

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Permit Number: 060344
APR - 6 2006

RECEIVED

Please Read
Application And
Notes, if Any,
Attached

PERMIT

This is to certify that M.J. Development/Jim West
has permission to Build a 24' x 36' Colonial w/ 8' x 24' attached garage
AT 110 YALE ST Lot#4 L 438 A014001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4
YOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanie Bourke 4/4/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-03144
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 438 A014001

Location of Construction: 138 138 YALE ST Lot#4	Owner Name: M.J. Development	Owner Address: 31 Old Campus Road	Phone: 207-97-4380
Business Name:	Contractor Name: Jim Westcott	Contractor Address: 31 Old Campus Rd Portland	Phone: 7797776
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Current Use: Vacant Land lot#4	Proposed Use: Single Family Home/ build a 24' x 36' Colonial w/ a 18' x 24' attached garage	Permit Fee: \$1,086.00	Cost of Work: \$110,000.00	CEO District: 4
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Proposed Project Description: Build a 24' x 36' Colonial w/ a 18' x 24' attached garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type SB Signature: [Signature] Date: 4/4/06
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Permit Taken By: Idobson	Date Applied For: 03/14/2006	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone FIRM 3-2004 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0051 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 4/27/06 ABM	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: ABM
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

4/3 4/15

Lot # 5 - ^{10/14} Yale St 438-A-15
 Lot # 4 ^{10/8} Yale St. 438-A-14 #06-0344 #06-0333

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST	
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings	
Component	Submitted Plan	Revisions	
		Date	
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	8" x 16" Footing 8" wall Solid 24" Pad for Lally's	OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Membrane water proofing fabric, stone 4" pipe	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	OK	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 12" G.O.C.	OK	
Lally Column Type (Section R407)	conc. lally	OK	
Girder & Header Spans (Table R 502.5(2))	5 Lallys - 2 Pt loaded from above	OK	4/14/12
Built-Up Wood Center Girder Dimension/Type	LVL - spec needed?	3-2x12	OK
Sill/Band Joist Type & Dimensions	2x8 PT sill seal 2x6 garage	OK	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" oc. or 1 7/8 TJI	OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C.	OK	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A		

R802.5.1(1) - R 802.5.1(8) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8:12	26' Trusses 24" O.C. Garage - Attic Truss	OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 cdx, 5/8 cdx	7 1/2" sheetrock	OK	
Fastener Schedule (Table R602.3(1) & (2))	BoCA or latest ed.	OK		
Private Garage (Section R309) Living Space? (Above or beside)	? Access to Attic 1 m walls/ceiling.	None	5' W. 4' x 1/2" (2)	
Fire separation (Section R309.2)	Rated Door	OK		
Opening Protection (Section R309.1)	30 4/6 Egress Shingles # 15 felt	OK		
(Section R310) ----- Openings				
Roof Covering (Chapter 9)				
Safety Glazing (Section R308)				
Attic Access (Section R807)	22 x 30 N/A	OK		
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	OK		
Header Schedule (Section 502.5(1) & (2))	Over 48" 3-2x10 Under 48" 2-2x10 Box	OK		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	6" walls 15" Roof 1st Fl	? Garage Hdr	LVL OK	
	U Factor .31 - .35			

OK change per SW. 4/10/06 (3)

None 5' W. 4' x 1/2" (2)

9" Floor OK (4)

Type of Heating System	Means of Egress (Sec R311 & R312) Basement	Number of Stairways	Interior	Exterior	Treads and Risers (Section R311.5.3)	Width (Section R311.5.1)	Headroom (Section R311.5.2)	Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Smoke Detectors (Section R313) Location and type/Interconnected	Firestopping (Section R307.1.2) and Fireblocking (Section (R602.8)	Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	Deck Construction (Section R502.2.1)
Gas Furnace	Yes - No bulkhead - No habitation condition	3	3	0	7 3/4" max 10" min w/ nosing	36" min	6' 10" min	36"	7 5	Address - caulk	N/A	Precast pier ? Dist. 2x8
Direct vent			Code compliant garage stairs Per S.W.						smoke detectors per code interconnected			

NAT

Gas Furnace Direct vent

5

Front Porch

2-2x12 Beam
 2x6 Joists
 2x6 Rafters
 4x12 Headers
 4x12 Headers

8

Job Name:

Lot # 4 & 5

File Name: BCCALCO Project

Address:

Description: FB01

City, State, Zip:

Specifier:

Customer:

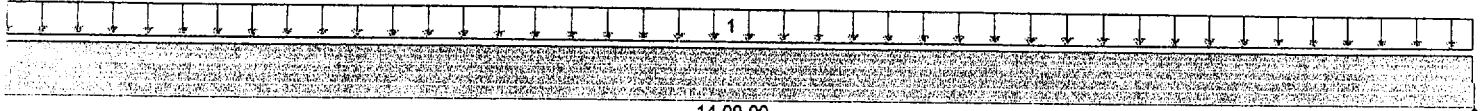
Designer:

Code reports: ESR-1040

Company:

Misc:

Garage



D, 1-3/4"

. 2520 lbs

L 930 lbs

14-00-00

B1, 1-3/4"

LL 2520 lbs

DL 930 lbs

Total of Horizontal Design Spans = 14-00-00

Load Summary

Load Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 100%	Wind 133%	Roof Live 125%	Trib.
Standard Load	Unf. Area	Left	00-00-00	14-00-00	30 psf	10 psf				12-00-00

Controls Summary

Value	% Allowable	Duration	Load Case	Span Location	
Pos. Moment	12074 ft-lbs	57.7%	100%	1	1 - Internal
End Shear	3024 lbs	31.9%	100%	1	1 - Left
Total Load Defl.	U296 (0.568")	81.1%		1	1
Live Load Defl.	L405 (0.415")	88.9%		1	1
Span / Depth	17.7	n/a			1

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALCO®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BC®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAMB, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND™, VERSA-STUD® are trademarks of Boise Wood Products, L.L.C.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Minimum bearing length for B0 is 1-1/2".
Minimum bearing length for B1 is 1-1/2".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Lot # 4 & 5
2nd Floor Beams

Permit #
Permit Date



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 110 Yale St. Lot # 4

Report Date: 04/04/06

Energy Code: 2003 IECC
 Location: Portland, Maine
 Construction Type: Single Family
 Glazing Area Percentage: 15%
 Heating Degree Days: 7378

Construction Site:

Owner/Agent:
 M. J. Development

Designer/Contractor:
 Jim Wescott

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0		
Wall:	19.0	0.0	
Window:			0.330
Door:			0.350
Floor:	21.0		
Other Boiler: 85 AFUE			

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

 Builder/Designer

 Company Name

 Date

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0344	Date Applied For: 03/14/2006	CBL: 438 A014001
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Location of Construction: 98 YALE ST Lot#4	Owner Name: M.J. Development	Owner Address: 31 Old Campus Road	Phone: 207-797-4380
Business Name:	Contractor Name: Jim Westcott	Contractor Address: 31 Old Campus Rd Portland	Phone: (207) 797-7761
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ build a 24' x 36' Colonial w/ a 18' x 24'	Proposed Project Description: Build a 24' x 36' Colonial w/ a 18' x 24' attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/27/2006

Note: Per our visit to 98 Yale St., 3/27/06, Jim Wescott has decided to increase the garage to 18.5' wide. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/04/2006

Note: **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/16/2006

Note: **Ok to Issue:**

- 1) 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.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) 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.
- 4) 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.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/16/2006

Note: **Ok to Issue:**

Comments:

04/04/2006-jmb: Jim W. Came in to make revisions on plans, ok to issue

438-A-14



General Building Permit 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.

Location/Address of Construction: <u>110 Yale St.</u>		
Total Square Footage of Proposed Structure <u>Aprox. 2160 SF.</u>	Square Footage of Lot <u>6500</u>	<u>65x100</u>
Tax Assessor's Chart, Block & Lot Chart# <u>17365</u> Block# <u>291</u> Lot# <u>#4</u>	Owner: <u>M.J. Development</u>	Telephone: <u>797-4380</u>
Lessee/Buyer's Name (If Applicable) <u>Yale St. Subdivision</u>	Applicant name, address & telephone: <u>M.J. Development</u> <u>31 Old Campus Dr.</u> <u>Portland, Me. 797-4380</u>	Cost Of Work: \$ <u>110,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Raw land.</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Single Family Home</u>		
Project description: <u>1- 24'x36' Colonial Single Family Home</u> <u>with a 18x24' attached Garage</u> <u>To be built on Lot #4 Yale St Subdivision</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Jim Wescott</u>		
Mailing address: _____ Phone: <u>776-1762</u>		

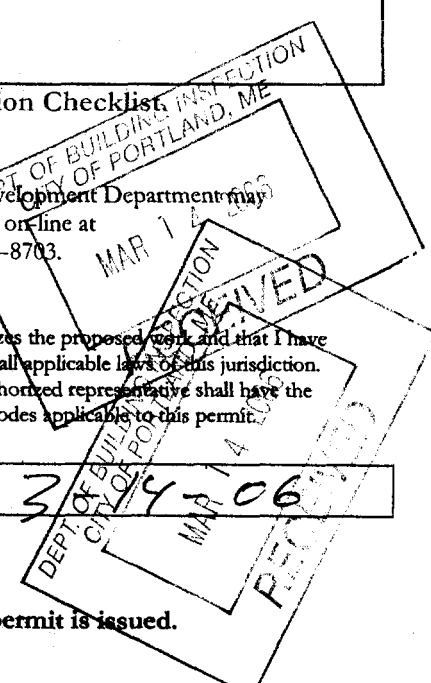
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>3/14/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Applicant: Jim Wescott

