

Planning and Development Department
Zoning Board of Appeals
Conditional Use Appeal Application

Applicant Information:

Brooklawn Memorial Park

Name

2002 Congress St

Business Name

Portland, ME 04102

Address

207-773-7679 207-780-1812

Telephone

Fax

Applicant's Right, Title or Interest in Subject Property:

OWNER

(e.g. owner, purchaser, etc.):

Current Zoning Designation: *R1 & B4*

Existing Use of Property:

Cemetery

Representing

Robert Sanford Jr.
207-284-8813

Standards:

address
The
over
after
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; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

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 certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

X *[Signature]*

Signature of Applicant

Subject Property Information:

1994-2002 Congress St

Property Address

211 TAX Map Block A Lot 001

Assessor's Reference (Chart-Block-Lot)

SAME Property Owner (if different):

David Morgan

Name

2002 Congress St

Address

Portland, ME 04102

207-773-7679

Telephone

207-780-1812

Fax

Conditional Use Authorized by Section 14 - *68(c)(2)*

Type of Conditional Use Proposed:

Maintenance Bldg Added
to be built on existing
property

5/22/09

Date

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-chair
Deborah Rutter
Jill E. Hunter
Gordan Smith-secretary
William Getz
Sara Moppin

June 22, 2009

David Morgan
Brooklawn Memorial Park
2002 Congress Street
Portland, ME 04102

RE: 1994-2044 Congress Street
CBL: 211 A001, 209A A015, 211 A004, 214 A001 and 214 A004
ZONE: R1 and B4

Dear Mr. Morgan:

As you know, at the June 18, 2009 meeting, the Zoning Board voted 7-0 to grant your Conditional Use Appeal for one year.

Enclosed please find a copy of the board's decision.

The inspections office still needs an approved minor site plan, which is applied for in the planning department, located on the fourth floor. This will allow the inspections office to accept your new construction permit application to build the new maintenance building for the cemetery. Enclosed is an application for your new construction. You have 12 months from the date of June 18, 2009, referenced under section 14-474 (f) to apply for the new construction permit, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

CC: Robert Langford JR., owner
file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-1 Residential Zone (Cemetery Use):

Conditional Use Appeal

DECISION

Date of public hearing: June 18, 2009

Name and address of applicant: Brooklawn Memorial Park
2002 Congress Street
Portland, Maine 04102

Location of property under appeal: 1994-2002 Congress Street

For the Record:

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

Robert Sanford, for Applicant

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

Findings of Fact and Conclusions of Law:

Applicant is proposing to replace its maintenance barn with a new 60' x 80' building. The building will be located at the back end of the lot, on property that was merged with the cemetery in 1937.

A. Conditional Use Standards pursuant to Portland City Code §14-68(c)(2):

1. The use applied for is a cemetery use.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Self-evident, per application

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ☐ No ☒

Reason and supporting facts:

Proposed structure is the kind normally used for storage at this site. One-story building w/out plumbing has no distinct characteristics in location/size/appearance.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ☐ No ☒

Reason and supporting facts:

no increase in workforce / traffic / use of site

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ____

No ☒

Reason and supporting facts:

No Apparent difference between this and any other storage facility

Conclusion: (check one)

____ Option 1: The Board finds that the standard described in section A above has been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

____ Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, ~~certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood,~~ and therefore GRANTS the application
SUBJECT TO THE FOLLOWING CONDITIONS:

Approval good for
Term of 1 year.

____ Option 3: The Board finds that the standard described in section A above has NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

6/12/09



Board Chair

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: June 22, 2009
RE: Action taken by the Zoning Board of Appeals on June 18, 2009.

Members Present: Philip Saucier (chair), Gordon Smith (secretary), Deborah Rutter, Jill Hunter, William Getz, Peter Coyne, and Sara Moppin.

Member Absent: None

1. Old Business:

A. Practical Difficulty Variance Appeal:

978 Washington Avenue, Sadri Shir, owner, Tax Map 161, Block E, Lot 003, R-5 Zone: The appellant change the use of their property on the first floor from a commercial use to a place of worship. The appellant requested a variance in the minimum required lot size from one acre (43,560 square feet) to 14,400 square feet [section 14-120(1)(a)(5)]. Representing the appeal was Shukria Wiar. The Board voted 5-0 to deny the Practical Difficulty Appeal on Thursday, June 4, 2009. On June 18, 2009 the Board voted on the finding of facts as prepared by Mary Kahl, the Board's attorney in this matter. **The Board voted 6-0 to accept the findings of facts for the Practical Difficulty Variance Appeal. Sara Moppin recused herself.**

2. New Business:

A. Conditional Use Appeal:

1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant was seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal was Robert Sanford, Jr. **The Board voted 7-0 to grant the Conditional Use Appeal for one year.**

Enclosure:

Agenda of June 18, 2009
Original Zoning Board Decision
One dvd
CC: Joseph Gray, City Manager
Penny St. Louis Littell, Director, Planning & Urban Development
Alex Jaegerman, Planning Division
T.J. Martzial, Housing & Neighborhood Services Division



May 28, 2009

Zoning Board of Appeals
City of Portland
389 Congress Street, Room 315
Portland, ME 04101

Zoning Board Members,

Brooklawn Memorial Park proposes to replace its maintenance barn. The current facility was built over 100 years ago. It would require extensive financial investment to continue its safe use, but will still continue to be functionally and environmentally inefficient. We are proposing to build a newer building on one level further back on our lot. It will increase the efficiency of our operation and allow us to build an energy efficient facility.

The proposed building will be set at the back end of the lot established for the original farmhouse. This land was merged into the cemetery in 1937 and while it shows on the enclosed plot plan to be close to the rear property line, it is, in fact, far from the cemetery lot line. The property extends back to the Hilton Garden Inn on Jetport Road. A map showing the total holdings of the cemetery is also enclosed.

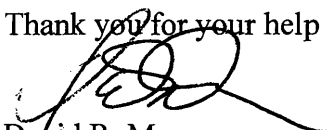
This facility is the continuation of a traditional maintenance building that is found on cemeteries of all sizes and in most locations. Its small expansion is a reflection of the modernization of our operation and our attempt to bring most of our operations onto one floor.

This facility will have no adverse impact on the health, safety or welfare of the public or the surrounding area. In fact, by its very nature, it may create a safer work environment for our staff and provide fewer obstacles for the public to negotiate.

The facility is being built to blend in with the existing structures and mirror the use of the building to be replaced. It is a modernized version of the existing facility that has been reduced to one story.

Furthermore, this application was previously submitted and approved by The Zoning Board of Appeals and remains unchanged from its original application of December 6, 2007.

Thank you for your help in this matter,

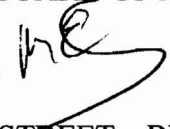

David R. Morgan
President/Owner





Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

TO: CHAIR AND ZONING BOARD OF APPEALS
FROM: MARGE SCHMUCKAL 
RE: 1994-2044 CONGRESS STREET – BROOKLAWN MEMORIAL PARK
DATE: JUNE 11, 2009

This memo is for some background information. This project was before the Board previously on December 6, 2007. The Board granted the conditional use appeal on the same date. The applicant also applied for a required site plan review and a building permit. Neither of which were completed. After six months the building permit expired. The granted conditional use expired after six months after the Board's approval as regulated under Section 14-474(e) & (f). Therefore the matter is again before the Board.

I would suggest that if the Board grants the conditional use before it, that it grant the conditional use for at least one year.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

Decision

The Board of Appeals will hold a public hearing on Thursday, December 6, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: December 7, 2007

RE: Action taken by the Zoning Board of Appeals on December 6, 2007.

The meeting was called to order at 6:38pm.

Roll call as follows:

Members Present: David Dore, Jill Hunter, Phil Saucier, Kate Knox, Peter Thornton and Peter Coyne.

Members Absent: Gordan Smith.

1. New Business:

A. Conditional Use Appeal:

417 Auburn Street, Elizabeth A. & Douglas C. Andrews, owners, Tax Map #382 Block A Lot #009 in the R3 Residential Zone. The Appellants are seeking a Conditional Use Appeal under section 14-88 (a) 2 of the City of Portland Zoning Ordinance. Appellants are requesting a change of use from a single family home to a single family home with a secondary dwelling unit. The proposed unit will be located on the second floor and will occupy approximately 986 square feet of living space from the existing 4246 square feet. Representing the Appeal are the owners.

Board voted 6-0 and granted the Conditional Use Appeal.


B. Miscellaneous Appeal:

186-218 Woodford Street / 177-191 Beacon Street, Woodfords Congregational Church, United Church of Christ, owner, Tax Map #124 Block J Lot #005 in the B1 Neighborhood Business Zone, also in the B2 Business Community Zone and R5 Residential Zone is seeking a Miscellaneous Appeal under section 14-343 of the City of Portland Zoning Ordinance.

Appellant is requesting joint use of parking spaces in the B2 zone, for the proposed change of use from a church to a school. Representing the appeal for the owners are the applicants Ben Walter, Linette George (Church Moderator), and Reverent Richard Weidlex.

