

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040135

This is to certify that General Marine Construction General Marine Construction Co

has permission to Install four 24" pipe piles, to support the existing loading dock.

AT 450 Commercial St 043 H001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is placed or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 3/9/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0135	Issue Date: MAR 10 2004 PERMIT ISSUED	CBL: 043 H001001
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Location of Construction: 450 Commercial St	Owner Name: General Marine Construction	Owner Address: 446 Commercial St	Phone: 07-772-5354
Business Name: n/a	Contractor Name: General Marine Construction Corp.	Contractor Address: 446 Commercial St. Portland	Phone: 2077725354
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: WEZ

Past Use: Commercial / Offloading Fishing Facility	Proposed Use: Offloading fishing facility / Install four 24" pipe piles within the existing footprint of Deakes Wharf; to support the fish loading tank.	Permit Fee: \$102.00	Cost of Work: \$9,000.00	CEO District: 2
Proposed Project Description: Install four 24" pipe piles, to support the existing fish loading tank.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: NA Type A 3/10/04 Signature: [Signature]	
		Signature: [Signature] Signature: [Signature]		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 02/13/2004	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 2/24/04	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>No Expansion of the wharf permitted</i>		

CERTIFICATION

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0135	Date Applied For: 02/13/2004	CBL: 043 H001001
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Location of Construction: 450 Commercial St	Owner Name: General Marine Construction	Owner Address: 446 Commercial St	Phone: 207-772-5354
Business Name: n/a	Contractor Name: General Marine Construction Corp.	Contractor Address: 446 Commercial St. Portland	Phone: (207) 772-5354
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Offloading fishing facility / Install four 24" pipe piles within the existing footprint of Deakes Wharf; to support the fish loading tank.	Proposed Project Description: Install four 24" pipe piles, to support the existing fish loading tank.
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 02/24/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 03/09/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 02/25/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments: 2/27/2004-mjn: Left a message with Designer and builder regarding special inspections. Received a letter from the engineer.
--

4/07/08
checked pilings
Close SMA

Commercial Building Permit Application

If you or the property owner owes real estate or personal property taxes or fees charges on any property within the City, payment arrangements must be made before permits of any kind are approved.

Location/Address of Construction: <u>DEAKE'S WHARF/446 COMMERCIAL ST.</u>		
Total Square Footage of Proposed Structure <u>375</u>		Square Footage of Lot <u>62,034</u>
Tax Assessor's Chart, Block & Lot Chart# <u>43</u> Block# <u>H1</u> Lot# <u>H1</u>	Owner: <u>GENERAL MARINE CONST. CORP.</u> <u>446 COMMERCIAL ST.</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>772-5354</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>GENERAL MARINE CONST.</u> <u>446 COMMERCIAL ST.</u> <u>PORTLAND, ME 772-5354</u>	Cost Of Work: \$ <u>9,000.00</u> Fee: \$ <u>102.00</u>
Current Specific use: <u>FISH OFFLOADING FACILITY</u>		
Proposed Specific use: <u>FISH OFFLOADING FACILITY HOLDING TANK</u>		
Project description: <u>INSTALL FOUR 24" PIPE PILES WITHIN THE EXISTING FOOTPRINT OF DEAKE'S WHARF. PILES WILL BE USED TO SUPPORT THE FISH HOLDING TANK.</u>		
Contractor's name, address & telephone: <u>GENERAL MARINE CONSTRUCTION CORP.</u>		
Who should we contact when the permit is ready: <u>LARRY ROE</u>		
Mailing address: <u>446 COMMERCIAL ST</u> <u>PORTLAND, ME, 04101</u>		Phone: <u>772-5354</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

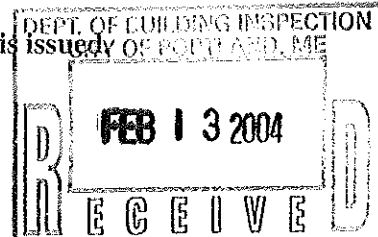
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work 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 permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Larry Roe

Date: 2/13/04

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$90 per additional \$1000.00 cost.

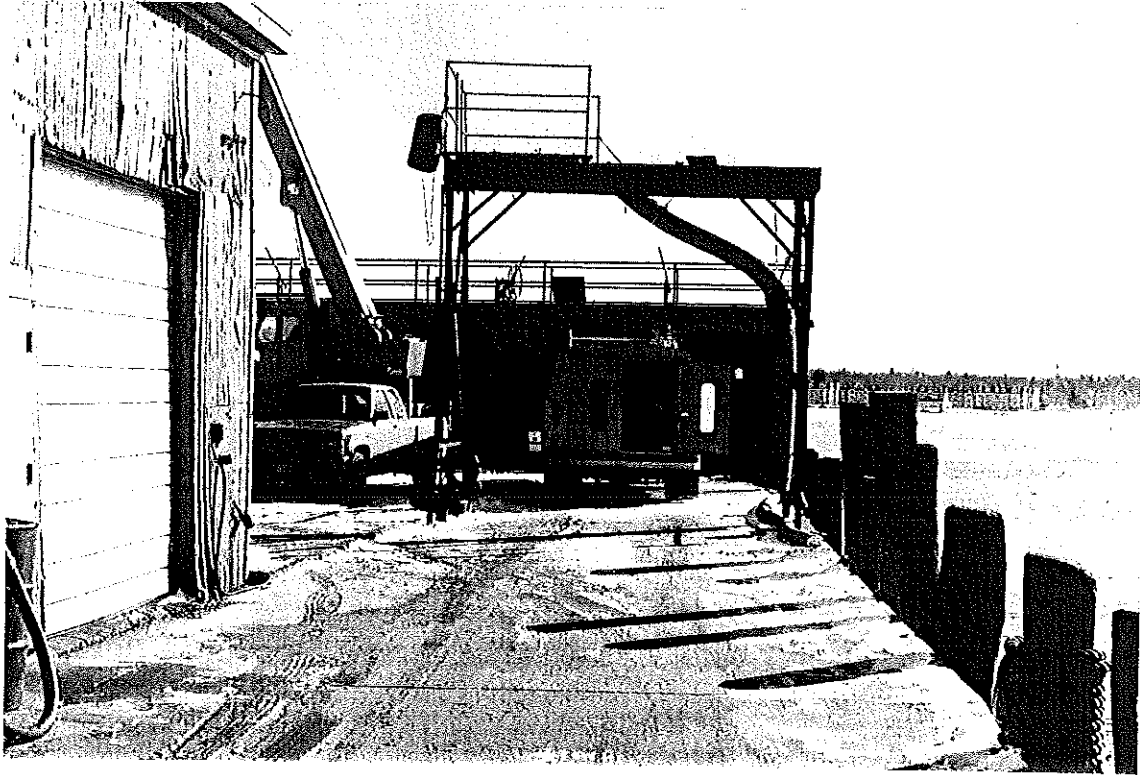
This is not a Permit; you may not commence any work until the Permit is issued.