Date: 3/16/06

Address: 110 Yale St. (Lot 4)

C-B-L: 438-A-014

Permit # 01-0344

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - RB

Interior or corner lot - build new colonial 24'x36' single family w/18x24 attached garage

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage - 50' min. - 65' given

Front Yard - 25' min - 25' scaled to porch

Rear Yard - 25' min - 26' to deck

Side Yard - 1 1/2 story - 8 - 1 1/2 story garage - on left 8.5' 8'
2 stories - 14 - 2 story on right - 14.5'

Projections - 22x5 porch 8x12 deck

Width of Lot - 65' min. - 65' scaled

Height - 35' max. - 29.5 scaled

Lot Area - 6500 sq ft min. 6500 given

Lot Coverage Impervious Surface - 35% 2275

Area per Family - > 6500 sq ft

Off-street Parking - 2 spaces required

Loading Bays - 4/A

Site Plan - 2006 - 0051 minor/minor

Shoreland Zoning/Stream Protection - HJA

Flood Plains - panel 7 - zone X

$$\begin{aligned}
 24 \times 36 &= 864 \\
 18 \times 24 &= 432 \\
 5 \times 22 &= 110 \\
 8 \times 12 &= 96 \\
 \hline
 &= 1502
 \end{aligned}$$

This message has been scanned for known viruses.

From: Paul S. Bulger
To: Mike Payson, JOE4444@aol.com
Subject: FW: MJ Development
Date: Wed, 15 Mar 2006 11:26:40 -0500

Mike and Jim: Here's the recording information for the sale to MJ Development Co

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

From: Bonnie Dowling
Sent: Wednesday, March 15, 2006 11:25 AM
To: Paul S. Bulger
Cc: Sandra Coulombe
Subject: MJ Development

Paul, I recorded the deed from Wescott & Payson II, LLC to MJ Development Company, LLC for Lots 1-15 on Yale Street at 11:05 am this morning in Book 23758, Page 209. I also recorded the mortgage back to Wescott & Payson in Book 23758, Page 211.

Bonnie Dowling, Paralegal
LAMBERT COFFIN
477 Congress Street, 14th Floor
P.O. Box 15215
Portland, Maine 04112-5215

DISCLAIMER:

THIS E-MAIL MESSAGE TOGETHER WITH ANY ATTACHMENT IS CONFIDENTIAL AND IS SUBJECT TO THE ATTORNEY-CLIENT PRIVILEGE AND EVERY OTHER PRIVILEGE. THE INTENDED RECIPIENT SHOULD PRINT A COPY OF THIS MESSAGE AND THEN DELETE IT. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU MUST NOT REVIEW, RETRANSMIT, CONVERT TO HARD COPY, COPY, USE OR DISSEMINATE THIS E-MAIL OR ANY ATTACHMENTS TO IT. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY RETURN E-MAIL OR BY TELEPHONE AT (207) 874-4000 AND DELETE THIS MESSAGE. PLEASE NOTE THAT IF THIS E-MAIL MESSAGE CONTAINS A FORWARDED MESSAGE OR IS A REPLY TO A PRIOR MESSAGE, SOME OR ALL OF THE CONTENTS OF THIS MESSAGE OR ANY ATTACHMENTS MAY NOT HAVE BEEN PRODUCED BY LAMBERT COFFIN. THIS NOTICE IS AUTOMATICALLY APPENDED TO EACH E-MAIL MESSAGE LEAVING LAMBERT COFFIN. THANK YOU.

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

Zoning Copy

2006-0051

Application I. D. Number

3/14/2006

Application Date

Lot#4 Single Family Home

Project Name/Description

M.J. Development

Applicant

31 Old Campus Drive, Portland, ME 04103

Applicant's Mailing Address

Jim Wescott

Consultant/Agent

Applicant Ph: (207) 797-4380

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

¹¹⁰
~~86-88~~ Yale St, Portland, Maine

Address of Proposed Site

438 ~~A01~~¹¹2001

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) _____

24' x 36'

6500

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Pian
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review _____ \$250.00 Date 3/14/2006

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

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

E 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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Jay Reynolds
To: Single Family Signoff
Date: 3/16/2006 1:20:28 PM
Subject: \ (0 Yale Street, Lot #4 Yale Street Subdivision

Site plan ID# 2006-0051, CBL 438A014,
Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov