

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

CITY OF PORTLAND

Alexander Q. Jaegerman, AICP
Planning

TO: Duane Kline, Finance Department

John N. Lufkin
Economic Development

FROM: Alexander Jaegerman, Planning Division Director

DATE: December 31, 2002

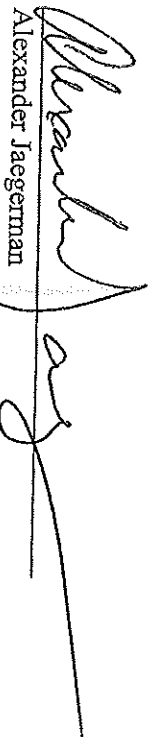
SUBJECT: Request for Reduction in Performance Guarantee
Reconstruction of Custom House Wharf
ID# 1999-0001 CBL#400-A-020
(Proprietors of Custom House Wharf)

A request by Proprietors of Custom House Wharf has been made for a reduction of Escrow Account # 191774006537 for the reconstruction of Custom House Wharf.

Original Balance	\$ 19,058.00
<u>Reduction Amount</u>	<u>\$ 17,152.20</u>
Reduction Amount	\$ 1,905.80

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

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

19990042

I. D. Number

Pines of Portland Inc.

Applicant

4/13/99

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Application Date

Greg McCormack

Consultant/Agent

Wyoming St

Project Name/Description

Wyoming Ave

Address of Proposed Site

400-A-020

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution New Building Building Addition Change Of Use Residential
 Zoning Conditional Use (ZBA/PB) Zoning Variance Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____

Acreeage of Site _____

Zoning _____

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 \$500.00 Subdivision \$150.00 Engineer Review _____ Date: 4/13/99

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions see attached Denied Additional Sheets Attached
- Approval Date _____ Approval Expiration _____ Extension to _____
- 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 Issued

_____ date _____

Performance Guarantee Reduced

_____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy

Conditions (See Attached)

Final Inspection

_____ date _____ signature _____

Certificate Of Occupancy

_____ date _____

Performance Guarantee Released

_____ date _____ signature _____

Defect Guarantee Submitted

_____ submitted date _____ amount _____ expiration date _____

Wyoming Ave

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Times of Portland Inc 4/7/99

Applicant 426 Forest Ave Application Date

Applicant's Mailing Address Portland Me Project Name/Description WYOMING - DENISE LORRIS STREAF

Consultant/Agent Shea McLenmark Address Of Proposed Site

Applicant/Agent Daytime telephone and FAX
 Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Assessor's Reference, Chart#, Block Lot# 400 A 30-257

Manufacturing Warehouse/Distribution Other(Specify) Section 14-522


Proposed Building Square Footage and /or # of Units _____ Acreage of Site _____ Zoning _____

You must include the following with you application:

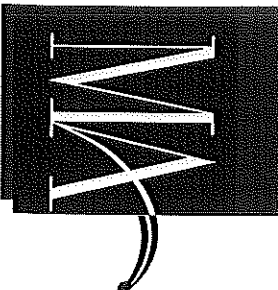
- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>4/7/99</u>
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Site Review Fee: Major \$500.00 Minor 400.00
 This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



**MULKERIN ASSOCIATES
REAL ESTATE**

April 9, 1999

To: City of Portland
From: Pines of Portland, Inc.
426 Forest Avenue Portland, ME 04101
Amy Mulkerin
Greg McCormack
Re: Wyoming Avenue Extension of paper street

Site Plan Application Statements

- 1.) Estimated cost of road extension : \$102,000.00
(Tony Lombardo, City Engineer, makes up his own cost estimate)
- 2.) Approximately 340' road to be constructed to City standards for servicing (6) single family homes.
- 3.) Total land area including right of way is approximately 112,500 s.f. Each site will have a building footprint of about 1200 s.f.
- 4.) Standard utility easements will be issued. Currently exists 30' sewer easement as shown on plan.
- 5.) Solid waste generated will be typical of single family homes.
- 6.) All required utilities are available including, sewer, water, electric, telephone and cable T.V.
- 7.) Currently exists drainage from 36" culvert upslope which will be continued by construction of culvert under road as shown on plan. Surface water will be controlled as shown on plan.
- 8.) Construction plan is shown on detail map prepared by Pinkham and Greer Engineers.
- 9.) D.E.P. permit by rule for stream crossing expected by week of April 12th
- 10.) Road construction costs will be paid from corporation resources or line of credit from Maine Bank and Trust.
- 11.) Deed to property enclosed.
- 12.) No unusual wildlife habitats or archaeological areas exist on the site or near the project

Sincerely,

Gregory T. McCormack
Pines of Portland, Inc.

TD: B&B
From: BRES

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS


THAT, Clifford Dunham a/k/a Clifford H. Dunham of 19 Hillcrest Road, Windham, County of Cumberland, State of Maine for consideration paid, grants to The Pines of Portland Inc. a Corporation existing under the laws of the State of Maine and having a place of business of _____ Forest Ave, Portland, County of Cumberland, State of Maine, with WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have herunto set my hand this 28th day of January, 1999.




Witness


Clifford Dunham
a/k/a Clifford H. Dunham

STATE OF Maine
COUNTY OF Cumberland

On this 28th day of January, 1999, personally appeared before me the above-named Clifford Dunham, and acknowledged the foregoing to be his/her free act and deed.


Notary Public/Attorney at Law
John E. Steffen, Esq

My Commission Expires

EXHIBIT A

A certain lot or parcel of land together with the buildings or structures thereon, situated in the City of Portland, County of Cumberland, and State of Maine and being more particularly described as follows:

400-B-12 to 20, 31 to 39 Wyoming Avenue and Kansas Avenue, 54000 square feet, as identified by the assessor's plan on file.

Meaning and intending to convey the same premises described in a deed from The City of Portland to John A. McIntosh Jr. and Clifford Dunham dated November 13, 1998 and recorded in the CCRD in Book 14319, Page 131.

Further reference is made to a deed from the grantor herein dated January 2, 1992 and recorded in said Registry of Deeds in Book 14056, Page 050.