

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

36 Coolidge Avenue

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, August 16, 1990 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

George & Gloria Hammond, owners of the property located at 36 Coolidge Avenue, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petition the Board of Appeals to permit a change of use of the single family dwelling at the above-named location to a two family dwelling, not allowed in the R-3 Residence Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 14-88(1)b. of the Zoning Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

John C. Knox
Secretary

/el
7/31/90

9066A Bassett Street
Fort Drum, NY 13603
August 9, 1990

Mr. John Knox
Dept. of Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Dear Mr. Knox:

This is in reply to the August 16th meeting to be held regarding the appeal of the Hammonds and their property at 36 Coolidge Avenue. As a taxpayer of properties in the area and because of distance and an infant, I am writing my "voice" against the use of a two-family dwelling in reference to this appeal. I hope this letter will be considered at the meeting; I do not wish to ignore this situation.

Thank you for the notice and I would like to know the outcome of this appeal.

Sincerely,

Jane K. Hendricks
Jane K. Hendricks

Aug. 16, 1990

36 Coolidge Ave



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

George Hammond

Leo Bourgeois/H

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The proposed conditional use is/is not (circle one) permitted under Section 14- 474 of the Zoning Ordinance, for the following reason(s):
4-0
2. The proposed conditional use does/does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):
4-0
- 3-A. There are/are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):
4-0
- 3-B. There will/will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):
4-0

3-C. The impact does/does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s):

4-0

Conclusion*

After public hearing on Aug. 16, 1990, and for the reasons above-stated, the accompanying application is hereby (check one)

☒ granted.

☐ granted subject to the following condition(s):

☐ denied.

Dated: Aug. 16, 1990

John C. Kuntz
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

Granted

Denied

John C. Kuntz
Mark F. Butler
Michael J. Smith
Greg C. Kuntz

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



36 Coolidge Avenue

MERRILL S. SELTZER
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DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

June 7, 1990

George W. and Gloria Hammond
36 Coolidge Avenue
Portland, Maine 04103

Dear Mr. and Mrs. Hammond:

This is in reference to your recent application for a conditional use appeal for approval by the Board of Appeals for your second apartment unit, which has been installed in your single family dwelling, which is located in the R-3 Residence Zone, at 36 Coolidge Avenue.

A copy of the section 14-88 (1)b. of the City Zoning Ordinance is also enclosed for your information. It would be well to review the criteria presented to determine whether or not your property meets the requirements contained therein. There is a fee of \$50.00 for this appeal and additional costs will be incurred for publication and notices to property-owners within 500 feet of your dwelling.

There is a question as to whether or not the septic system is adequate to serve an additional unit, and whether the lot size is sufficient to support septic disposal for two dwelling units. A lower level dwelling unit shall have a minimum of two-thirds of its floor to ceiling height above the average adjoining ground level. There is also a question as to whether the window sizes and the door to outside meets the requirements of the Life Safety Code of the Fire Department. This may be verified with Lt. Carroway of the Fire Prevention Bureau.

When we receive a complete application in this office, we shall then be able to place your application on the agenda for a forthcoming meeting of the Board of Appeals.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-8300

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



36 Coolidge Avenue

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

July 3, 1990

George & Gloria Hammond
36 Coolidge Avenue
Portland, Maine 04103

Dear Mr. and Mrs. Hammond:

We are unable to schedule your conditional use appeal until we receive more information regarding your proposed use of the property, which is located in the R-3 Residence Zone. In order to continue processing this conditional use appeal, we shall require some additional information.

Minimum Lot Size: A minimum sized lot of at least 10,000 square feet is required for all applications for a conditional use appeal when a change of use for converting a single family to a two family is anticipated

The State Plumbing Code requires a minimum of 40,000 sq. ft. in lot size for a two family and a soils analysis must be conducted before the building permit can be issued.

A list of the elements needed for review of your appeal is enclosed. We shall need a cover letter explaining what you want to do and a plot plan showing necessary parking off street, and the dimensions and distances to the lot line front, side and rear. We shall need a floor plan for each of the apartments showing proposed and existing rooms with dimensions. A photo of the property should accompany each application with ten (10) copies of each application so that copies can be disseminated to each Board of Appeals Member. This appeal will not be scheduled until all of these materials are received in this office. Receipt of the \$50 fee is acknowledged.

Sincerely,

Warren J. Turvier
Warren J. Turvier
Administrative Assistant

Enclosures: List of Meeting dates and Necessary Material for an Appeal

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel
300 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-8300

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



36 Coolidge Avenue
(348-A-1)

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAN
MICHAEL E. WELSH
DEWEY MARTIN

July 9, 1990

George W. and Gloria G. Hammond
36 Coolidge Avenue
Portland, Maine 04103

Dear Mr. and Mrs. Hammond:

Research in the City Assessor's Office today reveals that you have only 8,500 square feet of contiguous land area on Coolidge Avenue with your residence in the R-3 Residence Zone. As we have previously advised you in our letter of July 3rd, a minimum sized lot of at least 10,000 square feet is required for any application for a conditional use appeal, when a change of use for converting from a single to a two family is contemplated under the conditional use provisions of the Zoning Ordinance in Section 14-88(1)b. thereof.