Board voted 6-0 and granted the Miscellaneous Appeal.

C. Conditional Use Appeal:

 1994 - 2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Maps #211 Block A Lot #001, Map #209A Block A Lot #015, Map #211 Block A Lot #004, Map #214 Block A Lot #001 in the R1 Residential Zone and Tax Map #214 Block A Lot #004 in the B4 Commercial Business Zone. The Appellant is seeking a Conditional Use Appeal under section 14-68 (c) 2 of the City of Portland Zoning Ordinance. Appellant is proposing a new 60' x 80' maintenance building located on Tax Map #211 Block A Lot #001. Representing the Appeal is the owner and Todd Jensen, Superintendent. **Board voted 6-0 and granted the Conditional Use Appeal.**

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

B-4 Commercial Business Zone (Cemetery Expansion):

Conditional Use Appeal

DECISION

Date of public hearing:

12/6/07

Name and address of applicant:

Brookline Memorial Park, David R. Morgan, 1994-2044 Congress Street, Portland

Location of property under appeal:

1994-2044 Congress Street, Portland, ME

For the Record:

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

Todd Jensen, 25 Westbrook

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

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-68(c)(2):

1. The use applied for is an expansion of a cemetery use.

Satisfied ☒ Not Satisfied ☐

Reason: Satisfied.

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ☐ No ☒

Reason: Markham building And is similar to markham building to the property & other building.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ☐ No ☒

Reason: It won't change the amount or type of uses currently in place, no increased traffic or parking etc.

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ☐ No ☒

Reason: Nothing different about this markham building.

Conclusion: (check one)

X Option 1: The Board finds that the standard described in section A above has been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

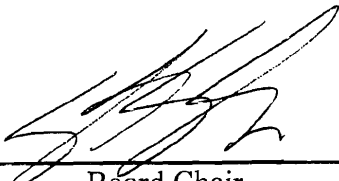
60

___ Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

___ Option 3: The Board finds that the standard described in section A above has NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

12/6/07



Board Chair

Members Present: Philip Sawyer - Gordon Smith - Deborah Fetter -
Julie Hunter - William Gietz - Peter Coyne
SARA Moppin

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: None

APPEAL AGENDA

meeting called to order 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, June 18, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. Old Business:

^{SARA}
^{Moppin}
⁶⁻⁰
^{recused}
^{findings of}
^{not accepted}

A. Practical Difficulty Variance Appeal:
978 Washington Avenue, Sadri Shir, owner, Tax Map 161, Block E, Lot 003, R-5 Zone:
The appellant was seeking to change the use of their property on the first floor from a commercial use to a place of worship. The appellant requested a variance in the minimum required lot size from one acre (43,560 square feet) to 14,400 square feet [section 14-120(1)(a)(5)]. Representing the appeal was Shukria Wiar. The Board voted 5-0 to deny the Practical Difficulty Appeal on Thursday, June 4, 2009. The Board will now be voting on the finding of facts as prepared by Mary Kahl, the Board's attorney in this matter.

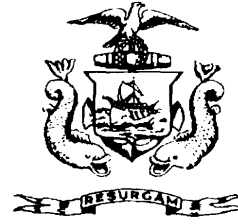
2. New Business:

^{Granted}
⁷⁻⁰
^{or one}
^{year}

A. Conditional Use Appeal:
1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

3. Other Business:

4. Adjournment: 6:50 pm



City of Portland Zoning Board of Appeals

June 11, 2009

Robert Sanford Jr.
Brooklawn Memorial Park
2002 Congress Street
Portland, Maine 04102

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before the Zoning Board of Appeals on **Thursday, June 18, 2009 at 6:30 p.m.** located on the second floor room 209 of City Hall.

Please remember to bring a copy of the packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as the procedures of the meeting for you to familiarize yourself.

I have also included the bill for the legal ad and notices. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8701 if you have any questions.

Sincerely,

Gayle Guertin
Office Assistant

Cc: David Morgan, Brooklawn Memorial Park, owner
File

389 Congress St., Portland, Maine 04101 (207) 874-8701 FAX 874-8716 TTY 874-8936



CITY OF PORTLAND APPLICATION PROCESS FOR THE ZONING BOARD OF APPEALS

Attached you will find the schedule for the Zoning Board of Appeals meetings. The deadline for the submissions is on the left hand side; the meeting dates are on the right hand side.

Eleven (11) separate packets of the following must be submitted to hold a place on the Agenda:

- a. Copy of Appeal application.
- b. Cover letter addressed to the Zoning Board of Appeals stating what you want to do.
- c. Plot plan showing the site and location of all structures, existing and proposed, in relation to the lot lines and, if applicable, indicate parking. Lot size and setback dimensions must be shown.
- d. Floor plan, if applicable, showing dimensions of existing and proposed rooms and/or structures.
- e. Copy of the tax map (obtained in the Assessors Office) with the property highlighted.
- f. Photos of property.
- g. Deed, sales agreement, lease or intent to lease.
- h. Owner, lessee, prospective purchase or legal representation must sign the application
- i. A letter from the property owner giving permission to the applicant to represent the property if applicable.
- j. All plans must also be folded neatly with each packet and banded.

If additional information is needed to complete the packet for the Zoning Board of Appeals you will be notified. Please make sure you include a contact phone number on your cover letter. If we cannot contact you, the item may be tabled until the next regular meeting.

The application fee is \$100.00 to appear before the Zoning Board of Appeals. Please note that the applicant is also responsible for the cost of the legal ad in the Portland Press Herald, and the cost of sending abutters notification within 500' of the subject property. The City will bill you for the legal ad and abutters notification.

You may apply for an appeal/permit at City Hall, Room 315 Monday through Friday between 8:00 am and 4:00 pm. **If you choose to file on the deadline date, please note that applications are accepted only until noon on that day.**

You will be sent a letter confirming the time and date of the scheduled meeting along with an Agenda.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, June 18, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. Old Business:

A. Practical Difficulty Variance Appeal:

978 Washington Avenue, Sadri Shir, owner, Tax Map 161, Block E, Lot 003, R-5 Zone:

The appellant was seeking to change the use of their property on the first floor from a commercial use to a place of worship. The appellant requested a variance in the minimum required lot size from one acre (43,560 square feet) to 14,400 square feet [section 14-120(1)(a)(5)]. Representing the appeal was Shukria Wiar. The Board voted 5-0 to deny the Practical Difficulty Appeal on Thursday, June 4, 2009. The Board will now be voting on the finding of facts as prepared by Mary Kahl, the Board's attorney in this matter.

2. New Business:

A. Conditional Use Appeal:

1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

3. Other Business:

4. Adjournment:

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1527	Applicant: Brooklawn Memorial Pk
Project Name: 2002 Congress St	Location: 2002 CONGRESS ST
CBL: 211 A001001	Application Type: Conditional Use Appeal
Invoice Date: 06/11/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$100.00		\$100.00		\$118.20		\$0.00		\$118.20		On Receipt

First Billing

Previous Balance	-	\$100.00
Payment Received 6/9/2009 - Thank you	-	\$100.00

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Legal Advertisements	1	\$93.20
Legal Ad Processing Fee	1	\$25.00
		\$118.20

Total Current Fees:	+	\$118.20
Total Current Payments:	-	\$0.00
Amount Due Now:		\$118.20

Detach and remit with payment

Bill to: Brooklawn Memorial Pk
2002 Congress St
Portland, ME 04102

CBL 211 A001001
Application No: 0000-1527
Invoice Date: 06/11/2009
Invoice No: 34786
Total Amt Due: \$118.20
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Gayle Guertin - FW: zoning board of appeal legal ad

From: Joan Jensen <jjensen@pressherald.com>
To: Gayle Guertin <GG@portlandmaine.gov>
Date: 6/9/2009 3:20 PM
Subject: FW: zoning board of appeal legal ad

Hi Gayle!

All set to run your ad on Friday, June 12.
The cost is \$186.40.

If you have any questions, please call or email me.

Thank you,
Joan

Joan Jensen
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email classified@pressherald.com

Hi Joan,

Attached is the agenda for the Zoning Board of Appeals legal ad for Friday, June 12, 2009.

Thank You
Gayle Guertin @ 874-8701

Gayle Guertin - zoning board of appeal legal ad

From: Gayle Guertin
To: classified@pressherald.com
Date: 6/9/2009 2:18 PM
Subject: zoning board of appeal legal ad
CC: Ann Machado; Gayle Guertin; Marge Schmuckal

Hi Joan,

Attached is the agenda for the Zoning Board of Appeals legal ad for Friday, June 12, 2009.

