

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Fred Laughlin

Date July 1, 1983

Mailing Address 67 Prospect Street

Address of Proposed Site E 83-A 6

Proposed Use of Site dwelling

Site Identifier(s) from Assessors Maps Great Diamond Island

Acreage of Site / Ground Floor Coverage 8,575 sq ft. / 1,008 sq ft.

Zoning of Proposed Site R-2

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: Shoreland
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES
 COMPLIES CONDITIONALLY
 DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____

Mailing Address _____

Proposed Use or Site _____

Acreage of Site / Ground Floor Coverage _____

83-A-6 Date _____

Address of Proposed Site _____

Site Identifier(s) from Assessors Maps Grand Diamond Tpk.

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
APPROVED CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CONDITIONS SPECIFIED BELOW
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY
 8-23-83

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____

Date _____

Mailing Address _____

Address of Proposed Site Phase A - 6

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps Great Diamond Isl.

Acres of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: See attached

Date Dept. Review Due _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development — Requires Planning Board Approval—Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LAND SCAPING	SCALE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	NA	✓	✓	✓	NA	✓	✓	✓	✓	NA	✓	✓
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Please see attached comments

(Attach Separate Sheet if Necessary)

Warren J. Turner - 7/15/03
SIGNATURE OF REVIEWING STAFF/CATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Malcolm Ward, Code Enforcement Officer

DATE:

FROM: Warren J. Turner, Zoning Specialist *W. J. Turner*

July 16, 1983

SUBJECT: Proposed Dwelling on Great Diamond Island 83-A-6

There are additional details not included in the plan which is attached. This location on Bay Avenue is within the Shoreland Zone (250 feet from the mean high water). The approval can be handled administratively if all conditions are met.

The three lot combined total 27,504 sq. ft. in area.

Is this a seasonal dwelling like the others in this same part of Great Diamond Island?

Has the Plumbing Inspector approved a septic disposal system for this proposed dwelling?

Would this disposal field be close enough to the water's edge to allow the effluent to seep into the waters of Casco Bay?

What number of stories are contemplated for this dwelling?

Are any trees along the water's edge scheduled for removal in violation of Shoreland restrictions?

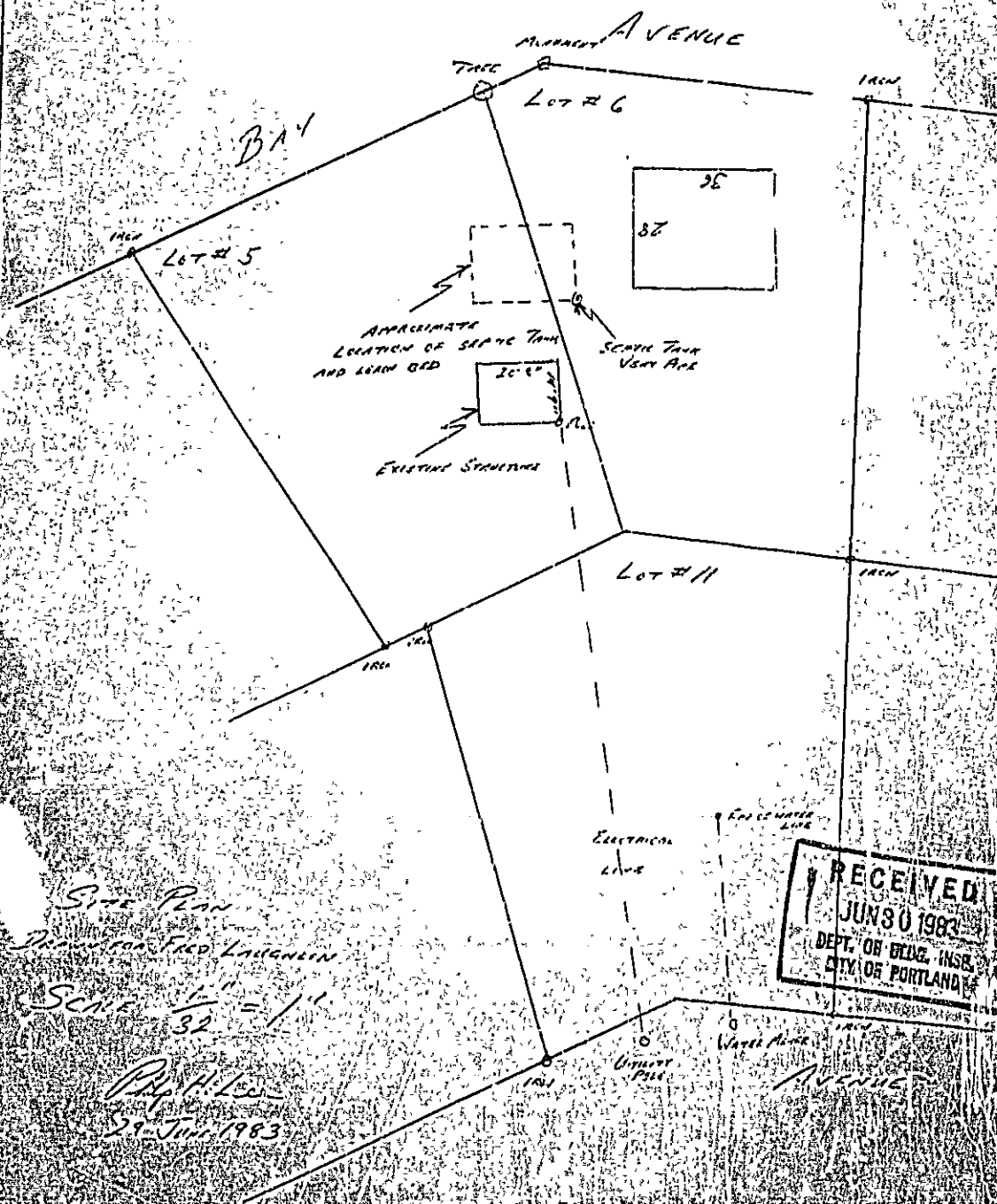
If answers favorable to all of the above are obtained from the applicant, then the proposed building plan can be approved.

Enclosure
Review Form

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
Rick Knowland, Planner

FRED LAUGHLIN
68 PROSPECT ST.
PORTLAND, ME. 04103

83-A
E-3-6-11
GREAT DIAMOND IS



Site Plan
Drawn from Fred Laughlin
Scale $\frac{1/32"}{1"} = 1"$
R.H. Lee
29 July 1983

RECEIVED
JUN 30 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

FRED ROUGHLIN
68 PROSPECT ST.
REC. AND ME 04/103

83-A
E-5-6-71

RECEIVED
JUN 30 1963
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

GREAT DIAMOND IZ