If you do not have at least 10,000 square feet of contiguous land area for your residence, then it is not possible for us to take your conditional use appeal before the Board of Appeals for approval of the second apartment, which is already in your basement area.

Please therefore consider the possibility of removing this second apartment unit from your building. You will have thirty days in which to remove this illegal apartment unit before this matter will be turned over to the legal counsel for enforcement. If you wish to withdraw your appeal, then we shall refund your appeal fee upon receipt of your receipt for payment.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: ✓ Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAIL
MICHAEL E. WESTORT
DEWEY MARTIN

July 26, 1990

RE: 36 Coolidge Avenue

George & Gloria Hammond
36 Coolidge Avenue
Portland, Maine 04103

Dear Mr. and Mrs. Hammond:

Upon a review of your land and building, it has been determined that you have a parcel of more than 10,000 square feet in the group of lots where your residence is located. We apologize for the misunderstanding regarding your property, but there are no numbers assigned due to the fact that your street is unaccessed.

If you can arrange to come in and complete your application and sign the building permit application form, we shall try to place your conditional use appeal on the agenda for the August 16th meeting of the Board of Appeals. We shall need additional information right away, to include the following:

- a. A photograph of your residence, which can be reproduced by xeroxing; and whether your lot will support septic disposal;
- b. Floor plans for each of the two units showing that the apartments meet the minimum size in square footage;
- c. A lower level dwelling unit shall have a minimum of two-thirds of its floor to ceiling height above the average adjoining ground level;
- d. There is a question as to whether the floor to ceiling height is adequate (7-1/2 feet) and whether the windows and doors are of adequate size to meet the requirements of the Life Safety Code of the Fire Department.

When we receive a complete application in this office, we can then place this conditional use appeal on the agenda for the next meeting of the Board of Appeals.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

/el

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
William D. Giroux, Zoning Codes Enforcement Officer
Merlin Leary, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



36 Coolidge Avenue

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAN
MICHAEL E. WESTORT
DEWEY MARTIN

August 1, 1990

George W. and Gloria Hammond
36 Coolidge Avenue
Portland, Maine 04103

Dear Mr. and Mrs. Hammond:

Receipt is acknowledged of your application for a conditional use appeal to obtain approval for a change of use from single family to two family for your residence, which is located in the R-3 Residence Zone. Section 14-88(1)b of the City Zoning Ordinance contains the criteria for this conversion to a two family dwelling. Please furnish floor plans.

This conditional use appeal will be placed on the agenda for the August 16th meeting of the Board of Appeals scheduled for 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

We hope that you will plan to attend the meeting on August 16th in order to answer any questions the Board may have concerning your appeal.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief Inspection Services
William D. Giroux, Zoning Enforcement Officer
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

August 30, 1990

RE: 36 Coolidge Avenue

George W. and Gloria Hammond
36 Coolidge Ave
Portland, Maine 04103

Dear Mr. and Mrs. Hammond:

At its meeting of August 16, 1990, the Board of Appeals voted to permit a change of use from a single family to a two family residence.

A copy of the Board's decision is enclosed for your records.

You should now continue the process by coming in to this office, Room 315, to apply for a change of use permit.

Sincerely,


William D. Giroux
Zoning Codes Enforcement Officer

/el
Enclosure



CITY OF PORTLAND

CONDITIONAL USE APPLICANT

APPLICATION

Applicant's name and address: George & Gloria Hammond
36 Coolidge Ave. Portland, Me. 04103
Applicant's interest in property (e.g., owner, purchaser, etc.):

Owner's name and address (if different): Same

Address of property (or Assessor's chart, block and lot number):
36 Coolidge Ave. Portland 319-5-3-15-16-1-2-17+18
04103

Zone: residential R-3 Present use: ha - st apt

Type of conditional use proposed: family

Conditional use authorized by: Section 14- 88-1-t

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: May 30, 19 90

George W. Hammond
Signature of Applicant

Section 14-174(c) (2):

- (2) Standards: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:
- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
 - b. There will be an adverse impact upon the health, safety or welfare of the public or the surrounding area; or
 - c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

33	32	31	30	29	28	27	26	25	24	23	22
10	11	12	13	14	15	16	17	18	19	20	
3575	3619	3663	4454	3760	3804	3848	3892	3936	3980	4025	

DAVENPORT

AVENUE

11	12	1	2	3	4	5	6	7	8
4250	4250	5100	4250	4250					4250
14	13	18	17	16	15	14	13	12	11
4250	4250	5100	4250	4250					4250

COOLIDGE

AVENUE

14	15	16	1	2	3	4	5	6	7	8
	4800	4800	6500	5200	5200				5200	5200
19	18	17	16	15	14	13	12	11	10	9
5338	5409	5478	6500	5200	5200	5200	5200	4804	4073	3669