Thank You
Gayle Guertin @ 874-8701

CITY OF PORTLAND, MAINE
Zoning Board of Appeals

Zoning Board of Appeals Committee

DATE: 6/18/2009
TIME: 6:30:00 PM
LOCATION: 389 Congress Street

AGENDA

- 1 Old Business: A. Practical Difficulty Variance Appeal: 978 Washington Avenue, Sadri Shir, owner, Tax Map 161, Block E, Lot 003, R-5 Zone: The appellant was seeking a change the use of their property on the first floor from a commercial use to a place of worship. The appellant requested a variance in the minimum required lot size from one acre (43,560 square feet) to 14,400 square feet [section 14-120(1)(a)(5)]. Representing the appeal was Shukria Wiar. The Board voted 5-0 to deny the Practical Difficulty Appeal on Thursday, June 4, 2009. The Board will now be voting on the finding of facts as prepared by Mary Kahl, the Boards Attorney in this matter.
- 2 New Business: A. Conditional Use Appeal: 1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS
TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 2002 -2044 CONGRESS STREET**

WHAT New Business:
A. Conditional Use Appeal:
1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

WHEN The Zoning Board of Appeals meeting will be held on Thursday, June 18, 2009 at 6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will take place on the second floor in Room 209, 2nd Floor, City Hall.

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS
TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 2002 -2044 CONGRESS STREET**

WHAT New Business:
A. Conditional Use Appeal:
1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

WHEN The Zoning Board of Appeals meeting will be held on Thursday, June 18, 2009 at 6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will take place on the second floor in Room 209, 2nd Floor, City Hall.

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS
TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 2002 -2044 CONGRESS STREET**

WHAT New Business:
A. Conditional Use Appeal:
1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

WHEN The Zoning Board of Appeals meeting will be held on Thursday, June 18, 2009 at 6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will take place on the second floor in Room 209, 2nd Floor, City Hall.

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS
TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 2002 -2044 CONGRESS STREET**

WHAT New Business:
A. Conditional Use Appeal:
1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant is seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal is Robert Sanford, Jr.

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FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

Gayle Guertin - zoning board of appeal legal ad

From: Gayle Guertin
To: classified@pressherald.com
Date: 6/9/2009 2:18 PM
Subject: zoning board of appeal legal ad
CC: Ann Machado; Gayle Guertin; Marge Schmuckal

Hi Joan,

Attached is the agenda for the Zoning Board of Appeals legal ad for Friday, June 12, 2009.

Thank You
Gayle Guertin @ 874-8701

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
209A A015001	BROOKLAWN MEMORIAL PK	2002 CONGRESS ST PORTLAND, ME 04102	2022 CONGRESS ST	1
209A A016001	TIMM PROPERTIES LLC	TWO CORPORATE DR STE 154 SHELTON , CT 06484	145 JETPORT BLVD	1
209A A016002	WIDEWATERS NEW CASTLE PORTLAND LLC	TWO CORPORATE DR SHELTON , CT 06484	145 JETPORT BLVD	76
211 A001001	BROOKLAWN MEMORIAL PK	2002 CONGRESS ST PORTLAND, ME 04102	2002 CONGRESS ST	1
214 B001001	TEMPLE BETH EL	400 DEERING AVE PORTLAND, ME 04103	2086 CONGRESS ST	1
214A A001001	TRANSPORT LEASING CORP	35 BRADLEY DR WESTBROOK , ME 04092	9 JOHNSON RD	1
214A A002001	TRANSPORT LEASING CORP	35 BRADLEY DR WESTBROOK , ME 04092	74 JOHNSON RD	1
214A A003001	WEEKS WARREN C & ANNE T JTS	8 CLEARWATER DR SCARBOROUGH, ME 04074	68 JOHNSON RD	1
214A A004001	TRANSPORT LEASING CORP	35 BRADLEY DR WESTBROOK , ME 04092	94 JOHNSON RD	1
214A A005001	TRANSPORT LEASING CORP	35 BRADLEY DR WESTBROOK , ME 04092	98 JOHNSON RD	1
214A A006001	TRANSPORT LEASING CORP	35 BRADLEY DR WESTBROOK , ME 04092	94 JOHNSON RD	1
215 B001001	UNUM CORP	1 FOUNTAIN SQUARE CHATTANOOGA , TN 37402	2145 CONGRESS ST	2
215 B002001	UNUM CORP	1 FOUNTAIN SQ STE 125 CHATTANOOGA , TN 37402	2211 CONGRESS ST	3
215 B004001	MN PROPERTIES LLC	300 ROSEWOOD DR DANVERS , MA 01923	2063 CONGRESS ST	1
216 A003001	TINKHAM HENRY S WWII VET	1955 CONGRESS ST PORTLAND, ME 04102	1955 CONGRESS ST	1
216 A006001	PORTLAND LODGE #188 BPOE OF USA	1945 CONGRESS ST PORTLAND, ME 04102	1945 CONGRESS ST	1
216 A010001	SEGERSTROM MARK C	2001 CONGRESS ST PORTLAND, ME 04102	2001 CONGRESS ST	1
216 A011001	CASTERELLA JAMES A JR	1967 CONGRESS ST PORTLAND , ME 04102	1967 CONGRESS ST	1
216 A013001	JLT MANAGEMENT INC	2015 CONGRESS ST PORTLAND , ME 04102	2015 CONGRESS ST	1

CBL	OWNER		OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	19	UNITS	97		

SHEET 214-B

CONGRESS

SHEET 216-B

STREET

No 211

325-926



574348

APPROX. LOCATION OF 33" PORTLAND PIPELINE R/W
N 19° 30' W 1294.8

N 32° 01' W 97.0'

INTERNATIONAL PARKWAY



374328

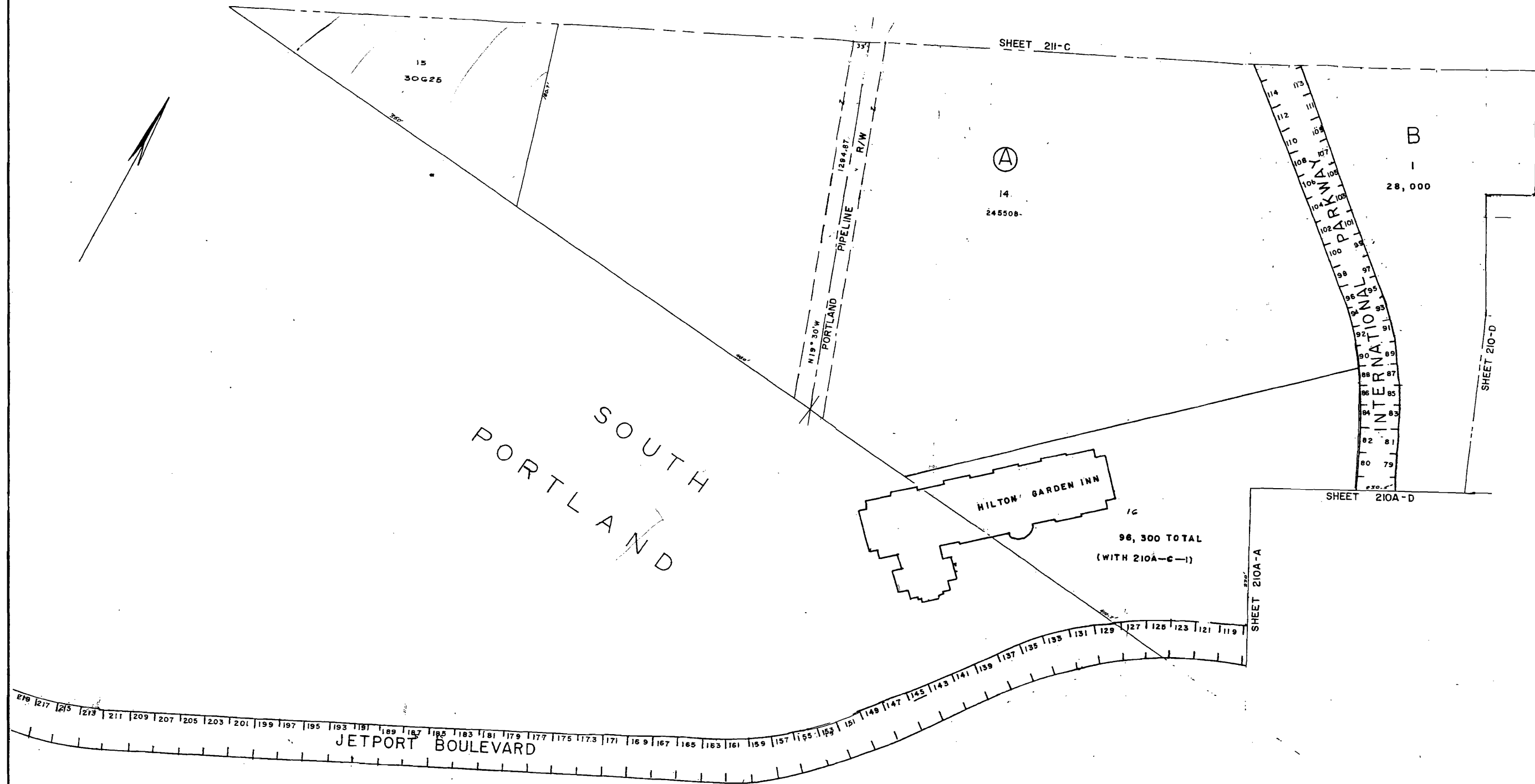
61156

SHEET 212-D

SHEET 209A-A

CITY OF PORTLAND
ASSESSORS PLAN
SHEET 210-A SCALE 1" = 50' ±

Nº 209A



CONGRESS STREET

ROAD

JOHNSON

Ⓑ

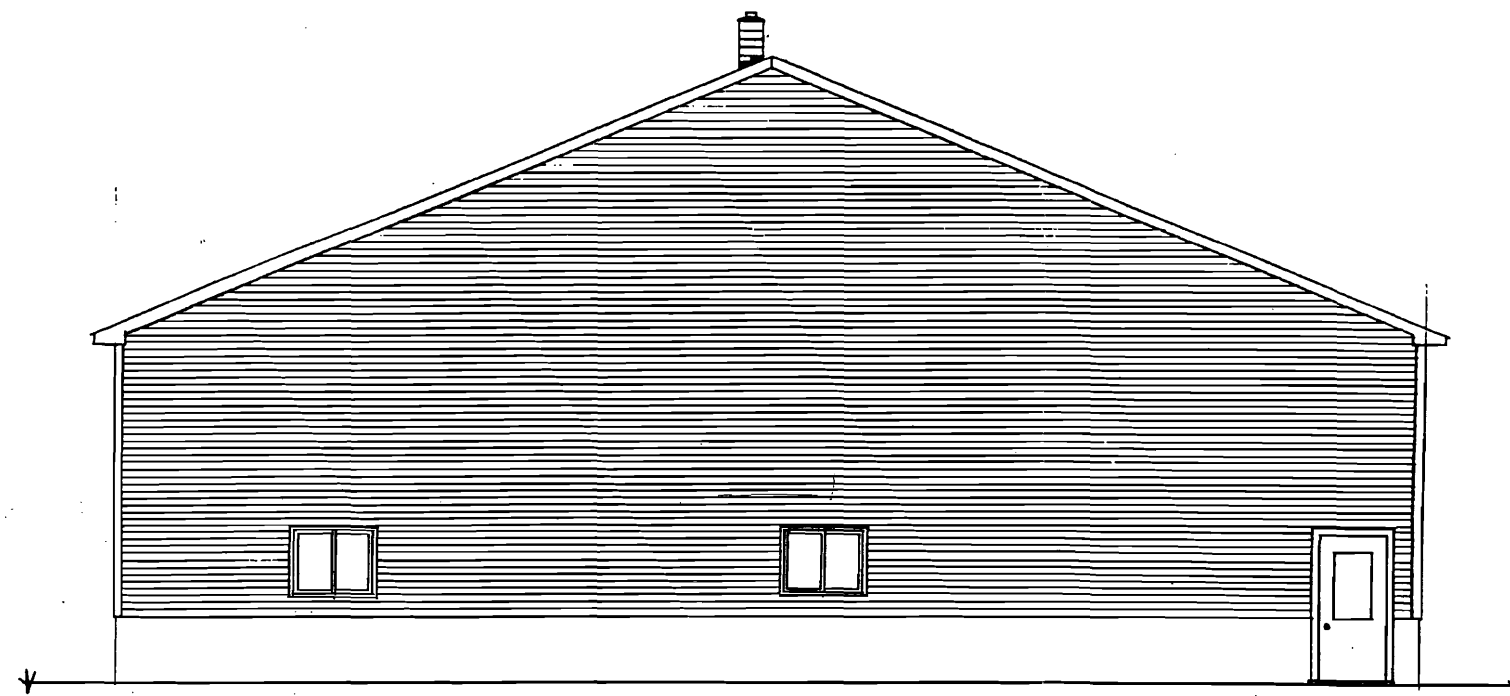
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SHEET 232-B

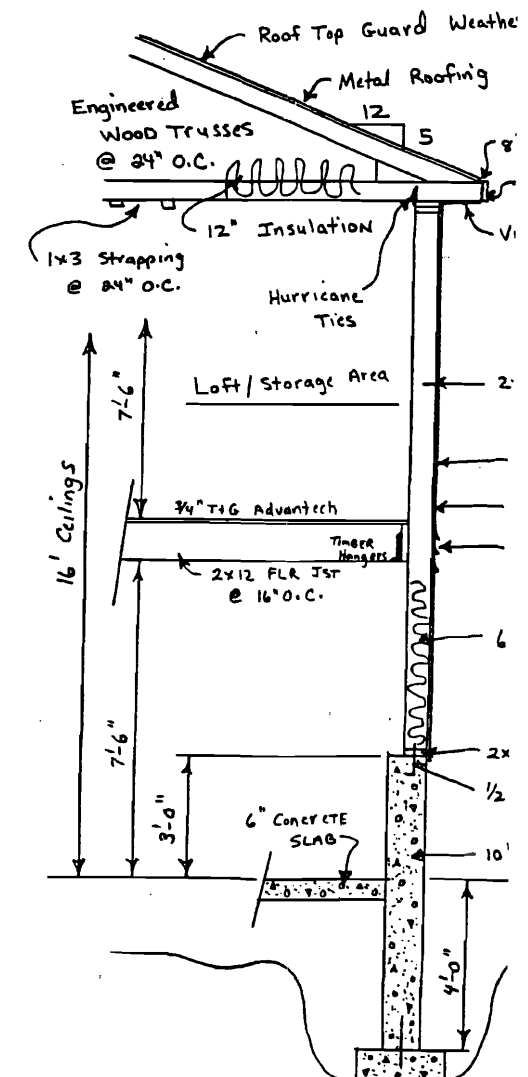
SHEET 215-D

SHEET 217-D

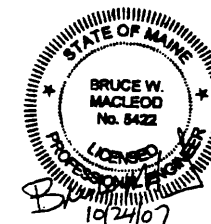
SHEET 214A-A



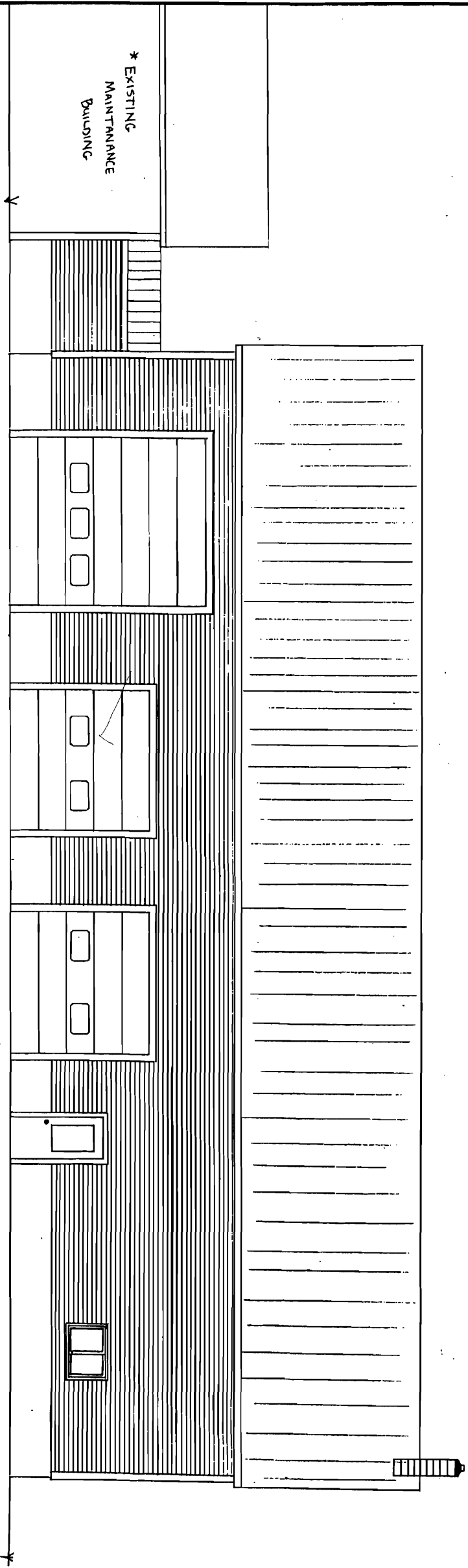
RIGHT ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



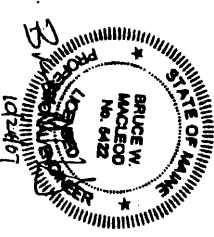
CROSS SECTION
SCALE: $\frac{3}{16}'' = 1'-0''$



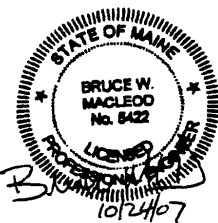
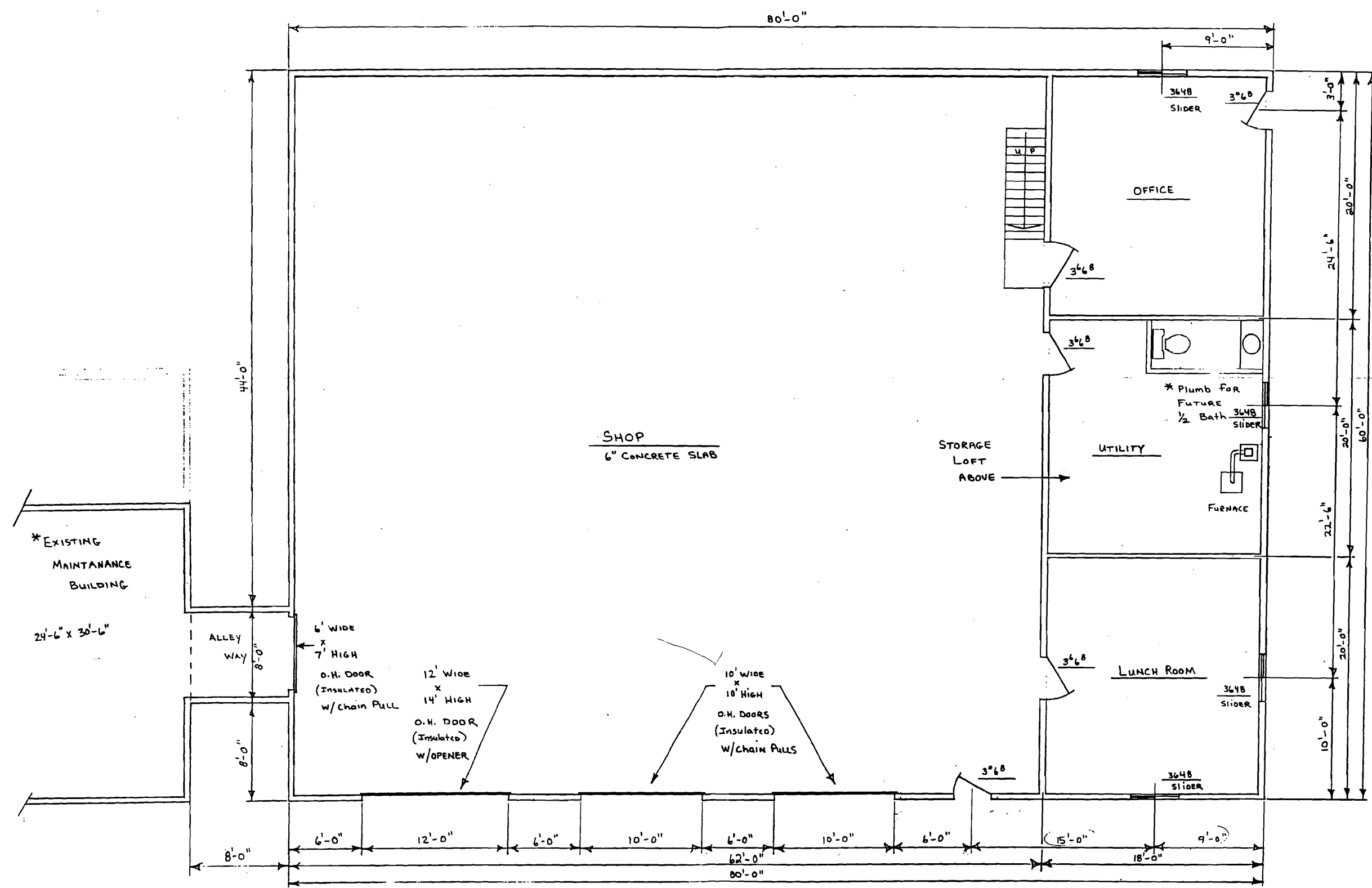
60' x 80' MAINTANANCE	
SCALE: As Shown	APPROVED BY
DATE: 9-12-07	
ELEVATION / CROSS SECTION	
BROOK LAWN	



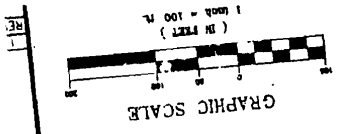
* EXISTING
MAINTANANCE
BUILDING



60' x 80' MAINTANANCE I	
SCALE: 3/16" = 1'-0"	APPROVED BY
DATE: 9-13-07	
FRONT ELEVATION	
BROOK LAWN	



60' x 80' MAINTANANCE BUILDING		
SCALE: 3/16" = 1'-0"	APPROVED BY	DRAWN BY M-IRISH
DATE: 9-12-07		
FLOOR PLAN		
BROOKLAWN		DRAWING NUMBER 3 of 3



Jeppia Access Road

City of Portland
City of South Portland

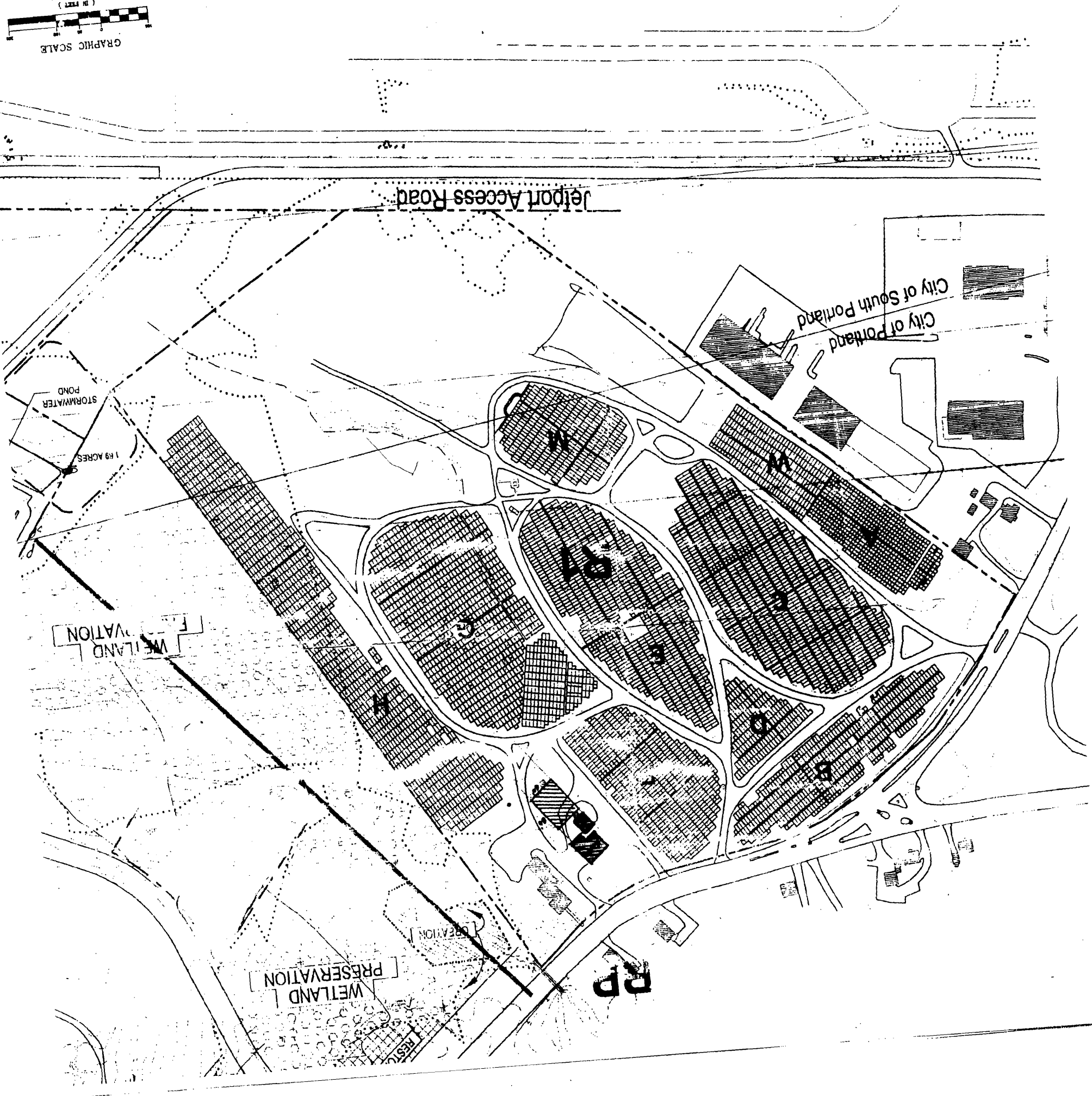
1.99 ACRES
STORMWATER POND

WETLAND PRESERVATION

WETLAND PRESERVATION

RP

WETLAND PRESERVATION



CURRENT REVISION	
#	DESCRIPTION

SITE PLAN FOR
PROPOSED MAINTENANCE BUILDING
BROOKLAWN MEMORIAL PARK

PORTLAND

MAINE

MacLeod Structural Engineers, P.A.



404 Main Street
Gorham, Maine 04038
phone: (207) 839-0990
fax: (207) 839-0982

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Reproduction of this document without the written consent of
MacLeod Structural Engineers, P.A. is prohibited.