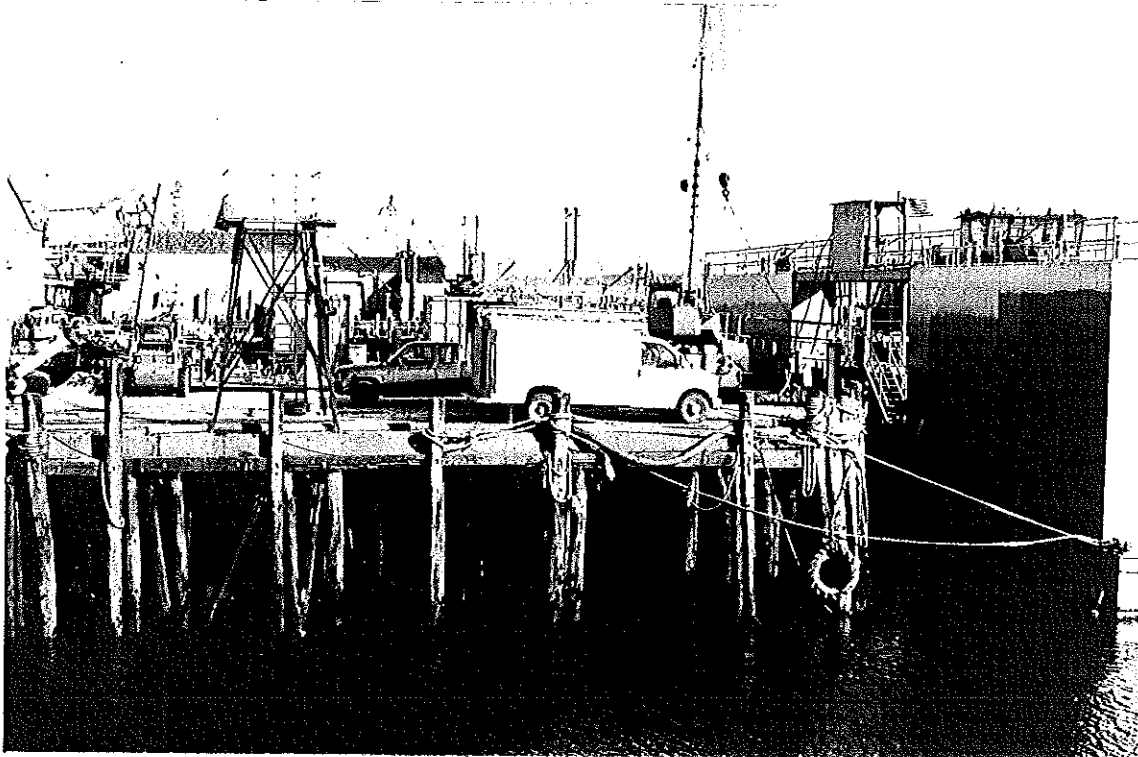
GENERAL MARINE CONSTRUCTION CORP.
DEAKES WHARF
PORTLAND, MAINE

INSTALL FOUR PIPE PILES
PHOTOS: 15 January 2004
BY: Wayne Duffett

The piles will be driven near the corners of the white truck.



Project location looking south.



Project location looking east.

5 March 2004

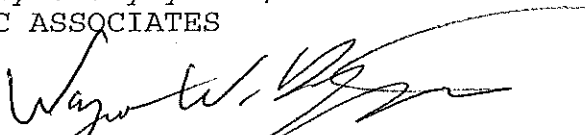
Mr. Michael Nugent
Building Inspector
City of Portland
389 Congress Street
Portland, ME 04101

Re: General Marine Construction Corp.
Deakes Wharf Piling and Tank Installation

Dear Mr. Nugent:

TEC Associates will be providing inspection and construction phase engineering for the above referenced project. Inspections will be done at appropriate points during the work to insure compliance with the plans and specifications. Please call me with any further questions.

