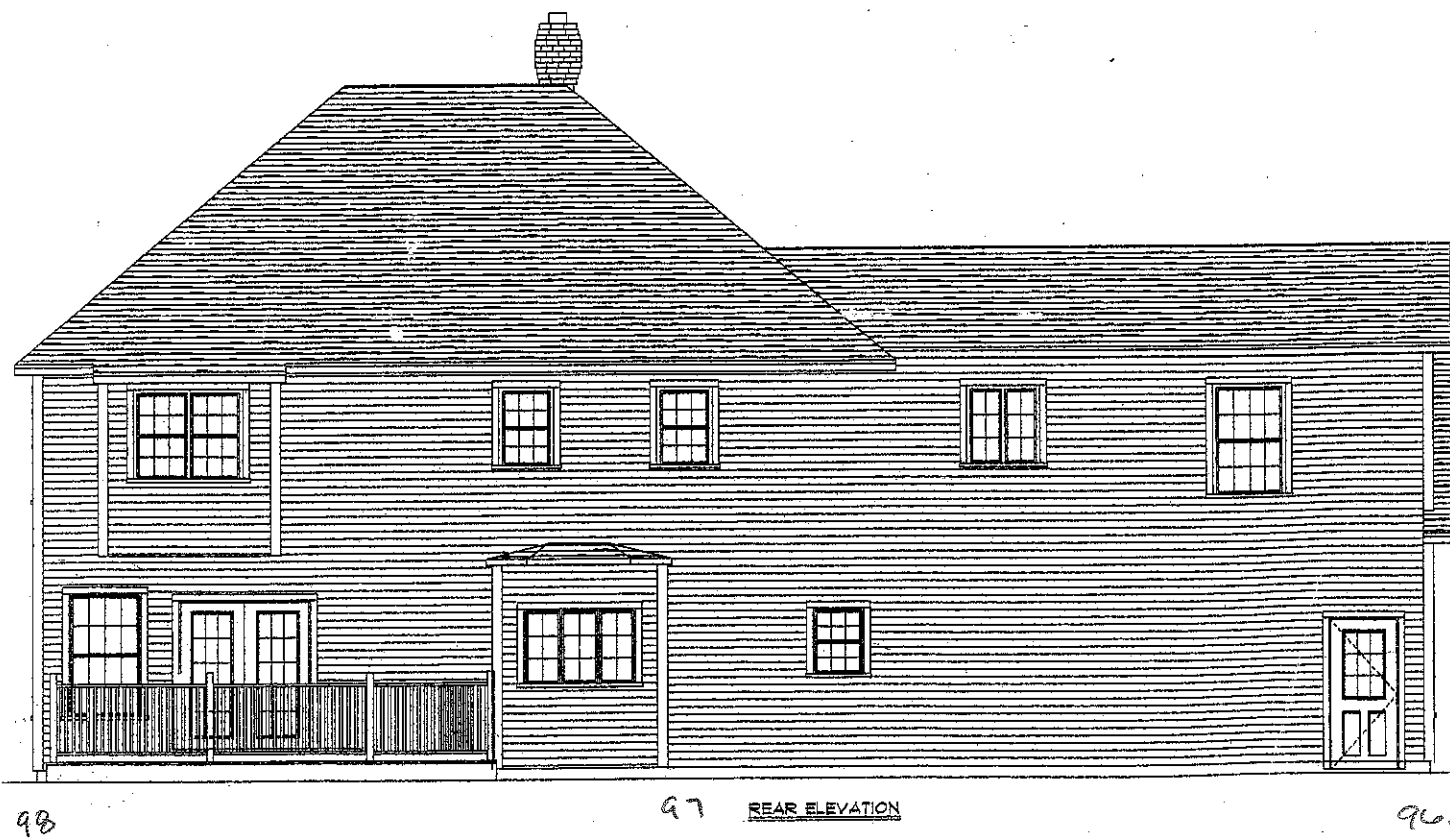
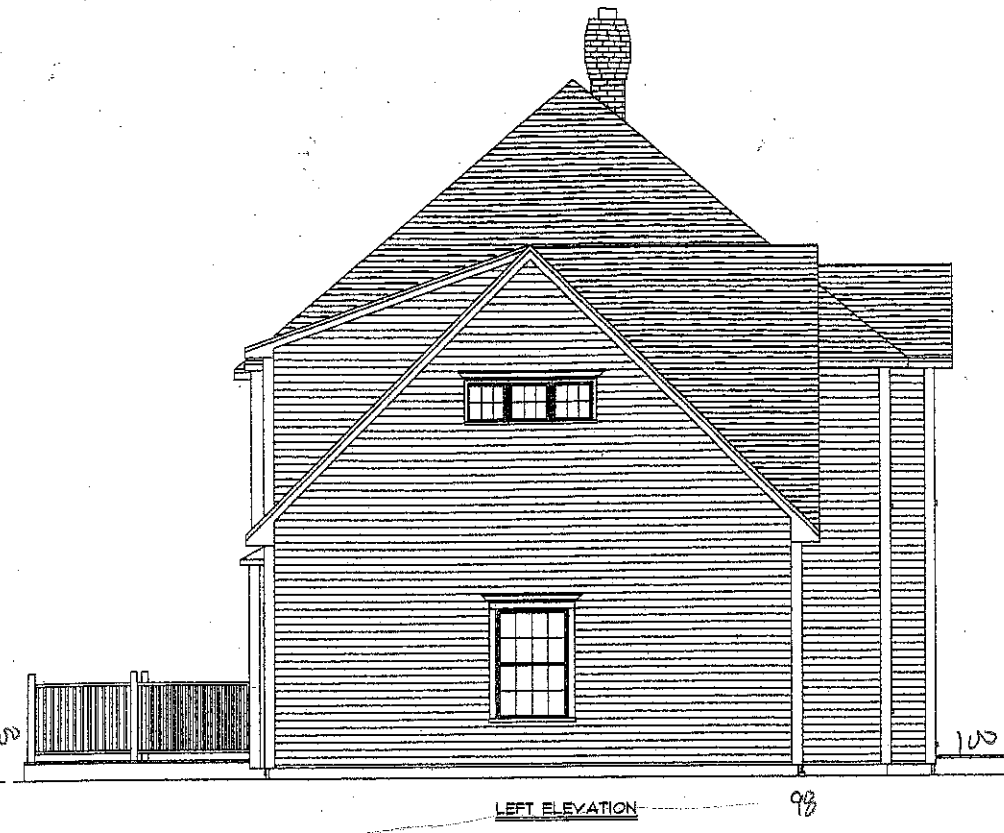
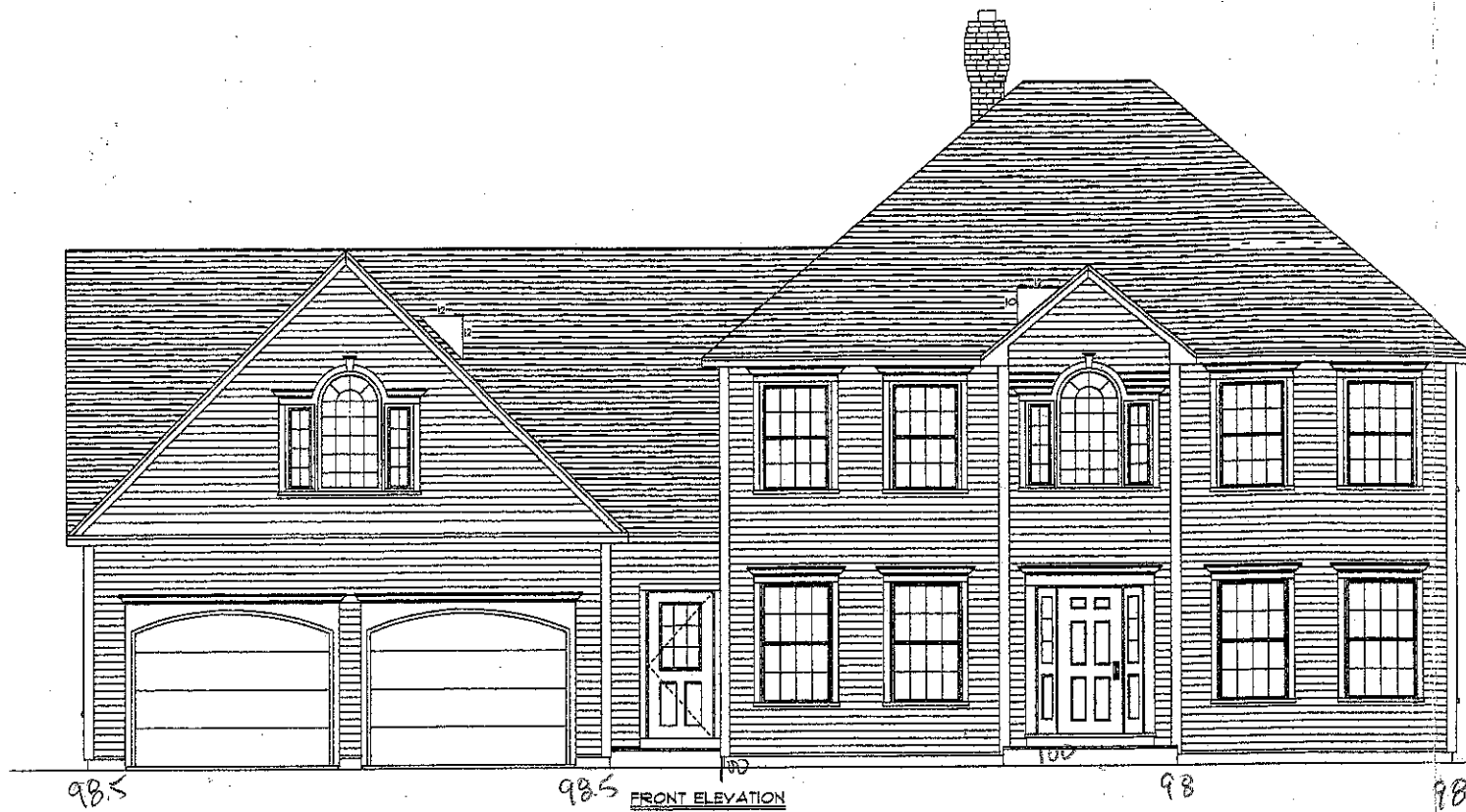
cc: Barbara Barhydt, Development Review Services Manager

SINGLE FAMILY SITE PLAN CHECKLIST

For applicants, developers, owners, contractors:

The following items need to be included on your site plan for single-family building permit applications:

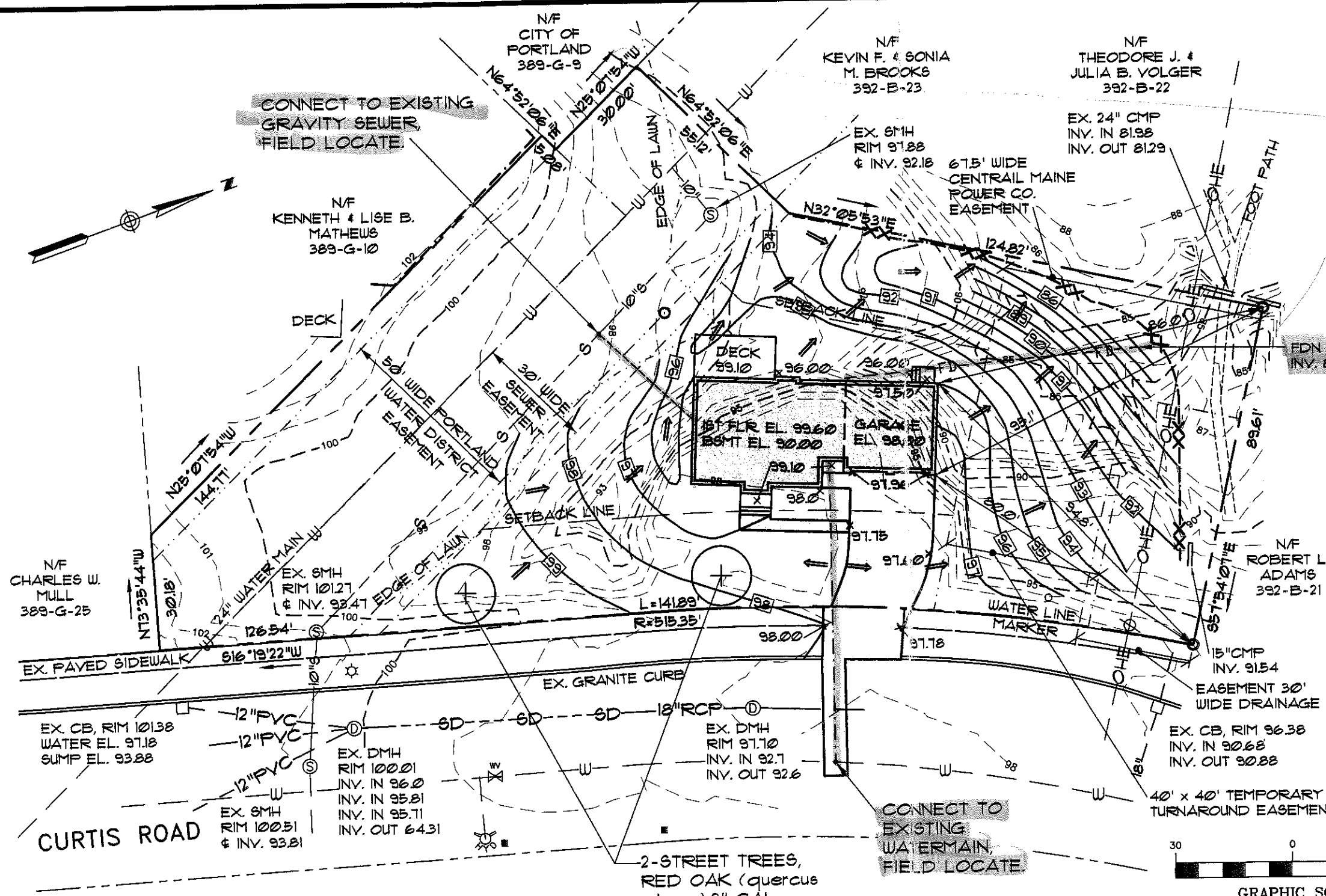
1	Stamped boundary survey
2	Scaled plans ($\geq 1" = 20'$) on paper ($\geq 11' \times 17''$)
3	Building/structure(s) shown
4	Existing and proposed grades (contours) shown
5	Silt fence (erosion control) shown
6	Driveway/parking spaces locations shown
7	Proposed utilities shown
8	Two proposed street trees shown (required)
9	Finish floor or sill elevation
10	Outlet for the Perimeter Drain



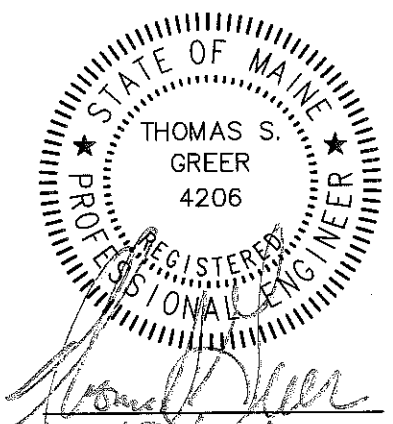
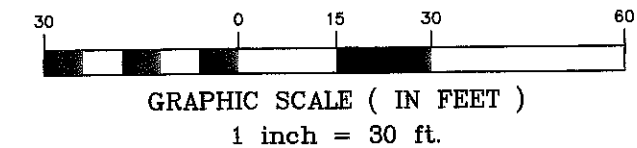
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. DESIGN BUILD ASS., A PALAZZA DRAFTING, ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:
GALI
RESIDENCE