THIS DRAWING IS ISSUED

Submitted For Approval

Date: 11/1/07

The Drawing shall be prepared by a Licensed Professional Engineer, and shall be a true and correct copy of the original drawing as submitted to the State of Maine for recording.

Drawn By: DBM

Checked By: DBM

Date: 10/8/107

Scale: As Noted

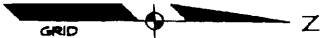
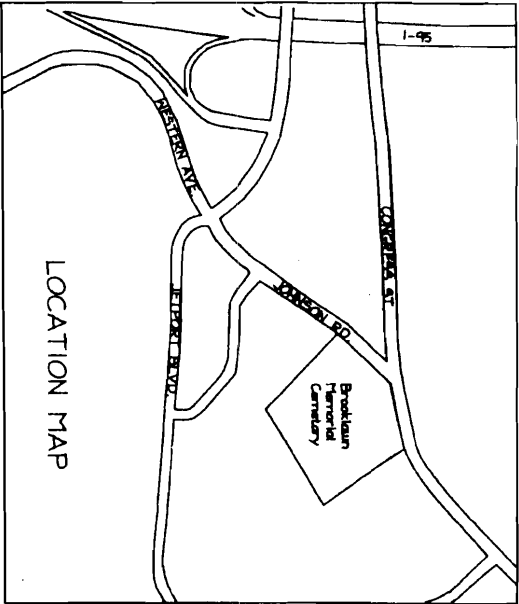
Proj. No: 8007-894.1

SHEET TITLE:

PROPOSED

SITE PLAN

1 OF 1



- GENERAL NOTES
1. Exact Survey
Parcel Area - 61534'
Exist. Building - 61534'
Proposed Building - 61534'
 2. Plan based on Survey by
Carl E. Emery dated September 1987
 3. Purpose of plan is to show Proposed
Location of New Maintenance Building
 4. The Project is to be serviced by
Public Utilities
 5. The Project is not located in a mapped
flood plain area.
 6. No proposed change or use of hazardous
materials or other than common household
cleaning agents.
 7. The Owner of the Parcel is
Brooklawn Memorial Park
2002 Congress St.
Portland, Maine 04102
 8. Aspects Book 1966-21-A-1-L
9. Lot is in the B1 Zone.

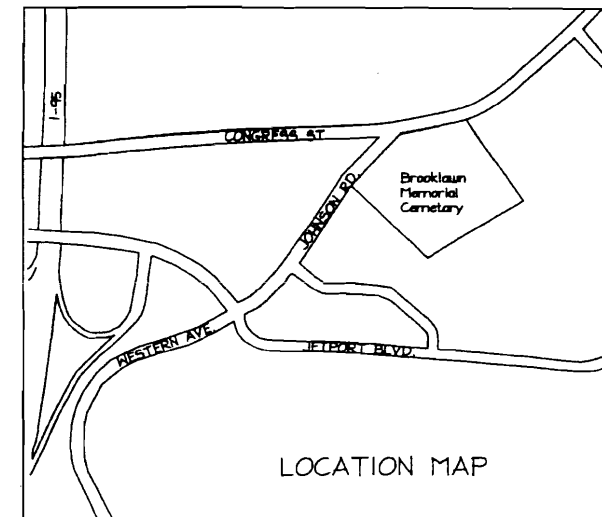
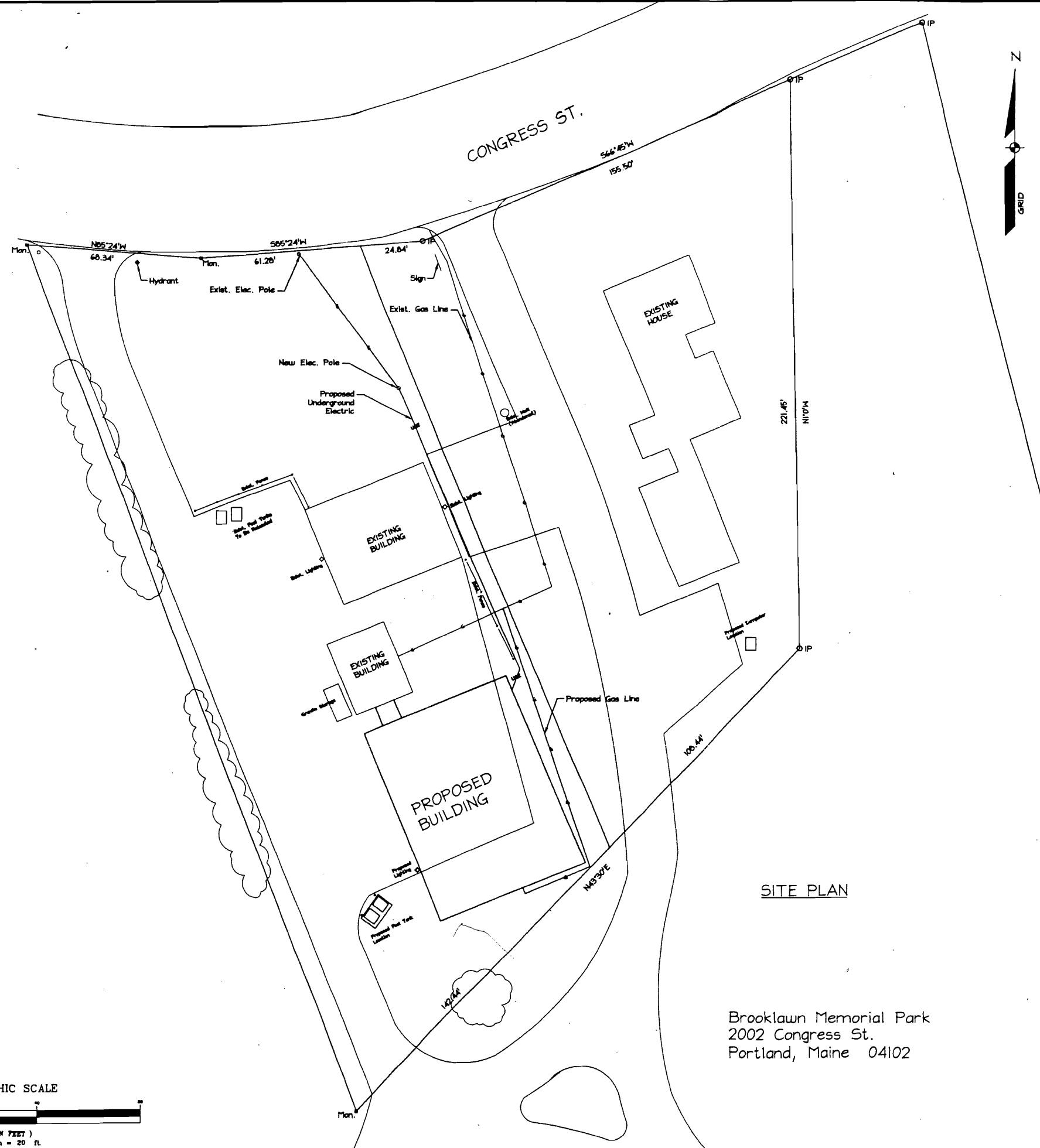
SITE PLAN

Brooklawn Memorial Park
2002 Congress St.
Portland, Maine 04102



GRAPHIC SCALE

1 inch = 20 feet



GENERAL NOTES

1. Project Summary
Parcel Area - 6193sf
Exist. Buildings - 6193sf
Proposed Building - 4864sf
2. Plan based on Survey by
Carl E. Emery dated September 1957
3. Purpose of plan is to show Proposed
Location of New Maintenance Building
4. The Project is to be serviced by
Public Utilities
5. The Project is not located in a mapped
flood plain area.
6. No proposed sewage or use of hazardous
waste other than common household
cleaning agents.
7. The Owner of the Parcel is
Brooklawn Memorial Park
2002 Congress St.
Portland, Maine 04102
8. ASSESSORS BOOK/PAGE = 211-A-1...
9. LOT IS IN THE R-1 ZONE.

Brooklawn Memorial Park
2002 Congress St.
Portland, Maine 04102

DATE	DESCRIPTION

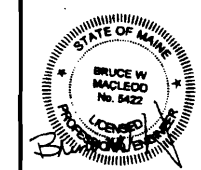
SITE PLAN FOR PROPOSED MAINTENANCE BUILDING BROOKLAWN MEMORIAL PARK

MacLeod Structural Engineers, P.A.

