

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

2002-0132  
Application I. D. Number

05/31/2002  
Application Date

73 Roaring Brook  
Project Name/Description

Galli Gilbert P & Jo-ann T Jts  
Applicant

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

Back Bay Boundary Inc.  
Consultant/Agent

Applicant Ph: (206) 773-1828 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  Other (specify) \_\_\_\_\_

Manufacturing  Warehouse/Distribution  Parking Lot

1993 sq.ft. 10,000 sq. ft.  
Proposed Building square Feet or # of Units Acreage of Site

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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 06/07/2002

Reviewer Jay Reynolds  Denied

DRC Approval Status:  Approved  Approved w/Conditions See Attached

Approval Date 07/03/2002 Approval Expiration 07/03/2003 Extension to \_\_\_\_\_ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 07/03/2002 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 \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_

Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ Conditions (See Attached) \_\_\_\_\_ expiration date

Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

Final Inspection \_\_\_\_\_ date \_\_\_\_\_

Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date

Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ signature \_\_\_\_\_

Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_

CITY OF PORTLAND, MAINE  
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ADDENDUM

2002-0132

Application I. D. Number

05/31/2002

Application Date

73 Roaring Brook

Project Name/Description

Galli Gilbert P & Jo-ann T Jts

Applicant

63 Morning St, Portland, ME 04101

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Consultant/Agent

Applicant Ph: (206) 773-1828

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

73 - 73 Roaring Brook Rd, Portland, Maine

Address of Proposed Site

397 D003001

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 73 ROARING BROOK RD., 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 A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 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.

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Application Date

73 Roaring Brook  
Project Name/Description

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Galli Gilbert P & Jo-ann T Jts  
Applicant

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

Back Bay Boundary Inc.  
Consultant/Agent

Applicant Ph: (206) 773-1828  
Applicant or Agent Daytime Telephone, Fax

Agent Fax:

73 - 73 Roaring Brook Rd, Portland, Maine  
Address of Proposed Site

397 D003001  
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) \_\_\_\_\_

1993 sq.ft.  
Proposed Building square Feet or # of Units

10,000 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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 06/07/2002

**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**

- \* 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 \_\_\_\_\_ amount \_\_\_\_\_ signature \_\_\_\_\_
  - Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ expiration date \_\_\_\_\_
  - Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
  - Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
  - Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
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  - Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ signature \_\_\_\_\_
  - Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

*Handwritten notes in blue ink:*

- 679
- lots visit for drainage
- 678
- 627
- 624
- Visited site w/ new plan
- Prop. contours don't meet
- Utilities
- Grading doesn't work very well
- with landscaping proposed
- Called 627
- Bob Greer
- 628
- Going to install 60
- And put utilities on
- Revised plan

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: August 11, 2003  
RE: C. of O. for #73 Roaring Brook Road  
Lead CBL (397D003); Id# (2002-0132)

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After visiting #73 Roaring Brook Road, 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

File: O:\drc\roaringbrook73a.doc