ORAMELL

SHEET 3

SHEET 347-A

SKYARK

STREET

15	16	17	1	2	3	4	5	6	7	8
5614	5602	5872	6427	5204	5165	5126	5086	5242	5924	6441

(1) *Residential:*

- a. Reserved.
- b. Alteration of a detached single-family dwelling existing as of June 5, 1957, with floor area exceeding fifteen hundred (1,500) square feet, to accommodate one (1) additional dwelling unit, provided that:
 - i. No additional dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - ii. No open outside stairways or fire escapes above the ground floor shall be or have been constructed in the immediately preceding five (5) years;
 - iii. The alteration will not result in a total cubical volume increase of more than ten (10) percent within the five (5) years immediately preceding the date of alteration;
 - iv. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling;
 - v. A lower level dwelling unit shall have a minimum two-thirds of its floor-to-ceiling height above the average adjoining ground level;
 - vi. A minimum lot size of ten thousand (10,000) square feet of land area shall be required;
 - vii. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic;
 - viii. Parking shall be provided as required by division 20 of this article;
 - ix. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:
 1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;
 2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

(2) *Commercial:*

- a. Reserved.

(3) *Institutional:* Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the planning board shall be substituted for the board of appeals as the reviewing authority:

- a. Elementary, middle, and secondary school;
- b. Long-term, extended, and intermediate care facility;
- c. Church or other place of worship;
- d. Private club or fraternal organization;

LAND USE

§ 14-88

(1) *Residential:*

- a. Reserved.
- b. Alteration of a detached single-family dwelling existing as of June 5, 1957, with floor area exceeding fifteen hundred (1,500) square feet, to accommodate one (1) additional dwelling unit, provided that:
 - i. No additional dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - ii. No open outside stairways or fire escapes above the ground floor shall be or have been constructed in the immediately preceding five (5) years;
 - iii. The alteration will not result in a total cubical volume increase of more than ten (10) percent within the five (5) years immediately preceding the date of alteration;
 - iv. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling;
 - v. A lower level dwelling unit shall have a minimum two-thirds of its floor-to-ceiling height above the average adjoining ground level;
 - vi. A minimum lot size of ten thousand (10,000) square feet of land area shall be required;
 - vii. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic;
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 1. Any additions or exterior alterations such as facade materials, building form, and roof pitch shall be designed to be compatible with the architectural style of the building;
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- b. Long-term, extended, and intermediate care facility;
- c. Church or other place of worship;
- d. Private club or fraternal organization;

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Gerry Pelletier, Data Processing
FROM: Warren Turner, Administrative Assistant *Warren J. Turner*
SUBJECT: Request for labels - Hammond - 36 Coolidge Avenue Appeal

DATE:
July 30, 1990

May we please have the following labels:

347-A *only 19-20-21* 347-B *only 22-23* 347-D *(117)*

348-A

348-C *1-2-3-4-22*

349-C

349-D

349-E

349-F

349-G

349-H

349-I

350-C

THANKS

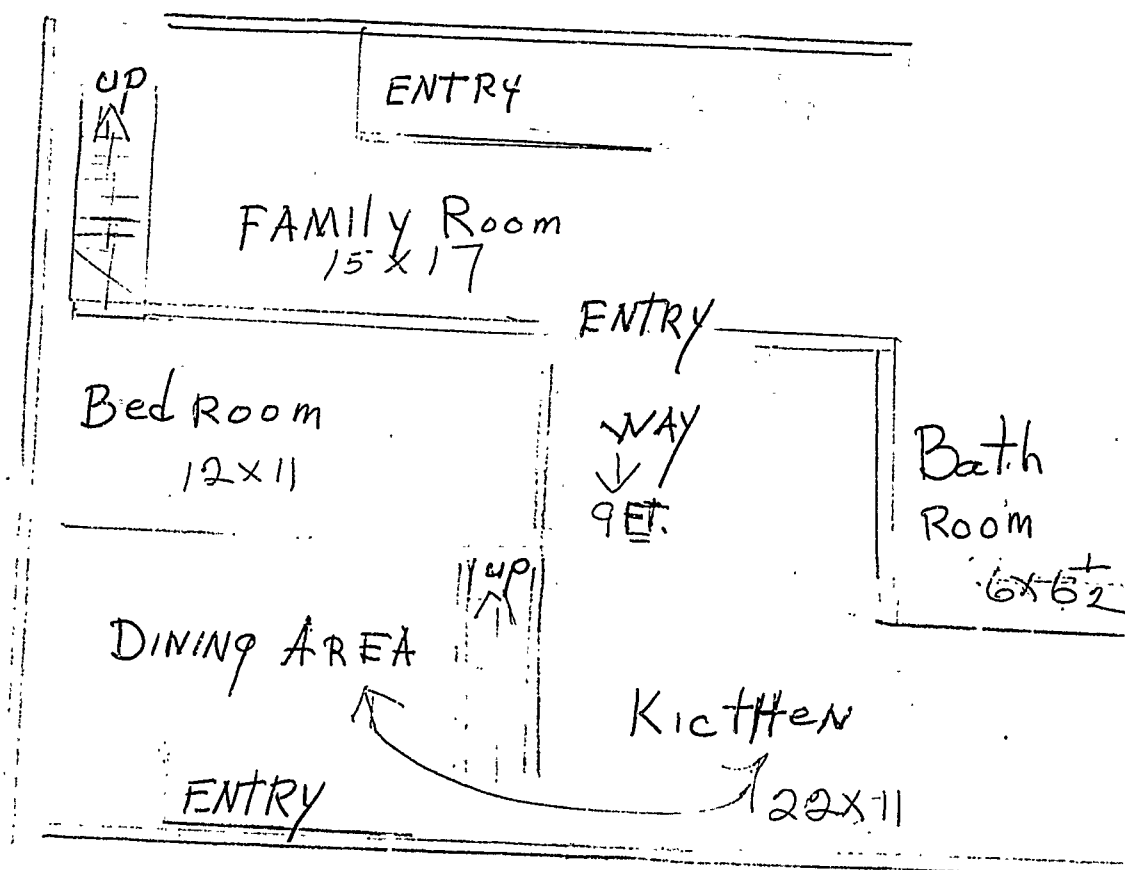
THANKS

THANKS

/el

HANSON CHARLES H DEVS
C/O DORIS M HANSON
193 ALLEN AVE
PORTLAND ME
347 - 8-007

04103

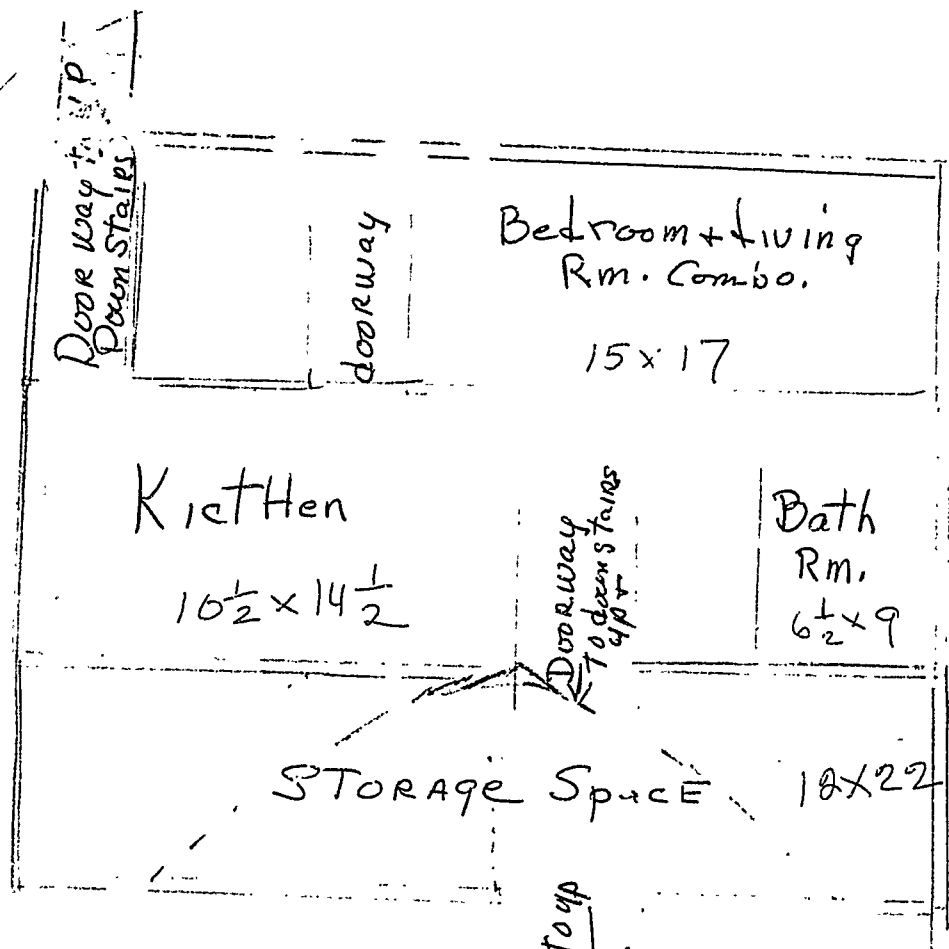


First Floor Plan
EXISTING

Hammond G. & G.