404 Main Street
Orlando, Maine 04038
Phone: (207) 839-0980
Fax: (207) 839-0982



Copyright © 2007 Licensed Structural Engineers, P.A.
Registration of the Design of the State of Maine
Registered Structural Engineers, P.A. License No. 04102



ME License 05422	ME License 43530
RI License 13851	RI License 58544
RI License 81382	RI License 0245035

THIS DRAWING IS ISSUED

Submitted For Approval
Date: 11/1/07

This Drawing Shall Be Considered A
"Contract Document" ONLY When It
Bears The Engineer's Seal & Signature.
Otherwise It Shall Be Considered A
"Preliminary Print - Not For Construction"

DRN BY:	DWB
CHKD BY:	BWM
DATE:	10/31/07
SCALE:	As Noted
PROJ. NO:	2007-284.1

SHEET TITLE:

PROPOSED
SITE PLAN

Applicant: Brookhaven Memorial Park C-B-L: 211 A001
Address: 1994 - 2020 Congress St
Type of Appeal: Conditional Use Appeal

Check list

1. Type agenda Done 6/9/09
2. Address list of abutters to go in folder Done 6/10/09
3. Type abutters notice Done 6/10/09
4. Notify abutters: Done 6/10/09
5. Letter of acknowledgment to owner, bill & procedures outline: Done 6/11/09
6. Send agenda to the paper: Done 6/9/09
7. Send copies of agenda to all people on labels (citizen list attached to members labels) also in-house label list Done 6/10/09
8. Mail out packets: Done 6/11/09
9. Send packet to Corporation Counsel Done 6/11/09
10. Put agenda on the web site (office assistant) Done 6/9/09

In each packet to members include the following:

1. Agenda
2. Agenda item number on face of each appeal
3. Assessors map of each appellant
4. Abutters that are notified
5. Copy of decision form for each packet

After the meeting

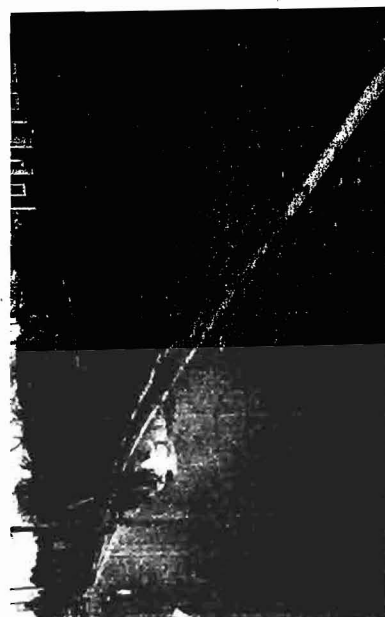
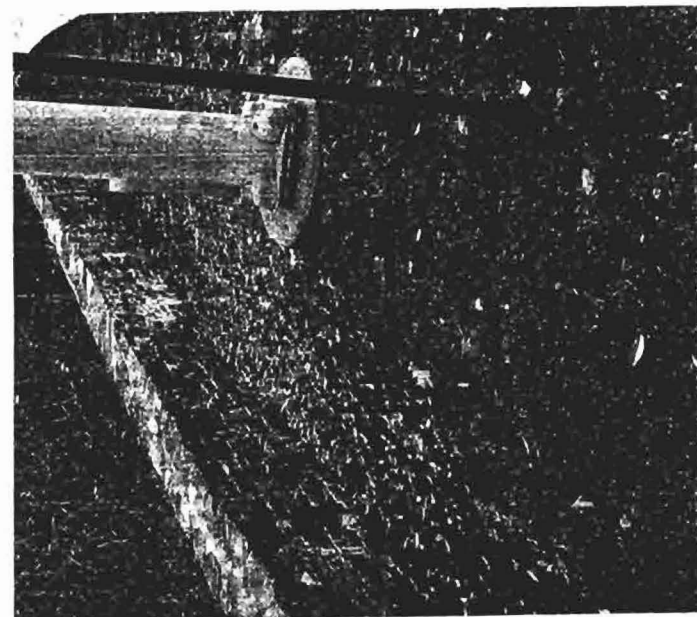
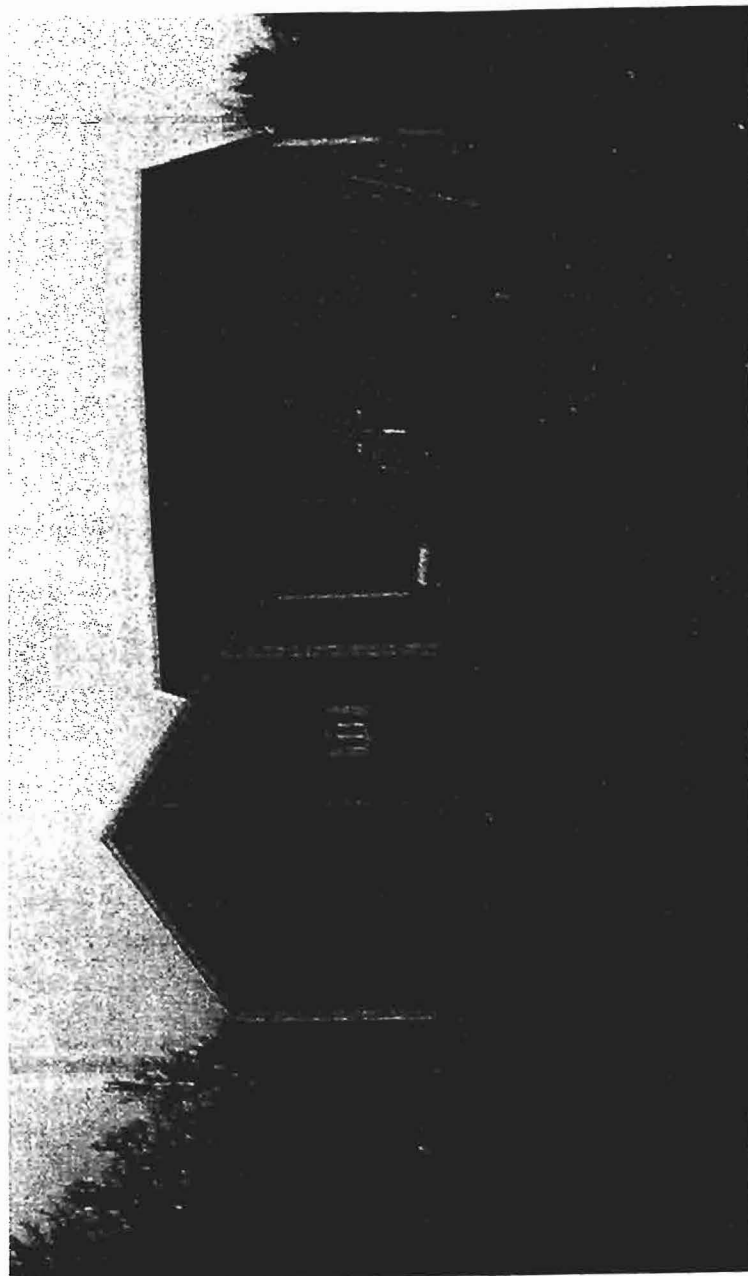
1. Type decision from agenda D
2. Give copy of decision to Clerk's Office including: Done 6/26/09
 - Tape
 - Handwritten decisions from Board
 - Agenda
 - Agenda with decision
3. Make 10 copies of Notice of decision
 - One for each packet
 - One for each applicant Done
 - ~~One for Joe and Aaron & Lee~~ Done
 - ORIGINAL goes to City Clerk
4. Type cover letter of decision to applicant to include:
 - Letter of approval
 - Final bill
 - Copy of decision from agenda (taken from 10 copies) Done 9/24/09



Image © 2007 Maine Office of GIS



Image © 2007 Maine Office of GIS





POD-HYD01395

4-7-2003 Static 80 psi No Residual Taken

6-19-1991 Static 74 psi Residual 54 psi

6-18-1991 Static 70 psi Residual 50 psi

8-14-1986 Static 79 psi Residual 62 psi

CONGRESS STREET

12" DI 1998

1 inch equals 50 feet



PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Drawn By: DPW
Date: 3/25/2008

Scale: As Noted

2002 Congress Street

Portland

This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data source(s) from which they were developed; resulting inconsistencies and data "mis-matching" may be evident.

Prepared for:
Todd Jensen

Sheet No. 1 of 1

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

Policy Number

85-01- 556219

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

IN WITNESS WHEREOF the Company has caused this policy to be signed and sealed, to be valid when Schedule A is countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Lawyers Title Insurance Corporation

By: *Marvin C. Bowling, Jr.*
President

Attest: *[Signature]*
Secretary.

LAWYERS TITLE INSURANCE CORPORATION

POLICY OF TITLE INSURANCE

Policy No. 85-01-556219

SCHEDULE A

Amount of Insurance: \$651,347.00

Date of Policy: April 4, 1995 at 10:11 a.m.

1. Name of Insured:

Brooklawn Memorial Park

2. The estate or interest in the land described herein and which is covered by this policy is Fee Simple and is at Date of Policy vested in:

THE INSURED

3. The land referred to in this Policy is situated in Cumberland County STATE OF MAINE, and is identified as follows:

AS SET FORTH ON ATTACHED EXHIBIT "A"

Countersigned:



Authorized Signature

EXHIBIT A

PARCEL I:

A certain lot or parcel of land with the buildings thereon, located on the southerly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded on the north by Congress Street, on the east by land of one Haskell, formerly Johnson, and on the west and south by land now or formerly of Brooklawn Memorial Park.

Excepting from the above premises the following:

- (1) A certain lot or parcel of land conveyed to Paul F. Cassidy by John F. Skillin and Eugene B. Skillin by deed dated May 4, 1935 and recorded in the Cumberland County Registry of Deeds in Book 1472, Page 7;
- (2) A certain lot or parcel of land conveyed to Paul F. Cassidy by John F. Skillin and Eugene B. Skillin by deed dated May 4, 1935 and recorded in said Registry of Deeds in Book 1472, Page 10; and
- (3) A certain lot or parcel of land taken by the State of Maine, Department of Transportation as set forth in a Notice of Layout and Taking dated June 13, 1978 and recorded in said Registry of Deeds in Book 4243, page 152.

PARCEL II: A certain lot or parcel of land situated in the City of South Portland and the City of Portland bounded and described as follows:

Beginning at a monument at the northwesterly corner of the lot of Willis B. Skillin, sold to John E. and Eugene B. Skillin, November 3rd, 1931, and recorded in Cumberland Registry of Deeds, Book 1386, Page 41; thence south 32° 03' east by land now or formerly of James Johnson, nineteen hundred and twenty-eight, and two tenths (1928.2) feet to a post and land now or formerly of Charles Chesley; thence north 50° 41' east by said Chesley's land one hundred and thirteen and eighty-three hundredths (113.83) feet to a point; thence north 32° 03' west nineteen hundred and twenty-five and thirty-six hundredths (1925.36) feet, more or less, to an iron hub on the southerly side line of Johnson Street; thence south 51° 56' west by said Southerly side line of Johnson Street, one hundred and thirteen and sixty-six hundredths (113.66) feet, to the point of beginning.

Also one other certain lot or parcel of land situated in the City of South Portland and the City of Portland bounded and described as follows:

Beginning at an iron hub on the Southerly side line of Congress Street; thence north $82^{\circ} 46' 30''$ west by said Southerly side line of Congress Street, two hundred and eighty-four and one tenths (284.1) feet to an iron hub at the corner formed by the junction of the Southerly side lines of Congress and Johnson Streets; thence south $82^{\circ} 32'$ west by the Southerly side line of Johnson Street, one hundred and nine and ninety-eight hundredths (109.98) feet to an iron hub; thence south $73^{\circ} 56'$ west by said Southerly side line of Johnson Street, one hundred and eighty-one and five tenths (181.5) feet to an iron hub; thence south $60^{\circ} 56'$ west by said southerly side line of Johnson Street, one hundred and ninety-eight (198) feet to an iron hub; thence south $51^{\circ} 56'$ west by said Southerly side line of Johnson Street, eighty-four and thirty-four hundredths (84.34) feet to an iron hub; thence south $32^{\circ} 93'$ east nineteen hundred and twenty-five and thirty-six hundredths (1925.36) feet, more or less, to a point of land formerly owned by Charles Chesley; thence north $50^{\circ} 41'$ east by said Chesley's land six hundred and seventy (670) feet to a post and land now or formerly of William and David Johnson; thence north 15° west by said Johnson's land and twelve hundred and fifty-seven and ninety-four hundredths (1257.94) feet to an iron hub; thence south $59^{\circ} 53' 30''$ east three hundred and thirty-four (334) feet to an iron hub; thence north $20^{\circ} 39' 30''$ west three hundred and fifty-eight (358) feet to the point of beginning.

This property is subject to the understanding that the premises shall be used for the establishment and the embellishment of a Memorial Park.

EXCEPTING from the above premises that portion that was taken by the City of Portland as set forth in a Certificate of Taking of Property dated June 19, 1967, recorded in said Registry of Deeds in Book 3007, Page 617, and released to the City of Portland by deed of Brooklawn Memorial Park dated September 23, 1969, recorded in said Registry of Deeds in Book 3104, Page 260.

Parcel III

A certain lot or parcel of land situated in the City of South Portland and the City of Portland, bounded and described as follows: Beginning at a marked stone in the angle of a stone wall, in the Southerly boundary of land of Albert H. Chesley, at the end of the third course in the description of land owned by said Chesley as described in deed of Enoch Preble to Charles Chesley dated June 1, 1833 and recorded in the Registry of Deeds for Cumberland County in Book 133, Page 246, and running South 32° East, seven (7) rods to a similarly marked stone ("C" cut on the Chesley side and "W" on the opposite side); thence South 48° West, forty-six (46) rods; thence South 46° West, fifty-three (53) rods, eighteen (18) links to land formerly owned by Daniel Trickey; thence North 70° West, twenty-eight (28) rods and twenty-one (21) links; thence North 40° East, forty-two (42) rods and twenty (20) links to a maple tree; being on the back line of

land of Brooklawn Memorial Park; thence North 42° East seventy-three (73) rods and sixteen (16) links to Ferguson's land; thence South 37° East five (5) rods and fourteen (14) links; thence along the same course across the Chesley land to place of beginning.

EXCEPTING from the above premises (1) a certain lot or parcel of land conveyed to the City of Portland by Brooklawn Memorial Park by deed dated September 13, 1955, recorded in said Registry of Deeds in Book 2257, Page 189; and (2) that portion of the above described premises that was included in a parcel of land taken by the City of Portland as set forth in a Certificate of Taking of Property dated June 19, 1967, recorded in said Registry of Deeds in Book 3007, Page 617, and released to the City of Portland by Brooklawn Memorial Park by deed dated September 23, 1969, recorded in said Registry of Deeds in Book 3104, Page 260.

FURTHER EXCEPTING from all of the above described premises, all those interment spaces and any other portion of said above described premises conveyed for the purpose of sepulture of human remains conveyed by Brooklawn Memorial Park, or its predecessors in title by deeds of record in the Cumberland County Registry of Deeds, prior to date of this policy, including but not limited to, all rights and easements conveyed as appurtenant thereto.



May 15, 2009

City of Portland
Planning Board
Zoning Board of Appeals
389 Congress Street
Portland, ME. 04101

To Whom It May Concern:

Please accept this letter as an introduction to Robert Sanford Jr. Mr. Sanford has been retained to represent Brooklawn Memorial Park, and David R. Morgan, its owner on all matters regarding the acquisition of zoning approvals, site approvals and other necessary applications including building permits to construct a maintenance building at Brooklawn Memorial Park.

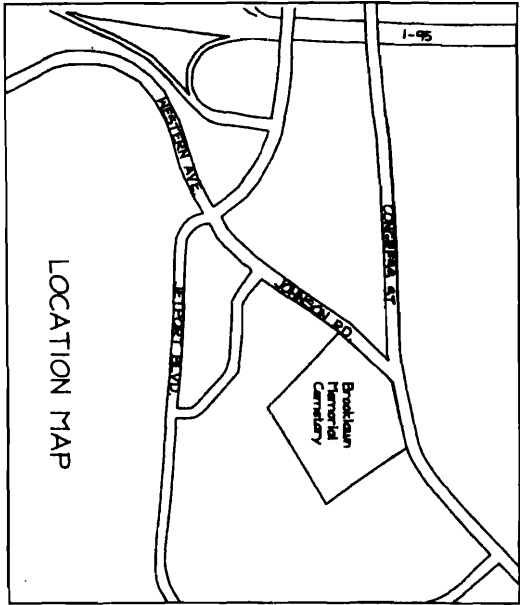
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "David R. Morgan", is written over a wavy line.

David R. Morgan

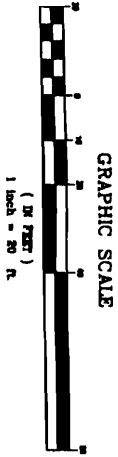




- GENERAL NOTES**
1. Project Summary:
Parcel Area - 61,281 sq. ft.
East Building - 61,281 sq. ft.
Proposed Building - 61,281 sq. ft.
 2. Plan based on Survey by
Carl E. Emery dated September 1957
 3. Purpose of plan is to show Proposed
Location of New Maintenance Building
 4. The Project is to be serviced by
Public Utilities
 5. The Project is not located in a mapped
flood plain area.
 6. No proposed storage or use of hazardous
materials within common household
dwelling space.
 7. The Owner of the Parcel is
Brooklawn Memorial Park
2002 Congress St.
Portland, Maine 04102
 8. Aspects of Brooklawn Phase 2 241-A-1-C
9. Lot is in the R-1 Zone.

SITE PLAN

Brooklawn Memorial Park
2002 Congress St.
Portland, Maine 04102



1 OF 1

PROPOSED
SITE PLAN

1

DATE

2

DESCRIPTION

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STATE OF MAINE
RECORDING
NO. 0022
DATE: 11/11/07

THIS DRAWING IS ISSUED
DATE: 11/11/07

Drawn By: BMM
Checked By: BMM
Date: 10/11/07
Scale: As Noted
Proj. No: 8007494.1

SHEET TITLE:
PROPOSED
SITE PLAN

PORTLAND
MAINE

SITE PLAN FOR
PROPOSED MAINTENANCE BUILDING
BROOKLAWN MEMORIAL PARK