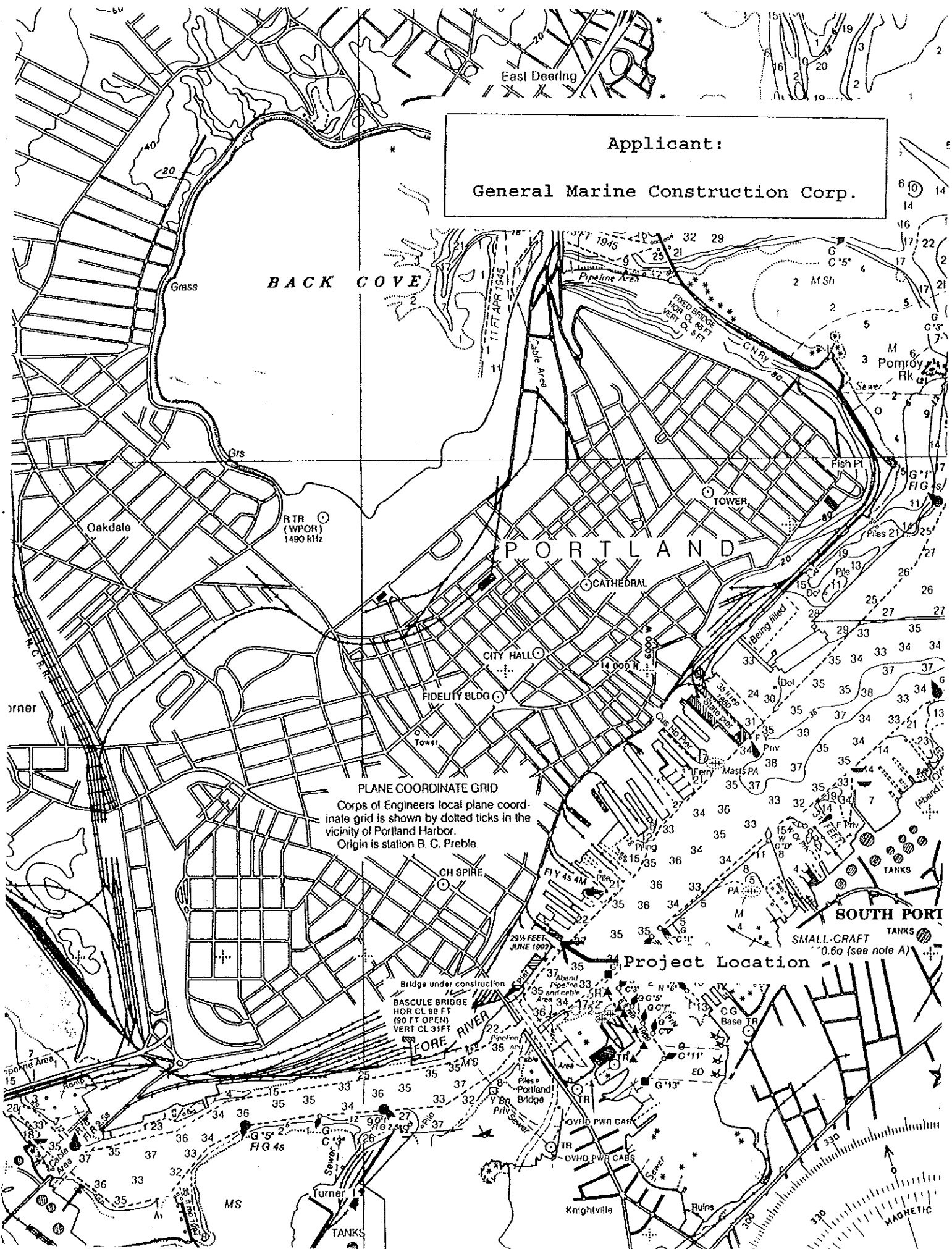
Very truly yours,
TEC ASSOCIATES



Wayne W. Duffetz, P.E.

cc: Roger Hale, Jr.

Applicant:
 General Marine Construction Corp.



BACK COVE

East Deering

Applicant:

General Marine Construction Corp.

Grass

Oakdale

R TR (WPOR) 1490 kHz

PORTLAND

CITY HALL

FIDELITY BLDG

PLANE COORDINATE GRID
 Corps of Engineers local plane coordinate grid is shown by dotted ticks in the vicinity of Portland Harbor. Origin is station B. C. Preble.

CH SPIRE

SOUTH PORT

SMALL-CRAFT TANKS 0.6a (see note A)

Project Location

Bridge under construction
 BASCULE BRIDGE
 HOR CL 98 FT
 (90 FT OPEN)
 VERT CL 31 FT

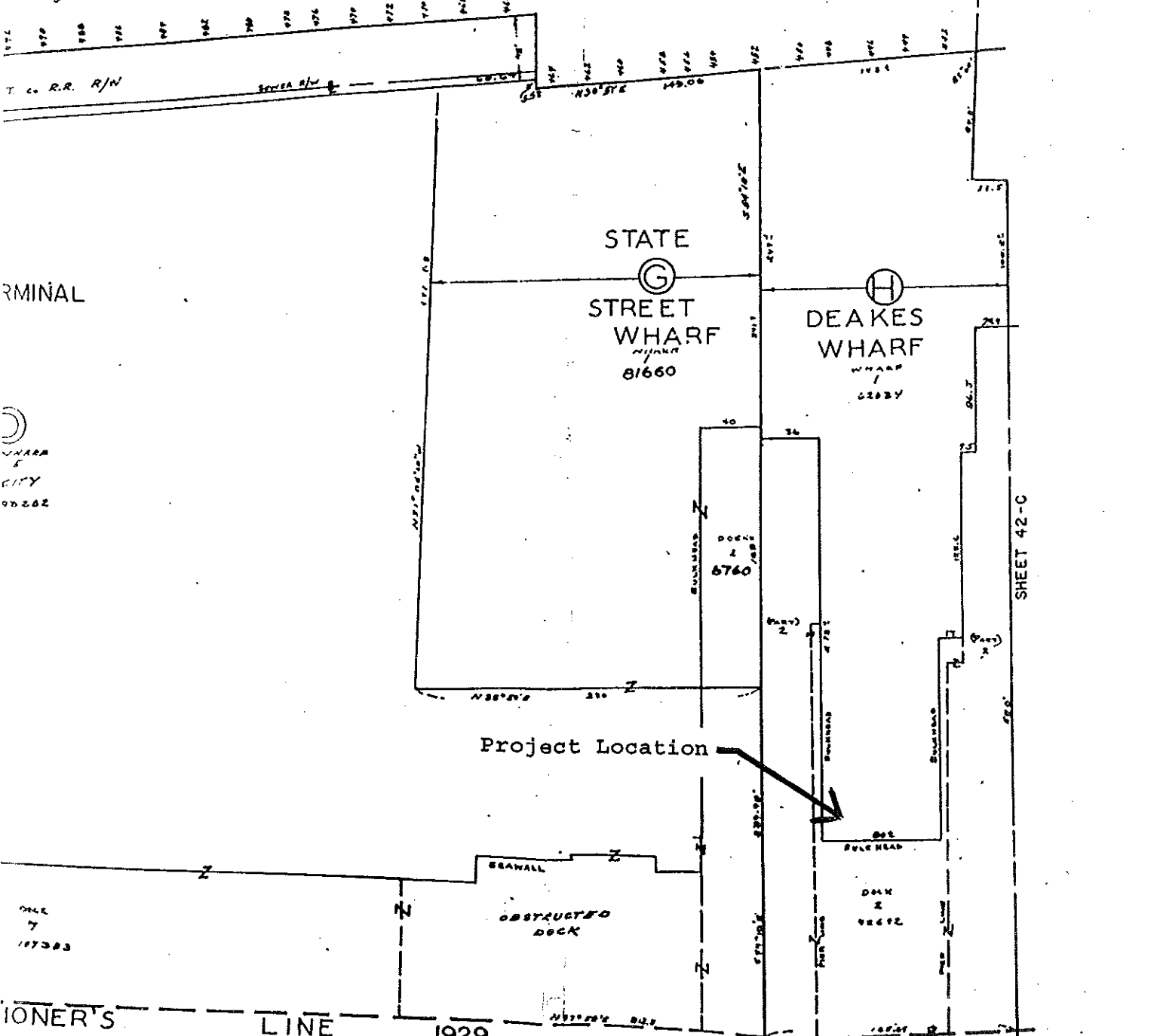
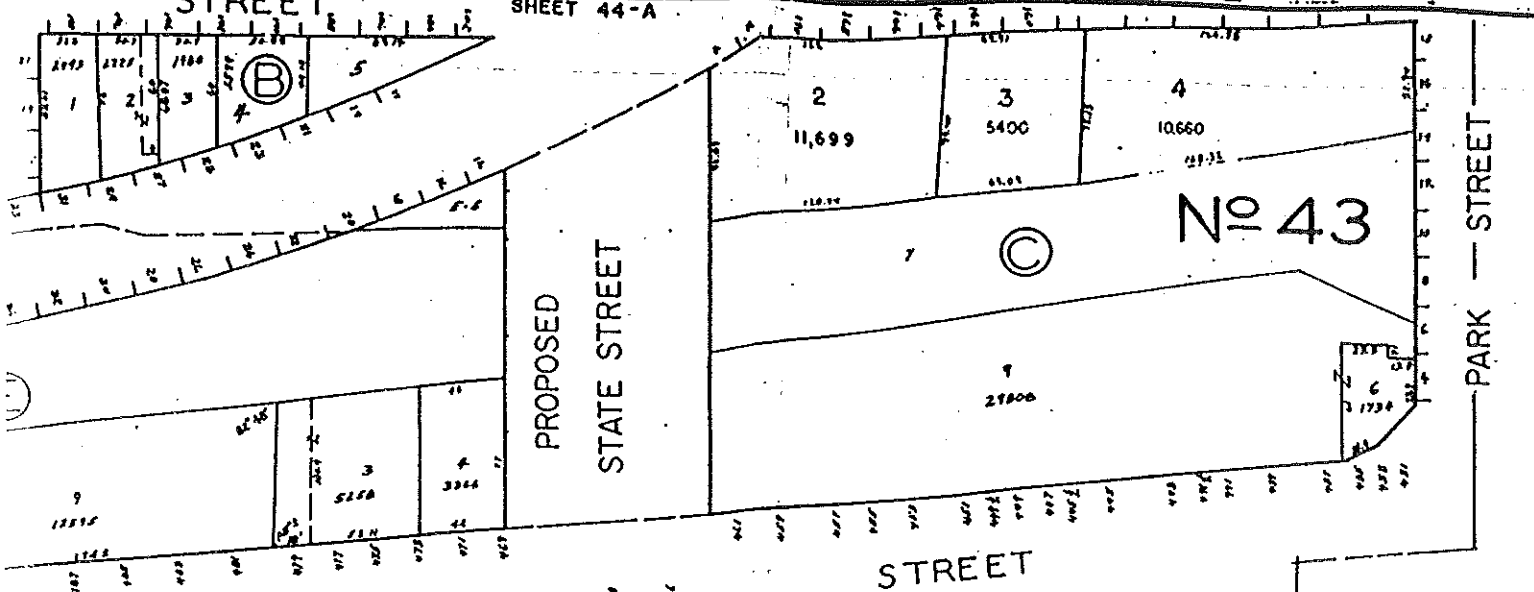
FORE RIVER

Knightsville

MAGNETIC

STREET

SHEET 44-A



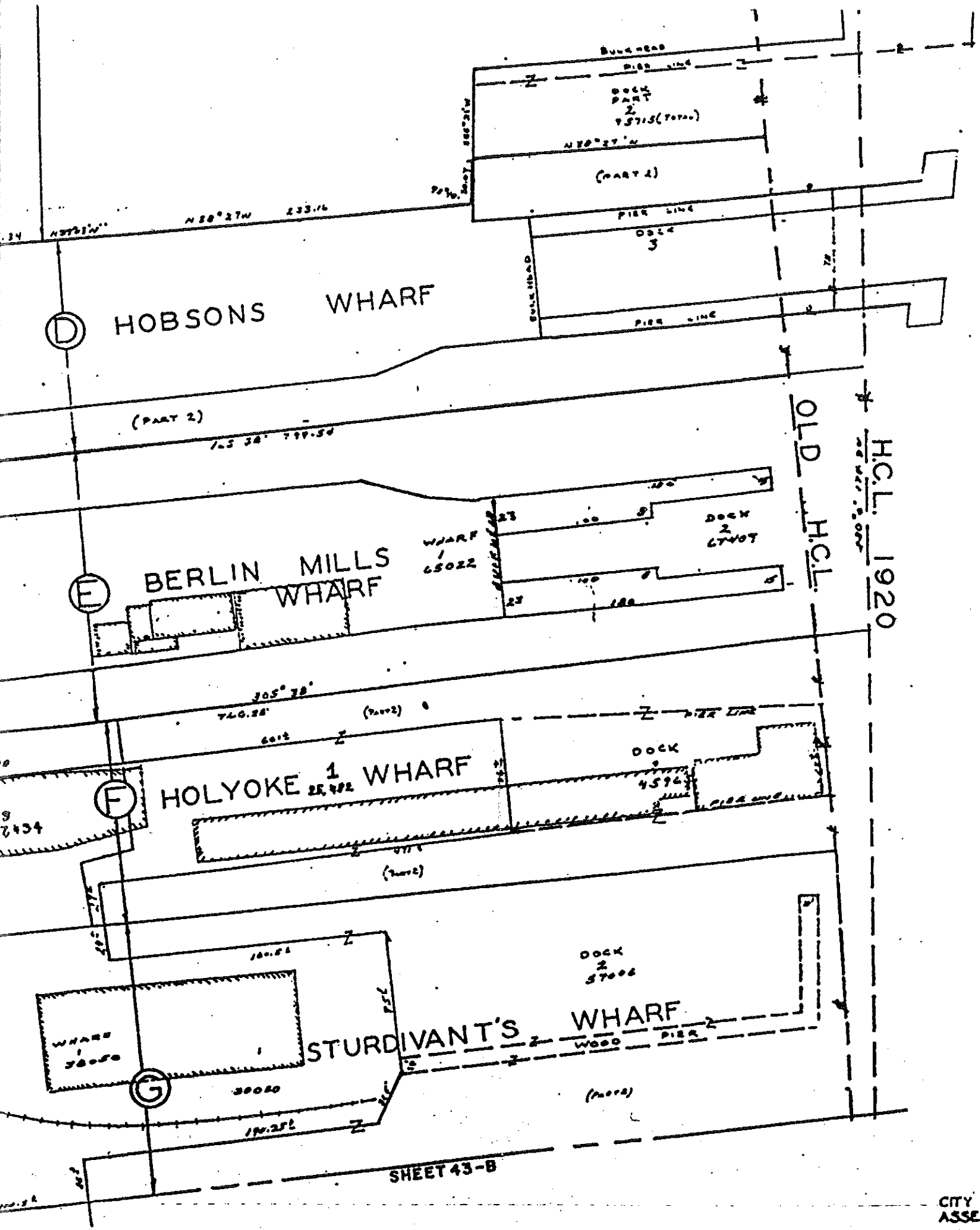
RMINAL

WHARF
CITY
99262

DATE
7
1938

IONER'S LINE 1929

CITY OF PORTLAND
ASSESSORS
SCALE 1" = 100'



① HOBSONS WHARF

② BERLIN MILLS WHARF

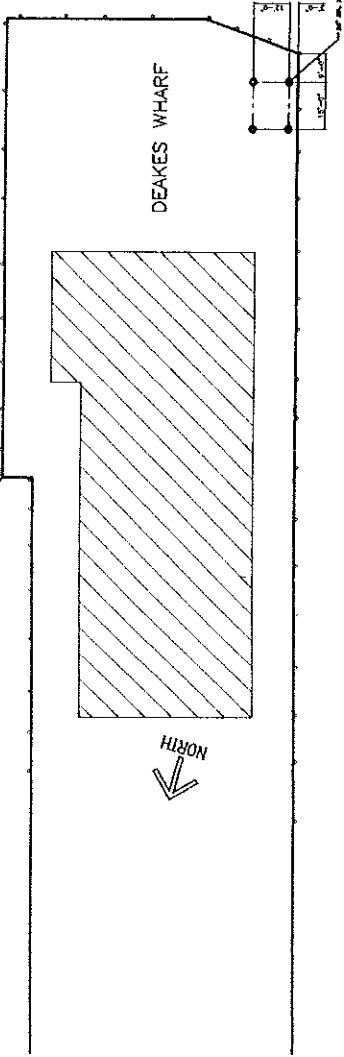
③ HOLYOKE 1 WHARF

④ STURDIVANT'S WHARF

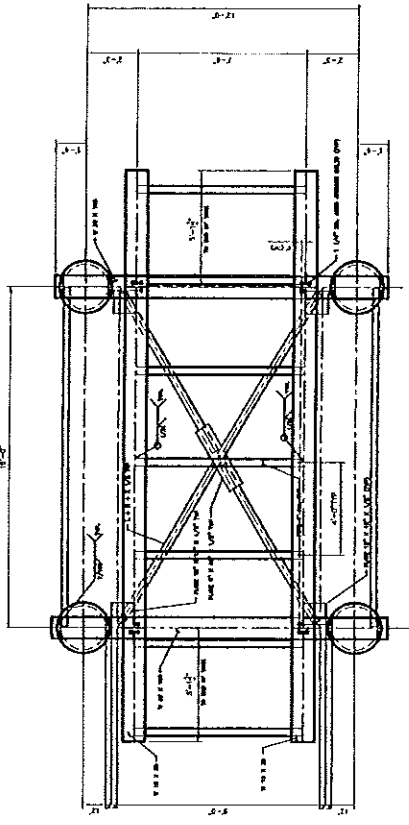
H.C.L. 1920

SHEET 43-B

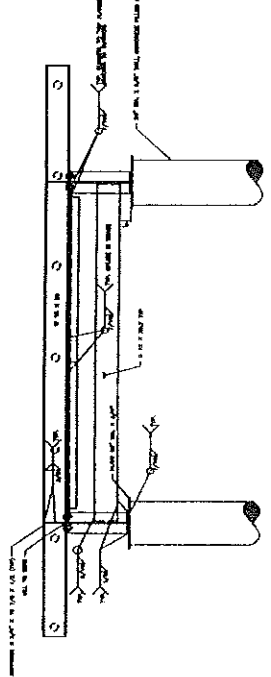
CITY C
ASSES
SCAL



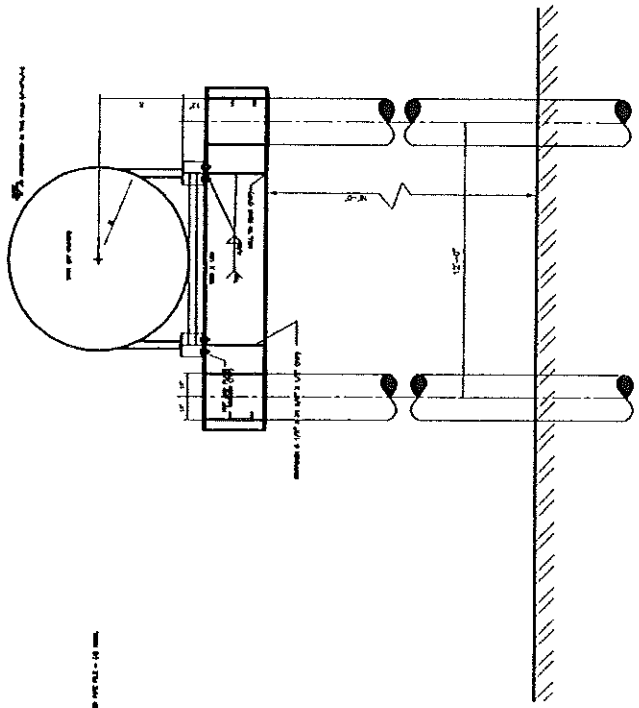
PILE SETTING PLAN



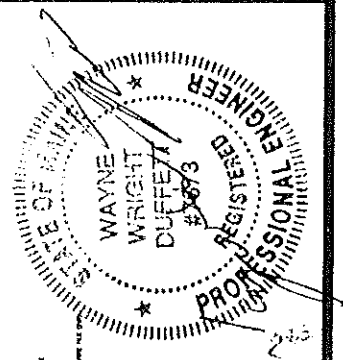
PLAN VIEW




ELEVATION VIEW



END VIEW



GENERAL MARINE CONSTRUCTION PORTLAND, MAINE	
DEAKES WHARF PILING INSTALLATION	
 TEC ASSOCIATES CONSULTING ENGINEERS 46 SAWYER STREET SOUTH PORTLAND, MAINE 04106	
SCALE NTS	DATE 1/15/04
JOB NUMBER 0489-1	DRAWN BY IDJ
REV. NO. 1	DRAWING NO. 1 OF 1



Commercial Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A Complete Set of construction drawings must include:

Note: Construction documents for construction in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

*NO ELECTRICAL
NO PLUMBING*

Separate permits are required for internal & external plumbing, ~~ME~~, and electrical installations.

N/A

If there are any additions to the footprint or volume of the new or existing structure(s) a plot plan is required and must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks, porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing North arrow; zoning district and setbacks.
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

Please submit all of the information outlined in this Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$90 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**
(For use with DEP Regulation, Chapter 305)

copy

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant:		TEC Associates		Name of Owner:		General Marine Construction Corp.	
Mailing Address:		46 Sawyer Street		Town/City:		South Portland	
State:	Maine	Zip Code:	04106	Daytime Telephone No: (include area code)		207-767-6068	
Name of Wetland, Water Body or Stream:				Portland Harbor/Fore River			
Detailed Directions to Site:				From I-295 in Portland take exit 7 (Franklin St) 0.8 miles to Commercial St. Turn right on Commercial St and proceed 0.8 miles to Deakes Wharf on left. The site is at the end of the pier in the southwest corner.			
Project Location: (Town/City):		Portland		UTM Northing: (if known)		UTM Easting: (if known)	
Map #:	43	Lot #:	H 1	County:	Cumberland		
Description of Project:		Install four 24" pipe piles within the existing footprint of Deakes Wharf. Piles will be used to support a fish holding tank.					
Part of a larger project?						Yes	No

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input checked="" type="checkbox"/> Sec. (14) Piers, Wharves & Pillings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** photographs showing existing site conditions (unless not required under standards).

Signature of Applicant:		Date:	16 January 2004
-------------------------	---	-------	-----------------

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	

Copy

**BOARD OF HARBOR COMMISSIONERS
HARBOR OF PORTLAND**

Application for Permit

PLEASE PRINT

1. Name of Applicant General Marine Construction Corp.

2. Mailing Address of Applicant 450 Commercial Street
Portland, ME 04101

3. Applicant's telephone # 772-5354 Applicant's fax # 761-7950

4. Location of project for which permit is requested Southwest corner of Deakes
Wharf in Portland.

a. Attach enlargement of Portland Harbor chart showing exact location.

5. Description of project for which permit is requested (use a separate sheet if necessary)
Install four 24" pipe piles within the existing footprint of
Deakes Wharf. Piles will be used to support a fish holding
tank.

6. Attach the following:

- a. For projects under \$10,000 - a detailed scale drawing on graph paper
- b. For projects over \$10,000 - a detailed scale drawing prepared by a registered engineer

7. All applications must be accompanied by a tax assessor's map and/or an engineer's drawing which shows the distances between the project and abutters' landmarks (piers, floats, dolphins, etc.)

8. List the names and addresses of all abutters and lessees or other persons having an interest in property on which the project is located (use a separate sheet if necessary).

- a. City of Portland, 389 Congress Street, Portland, ME 04101
- b. Industrial Welding & Machine, Inc., PO Box 1004, Portland, ME
04104
- c. _____
- d. _____

9. Estimated cost of the project \$9,000.00

10. For all permit applications involving projects which cost more than \$10,000, the applicant must submit a survey, certified by a registered engineer or a registered land surveyor, which shows the location of the proposed project. The Harbor Commission, at its discretion, may require surveys to be submitted regarding other projects in cases where the project is close to a channel, in a congested area, close to a property line, or in cases where similar factors are present.

11. Attach copies of all applications, regarding this project, which have been submitted to the U.S. Army Corps of Engineers, Maine Department of Environmental Protection, Maine Bureau of Submerged Lands, City Planning Board, etc.

12. Please note:

a. All applications must be submitted no less than **14 days** before the Harbor Commission's next Workshop. Workshops are held on the **last Tuesday** of each month. However, there is no Workshop in December.

b. The permit application fee and legal advertisement fee must be paid when the application is submitted (see attached fee schedule).

c. By filing this application with the Harbor Commission, the applicant certifies that a copy of the application (without exhibits), as well as information about the time, date, and location of the pertinent Harbor Commission Public Hearing, has been sent to all abutters, lessees, and other persons having an interest in the property on which the project is located. Notification must be made no less than **14 days** before the Harbor Commission's next Public Hearing. Public Hearings are held on the **second Thursday** of each month.

The Harbor Commission strongly recommends that notification be made via certified mail (return receipt requested) or hand-delivered personally. Failure to make proper notification of all abutters, lessees, and other users will invalidate your permit.

13. If this application is approved and a permit is issued:

a. The permit must be posted at the construction site.

b. The permit will require that the construction project be surrounded by a containment boom unless the requirement has been waived, in writing, by the Harbor Commission.

c. The permit may be limited by restrictions specific to the project.

d. The permit will be subject to all applicable Local and Federal regulations.

e. Nothing in the permit shall be construed to justify or authorize any invasion to the private rights of others.

f. Nothing in the permit will limit or modify the authority of the Board of Harbor Commissioners within their applicable statute.

g. Unless otherwise stipulated, the permit has an automatic expiration date of one year from the date of approval. Only if the Harbor Master has been notified in advance of the expiration date, may he/she issue a six-month extension upon review of the project.

13. The following statement appears on all permits granted by the Board of Harbor Commissioners:

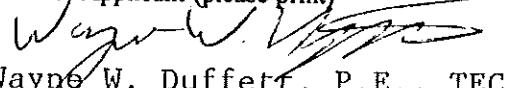
"This permit is a limited authorization which contains a stated set of conditions with which the permit holder must comply. If a contractor performs the work for you, both you and the contractor are responsible for assuring the work is done in conformance with the conditions and limitations of this authorization. Please be sure the person who be performing the work has read and understands these conditions.

Performing any work not specifically authorized by this permit, or that fails to comply with its conditions, may subject you to the enforcement provisions of Harbor Commission regulations. If any change in plans or construction methods is found necessary, please contact the Harbor Commission immediately to discuss modifications to your authorization. Any change must be approved by the Harbor Commission before it is undertaken."

Date 15 January 2004

General Marine Construction Corp.

Name of Applicant (please print)


Wayne W. Duffett, P.E., TEC Associates

Signature and Title of applicant's agent

Agent's telephone number 767-6068

Agent's fax number 767-7125

Public Hearing Notice: The Public Hearing for this application will be at 5:00PM on 12 February 2004 at the South Portland City Council Chambers.