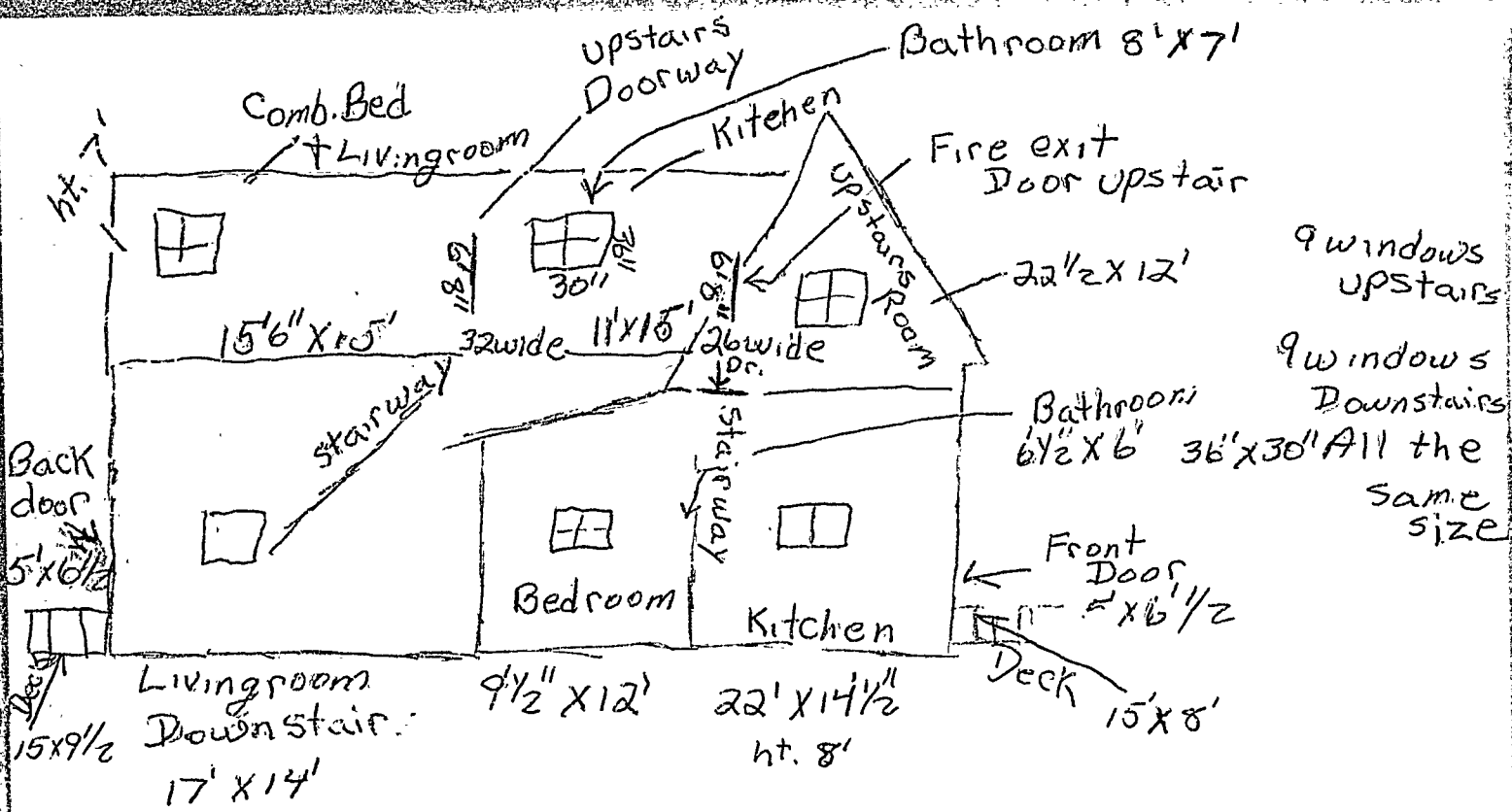
36 Coolidge Ave.

Portland Me. 04103



Second Floor Plan
EXISTING

Hammond G. & G.
36 Coolidge Ave.
Portland Me. 04103



36 Coolidge Ave.

HAMMOND

ISRAELSON RAYANN S
85 NORTHWOOD DR
PORTLAND ME

348 - C-022 04103

HARDY ELIZABETH A
93 NORTHWOOD DRIVE
PORTLAND ME

348 - C-022 04103

HASHEY IONA C
C/O JOHN A WALLS
81 GRAY RD
FALMOUTH ME
349 - H-003 04105

HEISER CAROLYN R
99 NORTHWOOD DR
PORTLAND ME

348 - C-022 04103

HENDEL PETER J
136 AZCLES DRIVE
GROTON CT

348 - C-022 06340

HENDRICKS JANE K
9366A BASSETT ST
FT DRUM NY

348 - C-022 13603

HUGGARD EDNA M
9 NORTHWOOD DR
PORTLAND ME

348 - C-022 04103

MEADE LARINDA L &
RITA A LABAREE JR
67 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

