



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

TO: Duane Kline, Finance Department

FROM: Alexander Jaegerman, Chief Planner

DATE: June 21, 2001

SUBJECT: Request for Reduction in Performance Guarantee
59/61 Maggie Lane, lot 8
ID# 20000168 Lead CBI#342-A-011001

A request by James Wolf has been made for a reduction in the amount of Escrow Account #710-0000-233-11-00 for 59/61 Maggie Lane.

Original Sum	\$ 2,000.00
Reduction Amount	\$ <u>1,800.00</u>
Remaining Sum	\$ 200.00

This is the first reduction for the project.

Approved: *Alexander Jaegerman* 6/21/01
Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
Rick Knowland, Senior Planner
Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement

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Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875

June 15, 2001

Jay Reynolds
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

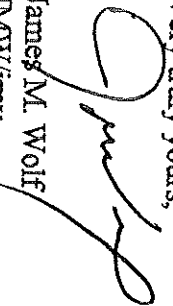
RE: Lot 8 Maggie Lane, Portland

Dear Jay:

Enclosed please find an executed defect guarantee.

If there is anything else I can do please contact me.

Very truly yours,



James M. Wolf
JMW/jmy

Enclosure

cc. Dwight Brackett

DEFECT GUARANTEE
with the City of Portland

Developer's Tax Identification Number:

01-0519816

Developer's Name and Mailing Address:

Mossie Ln. Development

PO Box 10187

Portland, ME 04104

City Account Number: ¹

71000003331100

Treasurer's Report of Receipts Number: ¹

13397

Project Job Number: ¹
(from Site Plan Application form)

2000168

Application of Mossie Ln. Development [applicant] for
1st & Mossie Lane [insert street/project name] at
#29-19 Mossie Lane [address], Portland, Maine.

The City of Portland (hereinafter the "City") will hold the sum of \$ 200,000 [amount of performance guarantee] on behalf of Mossie Ln. Development [applicant] in a non-interest bearing account established with the City. This account shall represent the estimated cost to correct defects in the workmanship and the durability of all materials used in the construction of improvements and to complete any unfinished improvements as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a defect guarantee for the above referenced development.

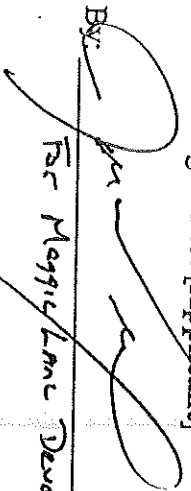
The City, through its Director of Planning and Urban Development and in his sole discretion, may draw against this Escrow Account in the event that:

the Developer has not corrected, satisfactorily, any defects in work or unfinished improvements as noted above by June 12, 2008 [date: 1 year from the date of issuance, but in no event between October 30 and April 15]; or

The City of Portland may draw on this guarantee, at its option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment; provided that the Applicant will give


the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given. Provided, however, that the City shall notify the Applicant of its intention to call on the guarantee and to retain the monies posted as guarantee. The City shall provide the Applicant thirty (30) days from the date of such notice in which to complete the noted improvements.

Seen and Agreed to: [Applicant]

By: 
Far Magic/Lmc Development

Pursuant to Portland/Code of Ordinances, Chapter 14 §§501, 525:

By: 
Alexander Veerg
Director of Planning and Urban Development
Date: 6/21/01

By: _____
Director of Finance
Date: _____
By: 
Paul Mitchell
Corporation Counsel
Date: 6-20-01

Attach Letter of Approval and Estimated Cost of Improvements to this form.

Distribution

1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpits, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies, retain the original for their files and deliver the other signed copy to the Planning Office.
6. The Planning Office will keep one copy for their files and the original signed copy will be mailed to the Developer.



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

TO: Duane Kline, Finance Department

FROM: Alexander Jaegerman, Chief Planner

DATE: June 11, 2001

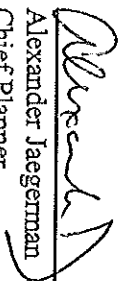
SUBJECT: Request for Reduction in Performance Guarantee
59-61 Maggie Lane (lot 8)
ID# 20000168 Lead CBL#342-A-011001

A request by Dwight Brackett has been made for a reduction of Escrow Account # 710-0000-233-11-00 for the Duplex at 59-61 Maggie Lane (lot 8).

Original Sum	\$ 2,000.00
Reduction Amount	<u>\$ 1,800.00</u>
Remaining Sum	\$ 200.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Chief Planner

cc: Rick Knowland, Senior Planner
Development Review Coordinator
Tony Lombardo, Public Works
✓ Code Enforcement

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CITY OF PORTLAND

347-A-011

Joseph E. Gray Jr.
Director

October 26, 2000

Jim Wolf
PO Box 10127
Portland ME 04104

RE: Maggie Lane, Lot 8

Dear Jim:

This letter is to confirm that the Portland Planning Authority has approved the site plan application for a two unit dwelling for lot 8 of Maggie Lane subject to the following conditions:

1. The building shall have a minimum 7 in 12 pitch.
2. The right and left building side elevations shall have a minimum of 2 windows per floor (4 windows per side.)
3. Requirements of the Development Review Coordinator.

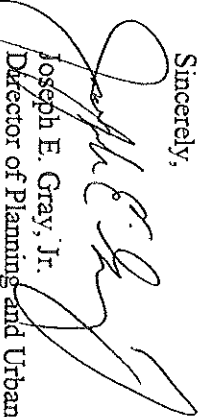
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) 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 essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Krauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
✓ Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughy, Assessor's Office
Approval Letter File