

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

2005-0168
Application I. D. Number

7/22/2005
Application Date

Daggett Street 2 Lot Subdivision
Project Name/Description

Chase Custom Homes & Finance Inc
Applicant

1 Percy Hawkes Rd , Windham , ME 04062
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 892-2700 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

13 - 13 Daggett St , Portland, Maine
Address of Proposed Site

409 E033001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R3

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision # of lots <u>2</u> | <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 Pla \$1,050.00 Subdivision _____ Engineer Review _____ Date 7/22/2005

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

- | | | | |
|---|----------------------|--|-----------------------|
| <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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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 Site Plan Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address of Proposed Development: 13 Daggett Street		Zone: R-3
Total Square Footage of Proposed Structure:		Square Footage of Lot: 7,500 s.f.
Tax Assessor's Chart, Block & Lot: Chart# 409 Block# 33,34,32 Lot#	Property owner's mailing address: Chase Custom Homes & Finance 1 Percy Hawkes Drive Windham, ME 04062	Telephone #: 207-892-2700
Consultant/Agent, mailing address, phone # & contact person: Thomas S. Greer, P.E. Pinkham & Greer Consulting Engineers, Inc. 170 US Route One Falmouth, ME 04105 207-781-5242	Applicant's name, mailing address, telephone #/Fax#/Pager#: John Chase Chase Custom Homes & Finance 1 Percy Hawkes Drive Windham, ME 04062 207-892-2700	Project name: Daggett Street
<p>Proposed Development (check all that apply)</p> <p> <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots <u>2</u> (\$25.00 per lot) \$ <u>550.00</u> <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____ </p> <p>Major Development (more than 10,000 sq. ft.)</p> <p> <input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Minor Site Plan Review</p> <p> <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Plan Amendments</p> <p> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00) </p>		
- Please see next page -		

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

John Chase Chase Custom Homes & Finance 1 Percy Hawkes Drive Windham, ME 04062
207-892-2700

Submittals shall include (9) separate folded packets of the following:

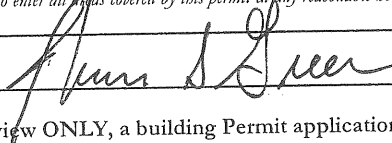
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/ her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date:

7/19/03

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

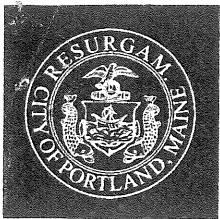
A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



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

August 29, 2005

John Chase
Chase Custom Homes and Finance
1 Percy Hawkes Drive
Windham, ME 04062

RE: Proposed Daggett Street Subdivision
Application ID #2005-0168

Dear Mr. Chase:

The Planning Division has received the above referenced application for a 3-lot subdivision in the vicinity of 13 Daggett Street. Planning Division staff has conducted a preliminary review of the materials you have submitted to date and the application has been found significantly incomplete.

Please be advised that substantive staff review cannot begin and required Planning Board meetings cannot be scheduled until the application has been made substantially complete. Missing items include, but are not limited to:

1. A standard boundary survey, signed and stamped by a licensed surveyor,
2. Detailed engineering plans, including stormwater analysis, utility connections, and other required submissions as listed in the City's subdivision ordinance, stamped by a licensed P.E.,
3. General project narrative,
4. Evidence of Right, Title, and Interest in the subject property such as a deed or purchase and sale agreement,
5. Landscape plans including existing and proposed conditions, fencing and screening, and a tree save plan,
6. Streetscape plans to City standards,
7. Street Lighting Plans,
8. Location of fire hydrants, existing and proposed,
9. Letters from the Department of Public Works and the Portland Water District citing adequate sewer and water capacity respectively,
10. A wetland delineation or letter stating that no wetlands exist prepared by a certified wetland biologist,

11. A geotechnical analysis and description of any blasting that may be required for the proposed project.

Attached you will find a checklist of required submittals for your convenience.

Unfortunately, it is not possible to provide you with a comprehensive set of review comments at this time, based on the current record. However, staff's preliminary read of your plans did result in a number of observations / comments as follows:

1. 3-Lot Subdivision

The two lots which would be established by the proposed division of land appear to be part of a parent parcel, originally in the name of Andrew Deforte. The Adjacent Hutchins property was divided from the parent parcel in December of 2003. Since that division took place within a 5-year period from the current proposal, the proposed subdivision must be considered a 3-lot subdivision.

2. Right, Title, and Interest

Proposed lot 1 appears to be held, still, by Andrew Deforte. Planning Division staff will consult with Corporation Counsel to determine whether the application will require the signature of Mr. Deforte as co-applicant.

3. Non-Accepted City Street

The existing built portion of Daggett Street is not an accepted City Street. As per §14-403 (a) of the land use code, the proposed subdivision will require that the whole of Daggett Street meet all of the minimum requirements for street improvements as defined in §14-47.

4. Street Build-Out Required

As per §14-403(b), development of any given lot shall require that the full frontage of that lot be developed to City standards.

5. Grading

The plans should be revised to show the proposed post-development grading condition, including maximum finished floor elevations, on a lot-by-lot basis.

6. City Street

No design materials have been submitted for the proposed City Street. The applicant shall present a complete street plan to City Standards including typicals, cross-sections, engineering, and streetscape plans. A hammerhead turn-around should be provided at the end of the street. The applicant should consult with §14-498, Technical and Design Standards for Subdivisions as well as the City of Portland Technical and Design Standards Manual, available at the Department of Public Works.

As per comments 2 and 3, above, the applicant must demonstrate that Daggett Street will be build to City standards, to be accepted by City Council, from its intersection with Huntington Avenue to its terminus.

7. Street Opening Fees

The applicant should contact Carroll Merritt at the Department of Public Works Engineering Division at 874-8822 for a summary of applicable fees.

8. Electric Utilities

As per the subdivision ordinance, electric utilities in all subdivisions must be underground and incorporated into the underground utility plan.

If you have any questions, please do not hesitate to contact me by phone at 756-8083 or by email at ebm@portlandmaine.gov. I look forward to receiving your submissions and to assisting you with the public review process.

Best regards,



Ethan Boxer-Macomber
Planner

CC: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office

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Applicant's Mailing Address

Daggett Street 2 Lot Subdivision
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 892-2700 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

13 - 13 Daggett St , Portland, Maine
Address of Proposed Site
409 E033001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R3**

Check Review Required:

Site Plan (major/minor) Subdivision # of lots 2 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 \$1,050.00 Subdivision _____ Engineer Review _____ Date 7/22/2005

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

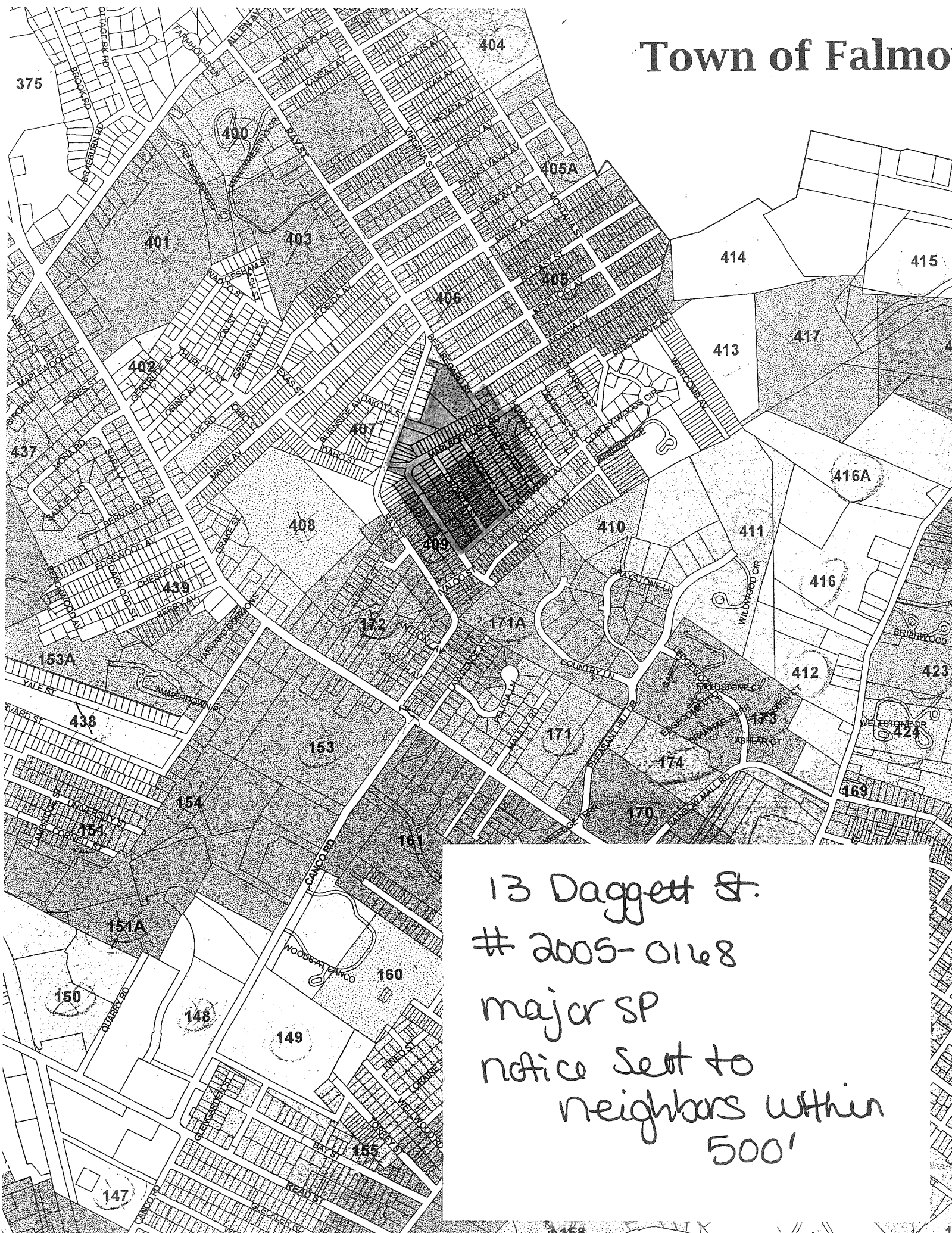
OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

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	date		
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	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
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	submitted date	amount	expiration date
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	date	signature	

Town of Falmouth



13 Daggett St.
2005-0168
major SP
notice sent to
neighbors within
500'



City of Portland Site Plan Application

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Total Square Footage of Proposed Structure:		Square Footage of Lot: 7,500 s.f.
Tax Assessor's Chart, Block & Lot: Chart# 409 Block# 33,34,32 Lot#	Property owner's mailing address: Chase Custom Homes & Finance 1 Percy Hawkes Drive Windham, ME 04062	Telephone #: 207-892-2700
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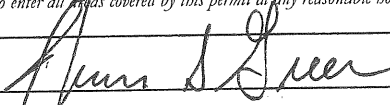
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Signature of applicant:



Date:

7/19/05

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Scott Simons Architects

August 30, 2005

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

Ethan Boxer-Macomber
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Dear Ethan:

The following is the additional information you requested before the first Planning Board Workshop for the Ronald McDonald House expansion.

1. Contract: A preliminary draft contract between the City of Portland and the Ronald McDonald House is included for review.
2. Lot size:
 - Total Combined Lot Size: 12,494 sq ft
 - Minimum required lot size: 4,500 sq ft
 - Minimum lot size based on # of units: 21 units x 250 sq ft = 5,250 sq ft
3. Open space:
 - Current: 3,083 sq ft or 25%
 - Proposed: 2,069 sq ft or 16.5%
4. Setbacks:
 - Front (Brackett Street)
 - Required: 10', Existing: 0', New Construction: 35'
 - Left Side
 - Required: 10', Existing: 0', New Construction: 38'
 - Rear
 - Required: 20', Existing: 0', New Construction: 0'
 - Right Side (Carleton Street)
 - Required: 10', Existing: 0', New Construction: 35'



5. Parking:
 - Current Required: 4
 - Current on-site: 8
 - Current off-site (MMC Carleton Street lot) 6-10
 - Proposed Required: 6
 - Proposed on-site: 8
 - Proposed off-site: (MMC Carleton Street lot) 6-10The Ronald McDonald House has an agreement to park 6-10 cars in the MMC lot on Carleton Street for overflow parking. This is addition to the 6 spots in their own garage and the 2 in the drive to the right side of 57 Carleton Street.
6. Permitted use:
 - Current: 1 staff apartment & 15 lodging units
 - Proposed: 1 staff apartment & 21 lodging units
7. Unit area for lodging house:
 - 200 combined sq ft per unit and 80 individual sq ft per unit required.
 - Combined sq ft per unit: 969 sq ft
 - Average individual unit size: 212 sq ft
 - Individual Unit Size Range: 174 sq ft – 300 sq ft
8. Street Frontage:
 - Required: 40'
 - Brackett Street Frontage: 97'
 - Carleton Street Frontage: 90'
9. Lot Width:
 - Minimum Required: 50'
 - Side to Side 97'+
10. Structure Height:
 - Maximum Allowed: 45 ft
 - Existing: 36'+-
 - Proposed Addition: 22'
11. Information about the Ronald McDonald House, including its mission statement.

Please review the included information and feel free to contact me with any questions or if you need additional information before the first Planning Board Workshop. Thank you.

Sincerely,



Stephen Fraser

DRAFT

[INSERT CURRENT CITY COUNCIL LETTERHEAD]

**ORDER AUTHORIZING AMENDMENT TO CITY CODE
SEC. 14-49 (ZONING MAP AMENDMENT)
RE: CONTRACT FOR REZONING FOR 250 - 258 BRACKETT STREET AND 63
CARLETON STREET**

ORDERED, that the Zoning Map of the City of Portland adopted January 17, 2001 and made effective February 17, 2001, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the City of Portland Code of Ordinances, is hereby amended to reflect a contract zone as detailed below;

BE IT FURTHER ORDERED, that the contract zone amendment authorized herein shall become effective thirty (30) days following this rezoning or the date upon which the Contract is executed by the Ronald McDonald House of Portland, Maine, Inc., a Maine non-profit corporation, whichever is later.

**CONTRACT BY RONALD MCDONALD HOUSE OF PORTLAND, MAINE, INC.
250 - 258 BRACKETT STREET AND 63 CARLETON STREET, PORTLAND,
MAINE 04102**

This contract made this ____ day of _____, 2005 by **Ronald McDonald House of Portland, Maine, Inc.**, a Maine non-profit corporation having a place of business at 250 Brackett Street, Portland, Maine 04102 (hereinafter "Ronald McDonald House" or "Developer").

WHEREAS, Ronald McDonald House owns a parcel of land located at the corner of Brackett and Carleton Streets in Portland, Maine containing approximately 12,500 square feet and consisting of lots 7, 8, 9, and 47 on City of Portland Tax Map 55, Block B, and more particularly described in four separate deeds recorded in the Cumberland County Registry of Deeds at Book 11190, Pages 177-182 (the "Property"); and

WHEREAS, Ronald McDonald House is a Maine non-profit corporation that provides affordable temporary lodging in a homelike environment for families of children with serious medical conditions requiring protracted medical care and treatment at Maine Medical Center, Mercy Hospital, and other local specialized treatment centers; and

WHEREAS, in response to an increased demand for services and in anticipation of the expansion of pediatric care facilities at the major hospitals located within the City

DRAFT

of Portland, **Ronald McDonald House** has proposed an expansion, restoration, and renovation of its facilities located at the Property to accommodate additional families; and

WHEREAS, the Property is situated in an R-6 zone and **Ronald McDonald House** has filed a Zone Change Application with the City of Portland to modify certain setback, coverage, and dimensional requirements to accommodate the proposed expansion, restoration, and renovation; and

WHEREAS, the City of Portland Planning Board has, pursuant to 30-A M.R.S.A. § 4352(8) and City of Portland Code of Ordinances §§ 14-61 and 62, after notice, public hearing, and due deliberation, recommended the rezoning of the Property subject to certain restrictions; and

WHEREAS, the Historic Preservation Committee of the City's Department of Planning and Development has reviewed the renovation and restoration project proposed by **Ronald McDonald House** and has determined that the proposed project plan is appropriate under the Historic Preservation standards of the City of Portland Land Use Code; and

WHEREAS, the **City of Portland** ("City"), by and through its City Council has determined that rezoning of the Property is necessary and proper given the unusual nature and location of the Property and that such rezoning would be consistent with the existing and permitted uses in the R-6 zone and consistent with the City's comprehensive plan; and

WHEREAS, the City takes note of the valuable services provided by the **Ronald McDonald House** and further takes note of the streetscape improvements and historic restoration that will result from the proposed expansion, restoration, and renovation project; and

WHEREAS, **Ronald McDonald House** has agreed to enter into this contract with its conditions and restrictions understanding that it will be bound thereby.

NOW, THEREFORE, in consideration of the rezoning of the Property, **DEVELOPER** contracts to be bound by the following terms and conditions:

1. The City shall amend the Zoning Map of the City of Portland adopted January 17, 2001 and made effective February 17, 2001, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the City of Portland Code of Ordinances, by adopting the following map change:

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[INSERT MAP HIGHLIGHTING RMHPM PROPERTY]

2. The Property will be developed substantially in accordance with the Site Layout Plan (the "Site Plan"), prepared by Scott Simons Architects dated _____ and attached hereto. The Planning Board shall review and approve the Site Plan according to the site plan provisions of the City of Portland Land Use Code.
3. Consistent with its current permitted use, the use of the Property shall consist of lodging facilities and related amenities, including a house manager's quarters, administrative offices, kitchen and dining facilities, and common areas, to be used in connection with the Developer's services to families of seriously ill children receiving extended medical care and treatment at nearby hospitals and medical facilities.
4. The underlying zoning requirements of the R-6 zone are modified as follows:
 - a. As the existing structures on the Property are built to the lot lines, there shall be no setback requirements.
 - b. Maximum lot coverage shall be seventy-five percent (75%); and
 - c. The open space ratio shall be fifteen percent (15%).

In all other respects, the development shall comply with the zoning requirements for an R-6 Zone, as set forth sections 14-135 *et seq.* of the City of Portland Land Use Code.

5. In the event the development described herein is not commenced within two (2) years from the date of this contract rezoning and is not completed within four (4) years from the date of this contract, this contract shall become null and void and the Property shall revert back to the underlying R-6 zone.
6. This Agreement shall be irrevocable by the **DEVELOPER** but may be modified upon the **DEVELOPER'S** request to the City Council or pursuant to the terms of paragraph 10, below.
7. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit **DEVELOPER** and any of its successors and assigns, and shall inure to the benefit of and be enforceable by the City, by and through its duly authorized representatives. **DEVELOPER** shall file a copy of this Contract in the Cumberland County Registry of Deeds, along with a

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reference to the Book and Page locations of the deeds for the Property. The **DEVELOPER** shall provide to the City the Book and Page number of said recording.

- 8. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.
- 9. Except as expressly modified herein, the development, use, and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.
- 10. In the event that **DEVELOPER** or any successor fails to continue to utilize the Property in accordance with this Agreement, or in the event of an uncured breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing and notice to the Developer, to resolve the issue resulting in the breach. The resolution may include a recommendation to the City Council that the Agreement be terminated, requiring cessation of the use of the development authorized herein.

WITNESS:

**RONALD MCDONALD HOUSE OF
PORTLAND, MAINE, INC.**

By: _____
Printed Name: _____
Its: _____

STATE OF MAINE
CUMBERLAND, SS.

Date: _____

Personally appeared the above-named _____, _____ of
Ronald McDonald House of Portland, Maine, Inc. and acknowledged the foregoing
Agreement to be his/her free act and deed in his/her said capacity and the free act and
deed of Ronald McDonald House of Portland, Maine, Inc.

Notary Public/Attorney-at-Law

MISSION STATEMENT

The Ronald McDonald House of Portland, Maine, Inc., a not-for-profit organization, provides affordable, safe and supportive temporary home-like housing to families of seriously ill children receiving treatment at nearby hospitals and medical facilities. The House operates with the assistance of a strong volunteer network as well as a well-trained staff and is supported by funding from the community. The organization is committed to being progressive and creative in supporting the families it serves.

PHILOSOPHY

The Ronald McDonald House of Portland Maine, Inc. is a non profit organization that strives for excellence in its daily operation as a home away from home for families whose critically ill children are hospitalized in the Portland area. The Ronald McDonald House is committed to the comfort and safety of its guests for the duration of their stay and is sensitive to the special and unique needs of families in crisis. The Ronald McDonald House offers comfortable bedrooms, warm and cozy living areas, home-cooked meals, peace and a chance for families to meet other families who are facing similar situations.

In addition, the Ronald McDonald House functions as a caring community for the well being of families and as a cooperative living environment maintained by staff, guests and a dedicated group of volunteers. The best interests of the Ronald McDonald House are determined and executed by an experienced and diverse Board of Directors and a professional staff.

Furthermore, the Ronald McDonald House partners with members of and groups in various communities as well as foundations to raise essential funds for the *House that love built* all the while maintaining professional and ethical relationships with these entities.

HISTORY

The concept of providing a home away from home for families of children with cancer and other serious illnesses began in Philadelphia in 1973, when Fred Hill, an Eagles football player, learned that his daughter had leukemia. Hill contacted team General Manager Jim Murray. Together they joined forces with the medical and business community and local McDonald Restaurant owners and operators, and in 1974 the first Ronald McDonald House opened its doors. Now, Ronald McDonald Houses are located throughout the United States, Canada, and the world.