LEGER JOSEPH F
95 NORTHWOOD DR
PORTLAND ME

348 - C-022 04103

MERRILL JAMES H &
ELIZABETH JTS
6 NORTHWOOD DRIVE
PORTLAND, MAINE
348 - C-022 04103

MCKINNA H DONALD JR
25 TOWN HI I
PORTLAND, MAINE

348 - G-005 04139

LYMNEOS JILL
69 NORTHWOOD DR
PORTLAND ME

348 - C-022 04103

MACDONALD KATHERINE A
WID WW II VET
61 NORTHWOOD DR
PORTLAND MAINE
348 - C-022 04103

MACLEAN NATHALIE &
JOHN A WWII VET JTS
83 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

MANTHORNE RICHARD A &
JEANNE S
52 COLUMBUS RD
CAPE ELIZABETH ME
348 - C-022 04107

MARIER ROBERT E JR
1 FLETCHER ST
KENNEBUNK MAINE

348 - C-022 04043

) GEER DARYL P
88 NORTHWOOD
PORTLAND, ME

) 348 - C-022 04103

) GORA FRANK &
KAZIMIERA J JTS
130 NORTHWOOD DR
PORTLAND, ME

) 348 - C-022 04103

) GOUCHER CHRISTOPHER D
ETAL JTS&CAROLYN THOM-
AS RT2 BX3A S FREEPORT
FREEPORT MAINE

) 348 - C-022 04032

) DIDONATO ADRIENNE M
87 SKYLARK RD
PORTLAND ME

) 349 - I-007 04103

) DUPLISSEA RICHARD
P O BOX 8738
PORTLAND, MAINE

) 349 - G-004 04104

) HALPIN DEBORAH A
44 NORTHWOOD DR
PORTLAND ME

) 348 - C-022 04103

) HAMMOND GEORGE W &
GLORIA G JTS
COOLIDGE AVE
PORTLAND MAINE

) 348 - A-001 04103

B ESETT ALBERT JR
1 JOY PLACE
PORTLAND ME

) 349 - C-011 04101

) BOURGEAULT LEO E &
CHARLOTTE M GAUDETTE
60 CLARK ST
SACCO ME

) 349 - D-006 04072

) BRICHETTO SARAH B
WID WWII VET
70 SKYLARK RD
PORTLAND ME

) 347 - B-022 04103

) BRIGGS JOHN H
5 NORTHWOOD DRIVE
PORTLAND MAINE

) 348 - C-022 04103

) BOEHM CHARLES R
36 NORTHWOOD DR
PORTLAND ME

) 348 - C-022 04103

) BROUWER JOHAN MATTHEW
STEARNS & LISA ANNE
JTS 7 NORTHWOOD DR
PORTLAND ME

) 348 - C-022 04103

) BROWN NATALIE M
20 NORTHWOOD DR
PORTLAND ME

) 348 - C-022 04103

) BROWN-FORMAN CORP
85C DIXIE HIGHWAY
LOUISVILLE KY

) 348 - C-022 40210

) BRUNO ANGELA M
43 NORTHWOOD DRIVE
PORTLAND, MAINE

) 348 - C-022 04103

) DIDONATO FRANK
87 SKYLARK RD
PORTLAND, MAINE

) 349 - I-001 04103

● FARRELL JOHN B WWII
VET & MARGARET E JTS
40 NORTHWOOD DR
PORTLAND, MAINE
348 - C-022 04103

● FALCONI PETER G
50 PISCASSIC STREET
NEWMARKET NH
348 - C-022 03857

● EDMONSON JOYCE C,
CONSTANCE J FUESSEL ET
AL 73 SKYLARK RD
PORTLAND ME
347 - D-004 04103

● FIELD DOUGLAS S
87 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● FINNEGAN MICHELE D
38 NORTHWOOD DR
PORTLAND, ME
348 - C-022 04103

● ELVIN PRISCILLA H
67 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● FLAHERTY JEAN M &
JANET M JTS
76 NORTHWOOD DR
PORTLAND, ME
348 - C-022 04103

● FOLEY ALYSON DAVIS
75 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● FOLEY KEVIN B &
CHRISTINE R JTS
21 NORTHWOOD DRIVE
PORTLAND, MAINE
348 - C-022 04103

● GALLI ARTHUR G &
FRANCES C JTS ETAL
377 STEVENS AVE
PORTLAND, MAINE
348 - C-022 04103

● ANZELC LINDA
84 NORTHWOOD DR
PORTLAND, ME
348 - C-022 04103

● CLARK WAYNE V
34 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● BULL NICHOLAS &
JANE J JTS
111 PARSONS RD
PORTLAND ME
348 - C-022 04103

● BURGESS DANIEL S &
SUSAN L BERNIER JTS
105 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● BURLOCK WALTER E &
SARA O JTS ETAL
92 NORTHWOOD DR
PORTLAND MAINE
348 - C-022 04103

● CANAVAN JOAN C
72 NORTHWOOD DRIVE
PORTLAND ME
348 - C-022 04103

● CARACAPPA JOSEPH J &
PHYLLIS C JTS
60 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● AKALARIAN CARLA J
106 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

● ACHORN MARTHA E HEIRS
180 HENNESSY DRIVE
PORTLAND ME
347 - D-007 04103

3 O'LEARY ALICE L. DAVID
L E NANCY J JACQUES
JTS 74 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 O'NEIL PATRICK E &
JOYAN ETAL JTS
100 MAIN ST PO BOX 1013
MARION MA
348 - C-022 02738

3 ORLANDO ALTANA M &
ELIZABETH JTS
UNIT 2 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 ORLANDO HENRY T WWII
VET & ANN T JTS
61 SKYLARK RD
PORTLAND, ME
347 - D-006 04103

3 PALAMOUNTAIN PHILIP H
& GLPALLINE N JTS
107 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 PARK STEVEN C
13 ROUNDABOUT DRIVE
SCARBOROUGH ME
348 - C-022 04074

3 PATTERSON CYNTHIA M
111 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 PEASE DAVID C
104 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 PORTLAND WATER
DISTRICT 225 DOUGLASS
ST CITY
347 - A-019 04101

3 ZRIOKA WILLIAM G
RUTH L JTS
8-6 NORTHWOOD DR
PORTLAND, MAINE
348 - C-022 04103

3 CROCE LOUIS J &
CARHEL M JTS
49 FOREST AVE
CUMBERLAND CENTER ME
348 - C-022 04021

3 BOLTON ROBERT M
53 NORTHWOOD DR
PORTLAND, MAINE
348 - C-022 04103

3 CUNNINGHAM JUDITH S
82 NORTHWOOD DRIVE
PORTLAND ME
348 - C-022 04103

3 CURLEY RUTH WHITNEY &
BRIAN M JTS
91 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 CUSHMAN BETTY E
29 NORTHWOOD DRIVE
PORTLAND, MAINE
348 - C-022 04103

3 DIBIASE JOHN &
DOROTHY E JTS
1 NORTHWOOD DR
PORTLAND, ME
348 - C-022 04103

3 BOUCHARD CECILIA L
79 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 DEVOE GARTH E
73 NORTHWOOD DRIVE
PORTLAND ME
348 - C-022 04103

3 PICHARD JANICE J AND
CHARLES O HUGHES JTS
45 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 MILLS JOHN E JR
11 NORTHWOOD DRIVE
PORTLAND, MAINE
348 - C-022 04103

3 MILLS JOHN E JR
11 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 MILLS JOHN E WWII VET
& EILEEN M WWII VET
94 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 MOIO SANDRA G
18 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 MOORE JOAN
42 NORTHWOOD DR
PORTLAND, MAINE
348 - C-022 04103

3 MULKERN THOMAS G &
DOROTHEA G JTS
33 NORTHWOOD DR
PORTLAND ME
348 - C-022 04103

3 MUNSON CHARLES S
71 NORTHWOOD DR
PORTLAND, MAINE
348 - C-022 04103

3 NICHOLSON BRYANT F
7 NORTHWOOD DRIVE
PORTLAND MAINE
348 - C-022 04103

3 PETERSON PAUL F
17 NORTHWOOD DRIVE
PORTLAND, MAINE
348 - C-022 04103

3 PLACE JAMES N
65 SKYLARK RD
PORTLAND MAINE
347 - D-005 04103

3 PLEAU STEPHEN &
BEVERLY
16 NORTHWOOD DR
PORTLAND, MAINE
348 - C-022 04103

3 QUINLAN MICHAEL J
C/O FIREMAN'S FUND
27555 FARMINGTON RD
FARMINGTON HILLS MI
348 - C-022 48018

3 REEVES ALYN &
CYNTHIA R ECLERE
99 SWETH RD
WINDHAM ME
348 - C-022 C4062

)
)
) REYNOLDS AUDREY J
51 NORTHWOOD DR
PORTLAND MAINE
) 348 - C-022 04103
) RISEARA MARCIA A &
PUCCO C JR JTS
P O BOX 381
) SCARBOROUGH ME
348 - C-022 04074

) RISEARA R CONSTRUCTION
CO INC
P O BOX 485
) SCARBOROUGH ME
348 - C-022 04074
) ROBERTS FRANCES E;
WILLIAM R ETAL JTS
13 NORTHWOOD DRIVE
PORTLAND, MAINE
) 348 - C-022 04103

) MARSH PAUL M &
BARBARA L JTS
1-6 ABBY LANE
PORTLAND MAINE
) 348 - C-022 04103

) RODWAY CHARLES B HEIRS
415 CONGRESS ST
PORTLAND MAINE
) 347 - A-017 04101

) RUSSELL STEPHEN T
55 NORTHWOOD DRIVE
PORTLAND MAINE
) 348 - -022 04103

) SCHATZBERG JOAN
26 NORTHWOOD DR
PORTLAND ME
) 348 - C-022 04103

) SCHAMMEL SUSAN J
32 NORTHWOOD DR
PORTLAND, MAINE
) 348 - C-022 04103

) SEWALL EDWARD JR GDM
ANDREW C SEWALL ETAL
19 NORTHWOOD DRIVE
PORTLAND MAINE
) 348 - C-022 04103

) SHAINELUM ISAAC B
47 NORTHWOOD DR
PORTLAND ME
) 348 - C-022 04103

) SHAW LIADA R
97 NORTHWOOD DRIVE
PORTLAND, ME
) 348 - C-022 04103

) SHOVELTON LAWRENCE W &
LEDA G JTS
60 NORTHWOOD DR
PORTLAND ME
) 348 - C-022 04103

) SNO-MAN PATRICK J &
FELICE O CHARTIER JTS
25 NORTHWOOD DR
PORTLAND MAINE
) 348 - C-022 04103

) SMITH HELEN C
102 NORTHWOOD DR
PORTLAND, ME
) 348 - C-022 04103

(STOGSDILL RUSSELL G &
(PATRICIA BROWN JTS
(98 NORTHWOOD DRIVE
(PORTLAND ME
(348 - C-022 04103

(SWEENEY MARY BETH C
(41 NORTHWOOD DR
(PORTLAND MAINE

(348 - C-022 04103

(TARBELL ELIZABETH J
(86 NORTHWOOD DR
(PORTLAND, ME

(348 - C-022 04103

(TINKER VIRGINIA L
(20 NORTHWOOD DR
(PORTLAND ME

(348 - C-022 04103

(VENTRESCA GEORGE A &
(MARGARET A JTS
(111 PINELOCH DR
(PORTLAND ME
(348 - C-022 04103

(WEISHAN MOLLIE
(48 NORTHWOOD DR
(PORTLAND, MAINE

(348 - C-022 04103

(YOUNG DENIS GILBERT
(PO BOX 538
(STANDISH ME

(348 - C-022 04084

(WILLIAMSON ANDREW M &
(KAREN L JTS
(73 NORTHWOOD DR
(PORTLAND ME
(348 - C-022 04103

(WILNER PAUL D
(UNIT #110
(NORTHWOOD DR
(PORTLAND, ME
(348 - C-022 04103

(JACQUES NANCY J
(54 NORTHWOOD DR
(PORTLAND, MAINE

(348 - C-022 04103

(MARSHALL DEBORAH E
(171 EDWARDS ST
(PORTLAND, MAINE

(348 - C-022 04102

(MARTIN DANIEL M
(96 NORTHWOOD DR
(PORTLAND MAINE

(348 - C-022 04103

(MCLEEN RICHARD B &
(JAYNE L THIBODEAU JTS
(49 NORTHWOOD DR
(PORTLAND ME
(348 - C-022 04103

(JONES, RAYMOND K &
(VALERIE F JTS
(68 NORTHWOOD DR
(PORTLAND, ME
(348 - C-022 04103

(KEEN NIGEL R
(31 NORTHWOOD DR
(PORTLAND, ME

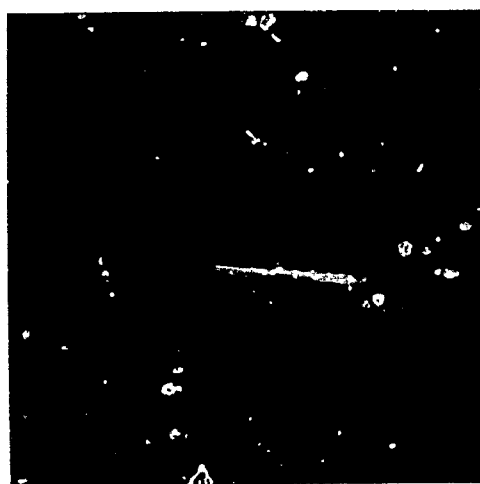
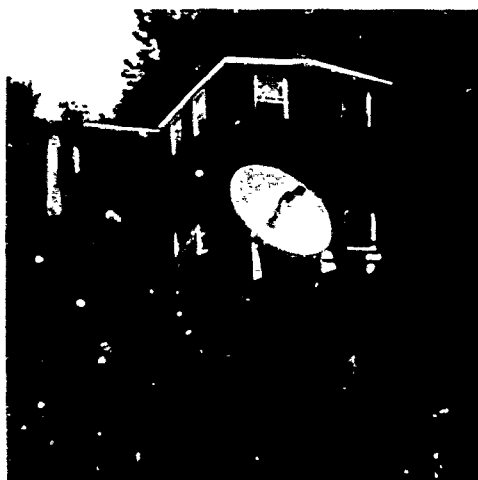
(348 - C-022 04103

(KING, DANIEL J &
(DENISE S JTS
(89 NORTHWOOD DR
(PORTLAND, ME
(348 - C-022 04103

(KOUTNY JOHN R &
(JANE E SAWTELLE JTS
(46 NORTHWOOD DR
(PORTLAND, ME
(348 - C-022 04103

(LAMB, ROBERTA A
(108 NORTHWOOD DR
(PORTLAND, ME

(348 - C-022 04103





 SFD