DATE: 1/4/2009
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: — OF —



LEGEND	
EXISTING	
---	PROPERTY LINE
---	BUILDING SETBACK
---	ABUTTERS PROPERTY
---	EASEMENT
---	EDGE OF PAVEMENT
---	CONTOURS
---	CURB
S	SANITARY SEWER
W	WATER LINE
SD	STORM DRAIN
OHE	OVERHEAD WIRES
□	CATCH BASIN
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊗	IRON PIPE
⊗	GATE VALVE
⊗	HYDRANT
⊗	LIGHT POLE
PROPOSED	
---	EDGE OF PAVEMENT
---	CONTOURS
---	BUILDING
---	HOUSE SERVICE, SEWER
---	HOUSE SERVICE, WATER
---	FOUNDATION DRAIN
x 91.5	SPOT GRADE
---	PATH OF SURFACE DRAINAGE
---	SILT FENCE



GENERAL NOTES:

- OWNER OF RECORD: ERNEST GALLI, 63 MORNING STREET, PORTLAND, MAINE TAX MAP 389 BLOCK G LOT 3.
- AREA: 26,681 sq.ft. 0.61 acres
- ZONE: RESIDENTIAL, R2.
- FOUNDATION TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE
- TOPOGRAPHY & BOUNDARY: OWEN HASKELL ASSOC., PORTLAND, MAINE
- EROSION CONTROL MESH TO BE INSTALLED ON ALL SLOPES THAT ARE 3:1 OR GREATER LOAM & SEED AS SOON AS POSSIBLE.
- REBUILD EX. SIDEWALK AS REQ'D TO INSTALL DRIVEWAY.

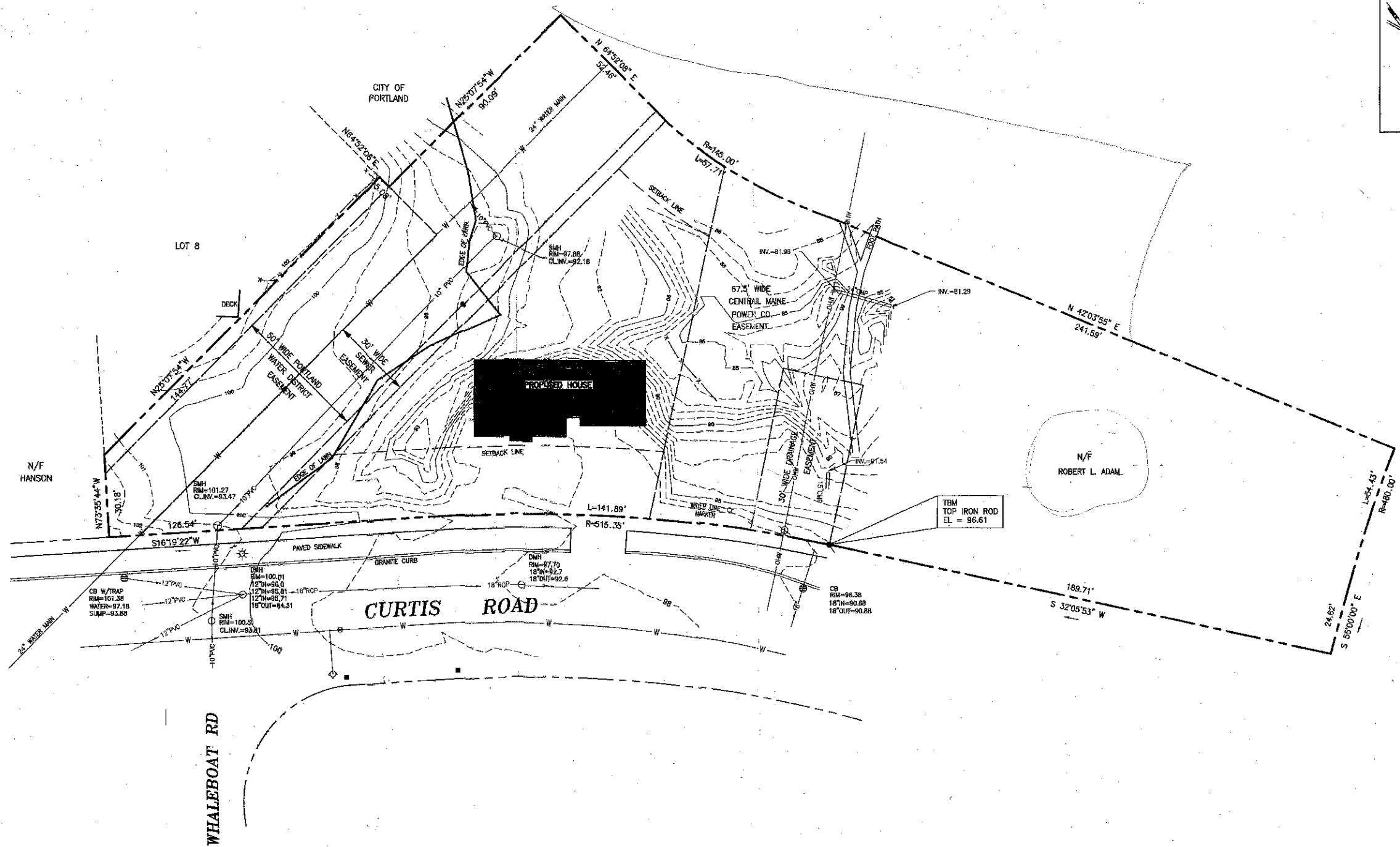
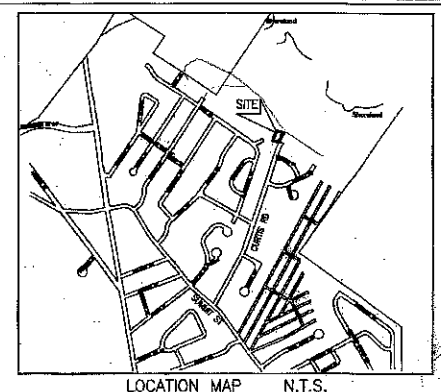
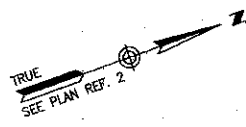
SITE PLAN

GALLI RESIDENCE
CURTIS ROAD, PORTLAND, ME

SCALE: 1"=30'
DATE: OCTOBER 9, 2007
DESG BY: TSG
PROJECT: 07196

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

01



- LEGEND:**
- WATER VALVE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SILT FENCE
 - CURB
 - EXISTING 1' CONTOUR
 - PROPOSED CONTOUR

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

NOTES

1. OWNER OF RECORD: ERNEST GALLI
63 MORNING STREET, PORTLAND, MAINE
TAX MAP 389 BLOCK G LOT 3. 23843/21
2. PROPERTY IS LOCATED IN THE R2 ZONE.
3. ANY ALTERATION OF A DRAINAGE COURSE, OR REROUTING WILL REQUIRE THE PLAN TO BE REVIEWED BY THE PLANNING STAFF AS A MINOR SITE PLAN AND WILL REQUIRE A STAMPED PROFESSIONAL ENGINEERED PLAN AND CALCULATIONS FOR DRAINAGE DISCHARGE, CHANNEL SIZING, AND LOCATION.
4. BENCHMARK BONNET BOLT ON HYDRANT CORNER OF ABBY LANE & CURTIS ROAD-CITY DATUM ELEVATION 139.45'
5. PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD SURVEYS BY OWEN HASKELL, INC. AND PLAN REFERENCE 3.

PLAN REFERENCE

1. PROPOSED GRADING AND FILL PLAN AT CURTIS RD., PORTLAND, MAINE MADE FOR BOB ADAM BY OWEN HASKELL, INC. DATED 8-10-99.
2. PRESUMPSCOT RIVER PLACE AMENDED RECORDING PLAT THE TEAL COMPANY, BY LAND USE CONSULTANTS DATED MAY 10, 1988, REVISED 2-15-84, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 141 PAGE 42.
3. PRESUMPSCOT RIVER PLACE PHASE III - SUBDIVISION PLAN MADE FOR ROBERT ADAMS AND BURT WOLF, BY TITCOMB ASSOCIATES DATED 12-04-01, REVISED 10-21-02, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 202 PAGE 650.



TOPOGRAPHIC SURVEY
ON
CURTIS ROAD, PORTLAND, MAINE
MADE FOR
ERNEST GALLI
63 MORNING STREET, PORTLAND, MAINE

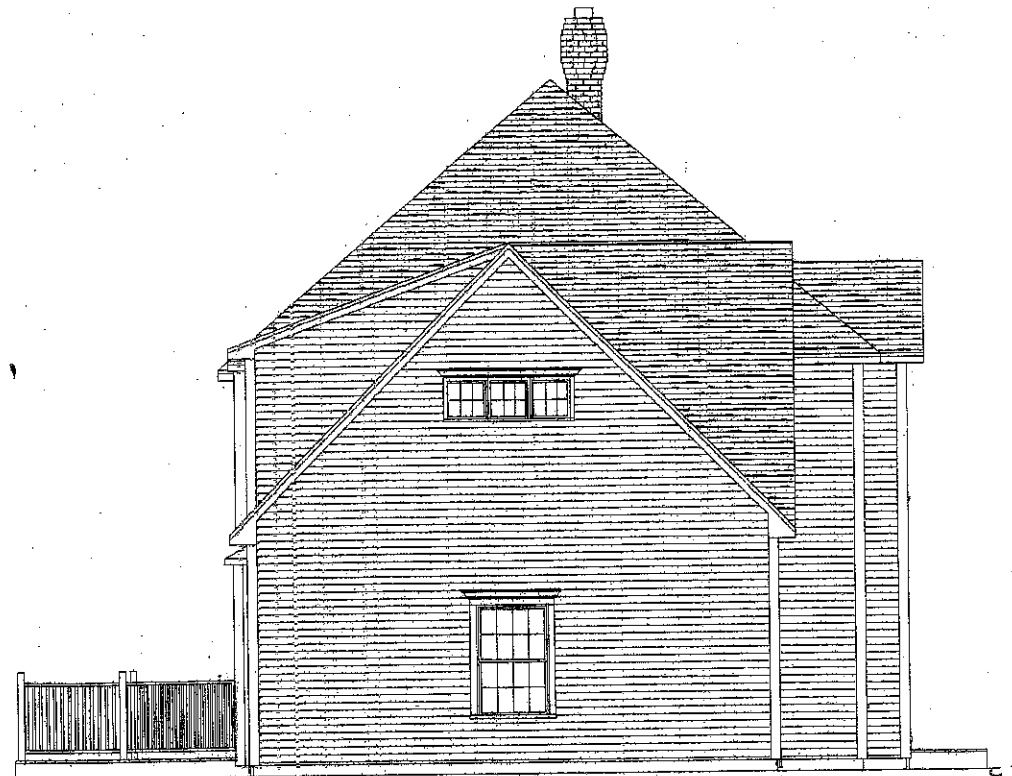
OWEN HASKELL, INC.
16 CABOT ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	ECB	Date	Job No.
Trace By	RWC	SEPTEMBER 10, 2007	2007-189
Check By	JMW	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1



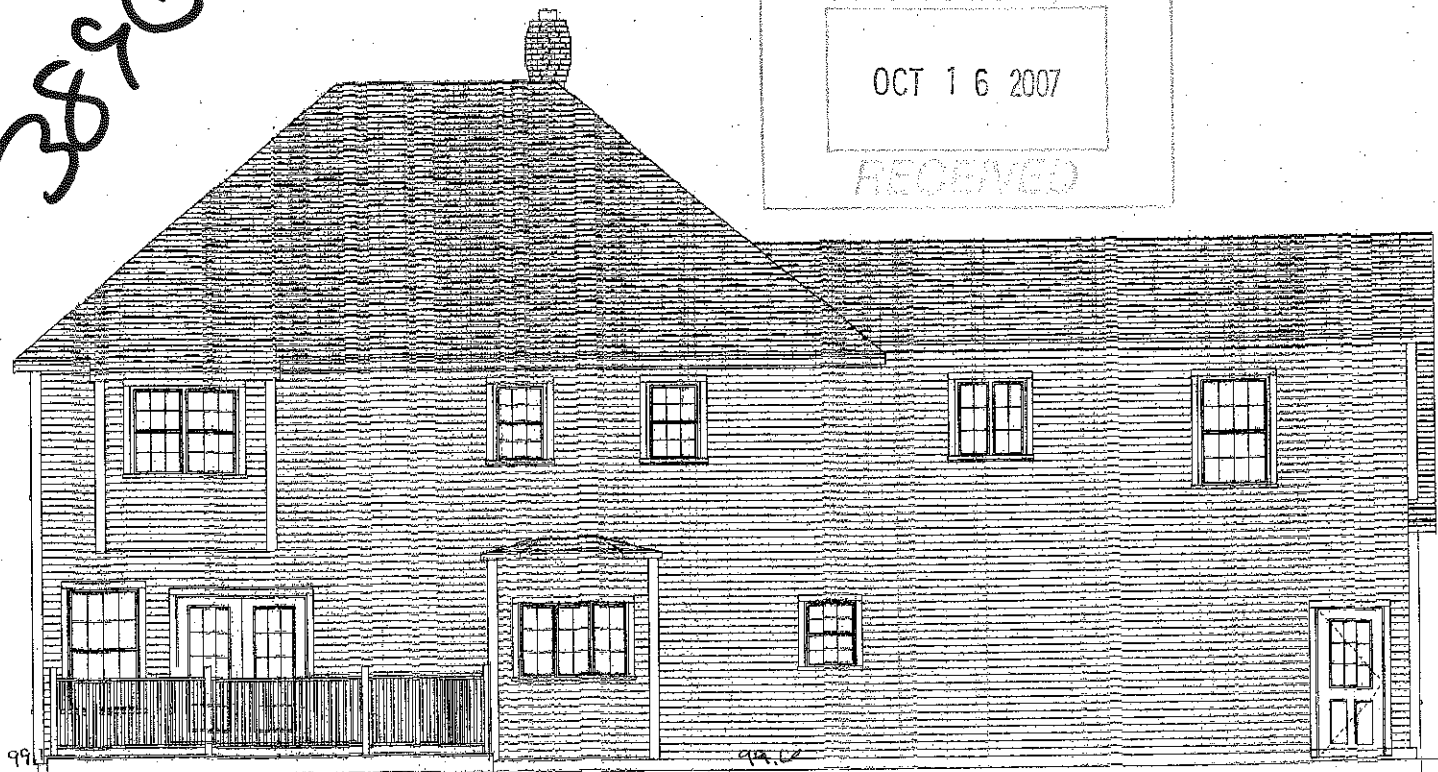
FRONT ELEVATION

97



LEFT ELEVATION

98

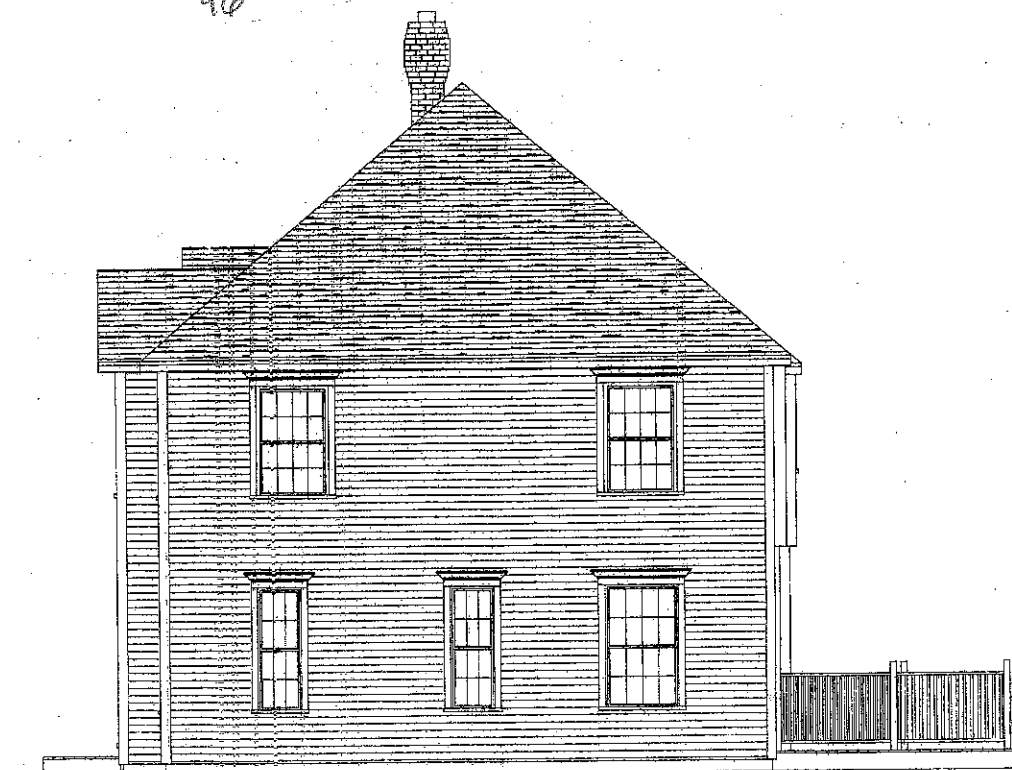


REAR ELEVATION

99

3'
96

96



RIGHT ELEVATION

97

96

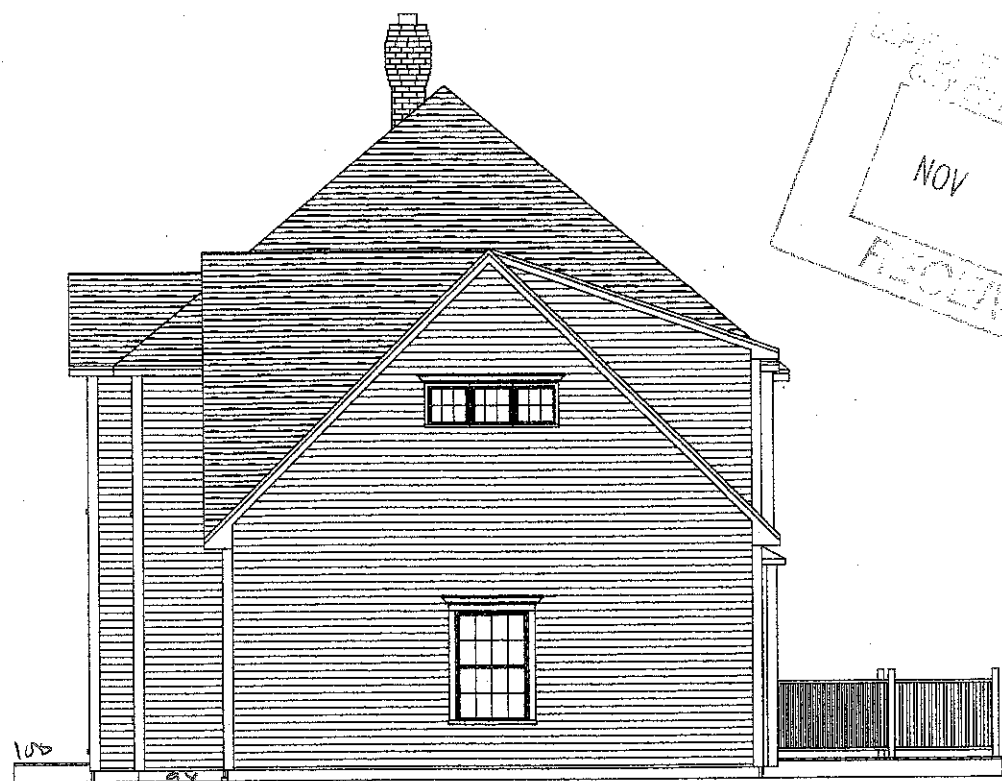
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 16 2007
RECEIVED

38963

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DATE:	11/20/08
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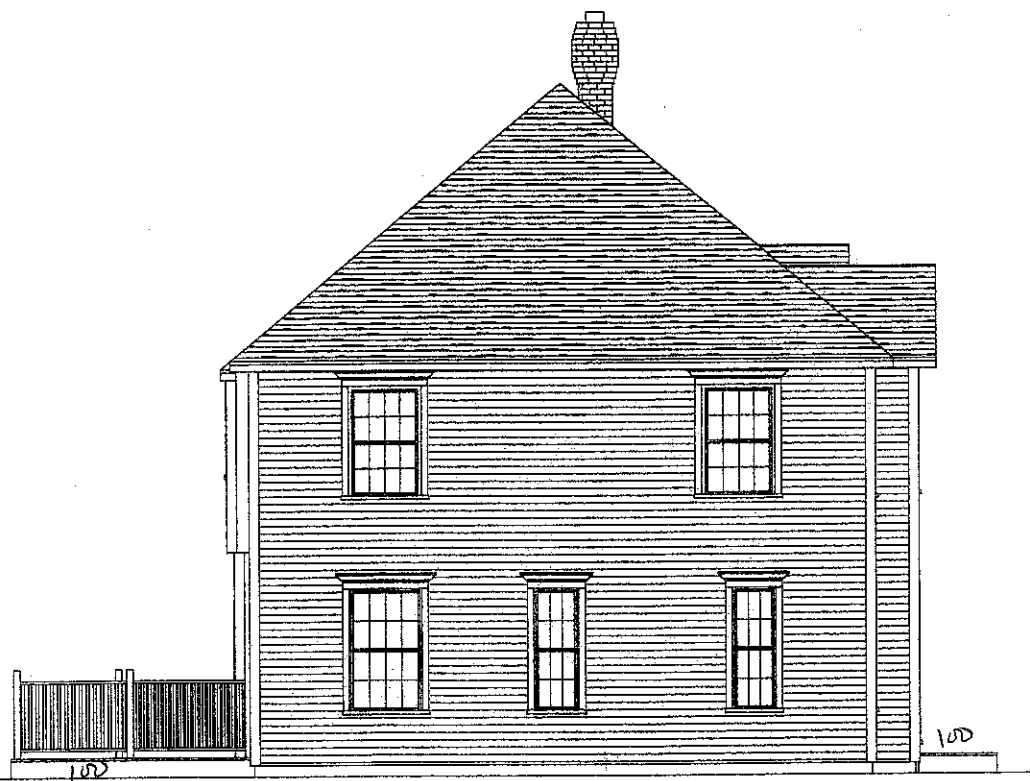


97.5 RIGHT ELEVATION 96.5

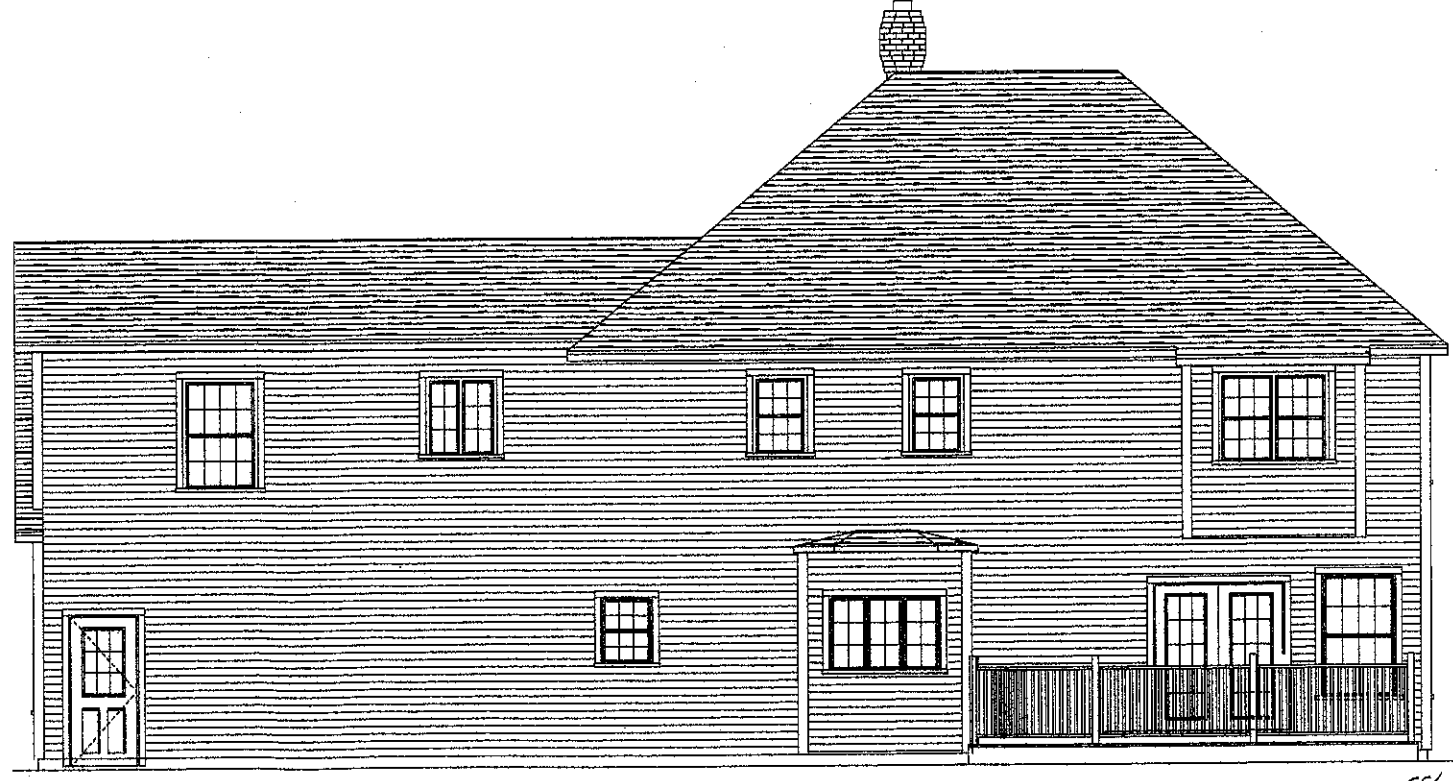
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L.P. PALANZA ARCHITECTURE & ENGINEERING, INC.
CITY CENTER BUILDING, ME



98 FRONT ELEVATION 97.5



98 LEFT ELEVATION 98



96.5 REAR ELEVATION 98

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PROJECT NAME:
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RESIDENCE

DATE: 11/4/2009
SCALE: AS NOTED
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