In the Spring of 1987, Joseph R. Foley galvanized a group of individuals to form Stand By Me, Inc. From 1987 until RMH opened its doors in May 1995, the Stand By Me Board of Directors worked tirelessly in their focus to establish a home away from home for families to stay while their critically ill children received care in the Portland area.

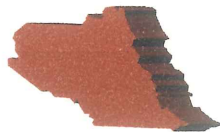
In May 1995, the dream was fulfilled. Through the hard work and efforts of the Stand By Me Board of Directors, McDonalds Restaurants Owner/Operators, caring individuals, the medical community, faith-based groups, the business community, foundations, state government personnel, and civic organizations, the Ronald McDonald House of Portland, Maine, Inc., opened its doors.

Who Stays at the Ronald McDonald House? 1995 - 2004



Families come from:

- 84% Maine - 2,521
- 10% New Hampshire - 301
- 5% Other States - 141
- 1% Other Countries - 42



Numbers of Families served from these Maine counties:

- Kennebec - 375
- York - 279
- Aroostook - 208
- Androscoggin - 199
- Knox - 184
- Penobscot - 183
- Oxford - 165
- Cumberland - 154
- Somerset - 153
- Lincoln - 147
- Franklin - 146
- Waldo - 101
- Sagadahoc - 80
- Hancock - 72
- Washington - 47
- Piscataquis - 28

Types of medical admissions:

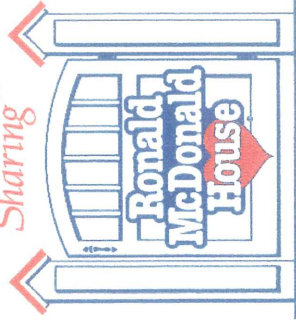
- 37% Neonatal Intensive Care - 1,117
- 22% Barbara Bush Children's Hospital - 665
- 12% Visits to Specialists/Other - 372
- 12% Special Care Unit - 359
- 8% Cardiology - 227
- 6% Cancer/Brain Tumor - 175
- 3% Infant Intensive Care - 90



Hospitals that provide medical care:

- 97% Maine Medical Center
- 3% Mercy Hospital
Spring Harbor
Brighton Medical Center
(including the former Mercy Westbrook and New England Rehabilitation Hospitals)

"Gateway to Caring and Sharing"



**of Portland,
Maine Inc.**

Since opening our doors in May 1995, the Ronald McDonald House has provided a special place to call home for 3005 families. During those times when the House was full, 347 families were turned away.

250 Brackett Street, Portland, Maine 04102
Phone - (207) 780-6282 ~ Fax - (207) 780-0198
website: www.rmhpportlandme.org

The House that love built...

Zoning Division
Marge Schmuckal

Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

August 27, 2004

John Ransom
c/o Chase Custom Homes
1 Percy Hawkes Road
Windham, ME 04062

RE: 13 Daggett Street – 409-E- 33, 34 and part of 32– R-3 Zone – application #04-1199

Dear John,

I am in receipt of your permit application to split an existing lot and construct a new single family dwelling at 13 Daggett Street. Your permit is being denied because this is the second division within five (5) years of a larger tract of property, all owned by Andrew Deforte.

On December 9, 2003, this office approved the first division of land, thereby creating two lots. A building permit was issued on that date to construct a single family home. Your current lot creation constitutes the second division, which would create three (3) building lots. The definition of a subdivision (section 14-493) states: “Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots,within any five-year period whether accomplished by sale, lease, development, buildings, or otherwise...”. A tract (or parcel) of land is further defined as all contiguous land in the same ownership.

You must apply to the Planning Division under the subdivision requirements. Their application will tell you what needs to be submitted before going before the Planning Board. You can contact Sarah Hopkins for further information. You must contact this office and submit a stamped approved subdivision plan prior to further review of a building permit request.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Sarah Hopkins and Jay Reynolds, Planning

A-201 DWG NO.	
DRAWN BY: PROJECT NO.: SCALE: DATE:	2004-0032.00 1/4" = 1'-0" 08.25.2005
STATUS: HISTORIC PRESERVATION SUBMISSION	
TITLE: SOUTH & WEST EXTERIOR ELEVATIONS	
PROJECT: RONALD MCDONALD HOUSE BRACKETT & CARLETON STREET PORTLAND, ME	
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.	
Scott Simons Architects 75 York Street Portland, Maine 04101 Phone: 603.772.4888 Fax: 603.772.4888	