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

call before starting

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

<u><i>Harry Koz</i></u> Signature of Applicant/Designee	<u>3/10/04</u> Date
<u><i>Janne Kowle</i></u> Signature of Inspections Official	<u>3/10/04</u> Date
CBL: <u>043 H 001</u> Building Permit #: <u>040135</u>	



STATE OF MAINE
 DEPARTMENT OF CONSERVATION
 22 STATE HOUSE STATION
 AUGUSTA, MAINE
 04333-0022

JOHN ELIAS BALDACCI
 GOVERNOR

NOTICE

PATRICK K. MCGOWAN
 COMMISSIONER

Applicant: General Marine Construction Co.
Description: Wharf for commercial use on submerged lands
Location: Holyoke Wharf, 446 Commercial Street

Pursuant to Title 12 M.R.S.A., Section 1801 & 1862, the Bureau of Parks and Lands serves as trustee of submerged lands for the State of Maine. Submerged lands include all land from the mean **low-water** mark seaward to the 3-mile territorial limit including all land below the mean **low-water** mark of tidal rivers upstream to the farthest natural reaches of the tides. Constructive easements were granted for 30 years to structures located on submerged lands in 1975. The Bureau has received an application to obtain a new 30-year lease or easement for the existing structure described above.

A lease or easement may be granted if the structure does not:

- unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, recreation, and navigation) in, on or over the submerged lands;
- unreasonably interfere with fishing or other existing marine uses of the area;
- unreasonably diminish the availability of services and facilities necessary for commercial marine activities; and
- unreasonably interfere with ingress and egress of riparian owners.

While reviewing the application, the Bureau will take into account the fact that the structure has been in place for 30 years or more, and that some portion(s) may not comply with the current Submerged Lands Rules. As part of the Bureau's review, it will consider whether any non-permanent elements of a structure, such as floats, should be adjusted to improve the distance between structures. A copy of the site plan is attached for information. Any interested party or anyone who is knowledgeable about the area is welcome to comment on possible impacts to the activities listed above. **Written comments must be received by the Bureau on or before February 4, 2006.**

For more information, please contact Cindy Dionne, Bureau of Parks and Lands.
 Phone: (207) 287-6128
 Fax: (207) 287-8111
 Email: cindy.dionne@maine.gov

4341





STATE OF MAINE
 DEPARTMENT OF CONSERVATION
 22 STATE HOUSE STATION
 AUGUSTA, MAINE
 04333-0022

JOHN ELIAS BALDACCI
 GOVERNOR

PATRICK K. MCGOWAN
 COMMISSIONER

January 4, 2006

Town of Portland
 Attn: Michael Nugent
 389 Congress Street Rm. 315
 Portland, ME. 04101

RE: Submerged Lands Lease Applications

Dear Municipal Officials:

The Bureau of Parks and Lands has received a number of applications from the property owner(s) listed below regarding their piers and other structures on submerged lands in Portland. The Bureau's records indicate that the above structures have been in place since 1975 and therefore were granted "constructive easements" to occupy submerged lands for 30 years. These easements expired on October 1, 2005 and the owners have applied for a new conveyance (lease or easement) to maintain their existing structure on public submerged lands. No changes to the structures are proposed.

List of Applicants:

Lisa Bowman and S. Meredith Reed
 General Marine Construction Co.

The purpose of this letter is to provide the municipality with an opportunity to comment on any significant impacts the structure may have as described on the enclosed Notice. We also ask that the municipality notify us if any of the existing structures are not in compliance with local permitting requirements such as expansions without prior permit approval. Please post the enclosed Notices in the municipal office. The comment period will be 30 days, unless we receive a request for an extension.

43411

Comments from the municipal officials and/or harbormaster, will greatly assist the Bureau in determining whether there is an opportunity to improve an existing condition before a new 30-year conveyance is granted. If significant concerns are raised regarding public trust rights, or it appears that setback distances can be improved, the Bureau will try to work with the owner to lessen these impacts by modifying any non-permanent elements of a structure. Generally, the Bureau will not request that permanent structures be modified.

If you have any questions, please feel free to contact Cindy at 287-6128, in writing, or by email to cindy.dionne@maine.gov. Thank you.



Sincerely,

Julie McPherson

Julie McPherson
Submerged Lands Program

Enc: notices, plans

cc: Harbormaster w/ enclosures

4 June 2004

Mr. Michael Nugent
Building Inspector
City of Portland
389 Congress Street
Portland, ME 04101

Re: General Marine Construction
Deakes Wharf Piling Installation

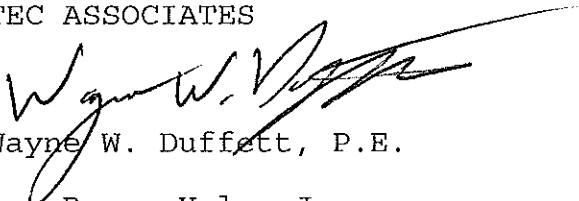
43H1
Permit # 040135

Dear Mr. Nugent:

The installation of the four pipe piles at the above referenced project is complete. The piles were installed with a MKT11-B3 air hammer of rated energy 21,600 ft-lbs. Piles were installed with a final blow count of 170 blows per foot and are of sufficient capacity for the loads proposed.

I will continue to inspect the superstructure installation as that work proceeds. Please call me with any questions.

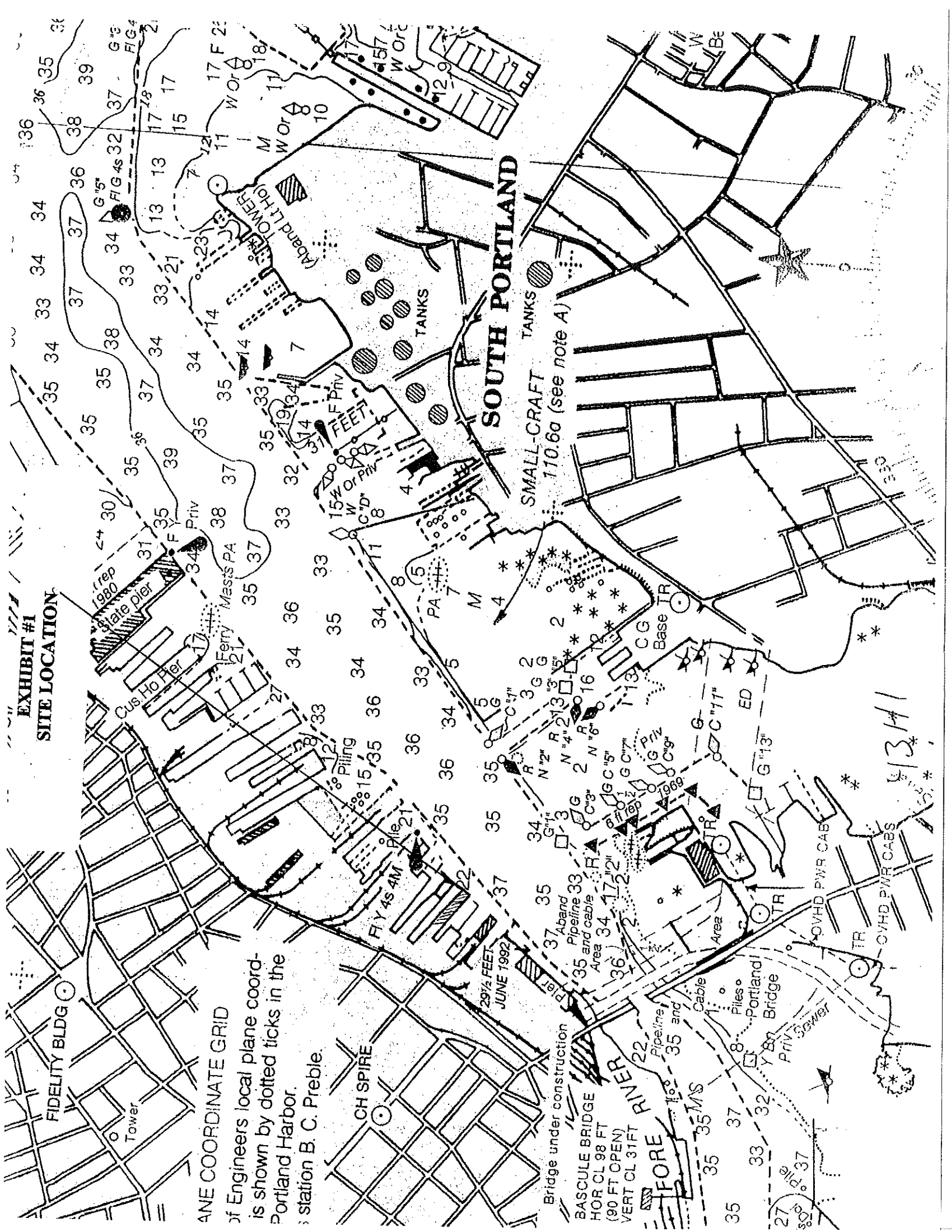
Very truly yours,
TEC ASSOCIATES



Wayne W. Duffett, P.E.

cc: Roger Hale, Jr.

EXHIBIT #1
SITE LOCATION



PLANE COORDINATE GRID
of Engineers local plane coord-
is shown by dotted ticks in the
Portland Harbor.
station B. C. Preble.

SOUTH PORTLAND

SMALL-CRAFT TANKS
110.60 (see note A)

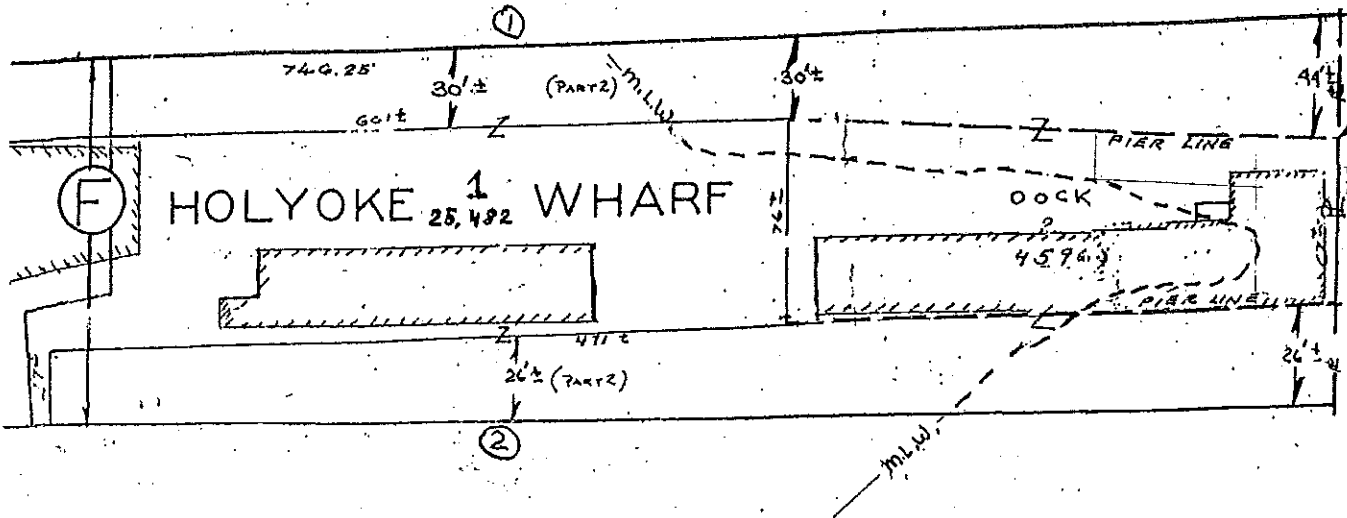
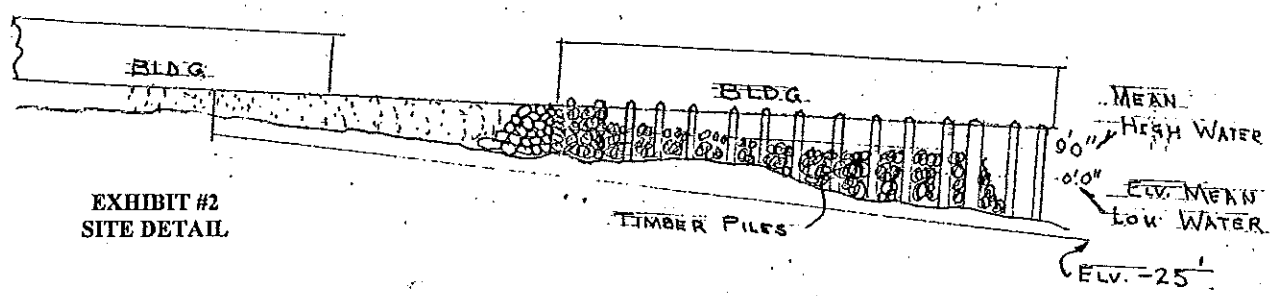
Bridge under construction

BASCULE BRIDGE
HOR CL 98 FT
(90 FT OPEN)
VERT CL 31 FT

FORE RIVER

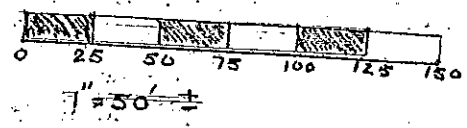
1341

EXHIBIT #2
SITE DETAIL



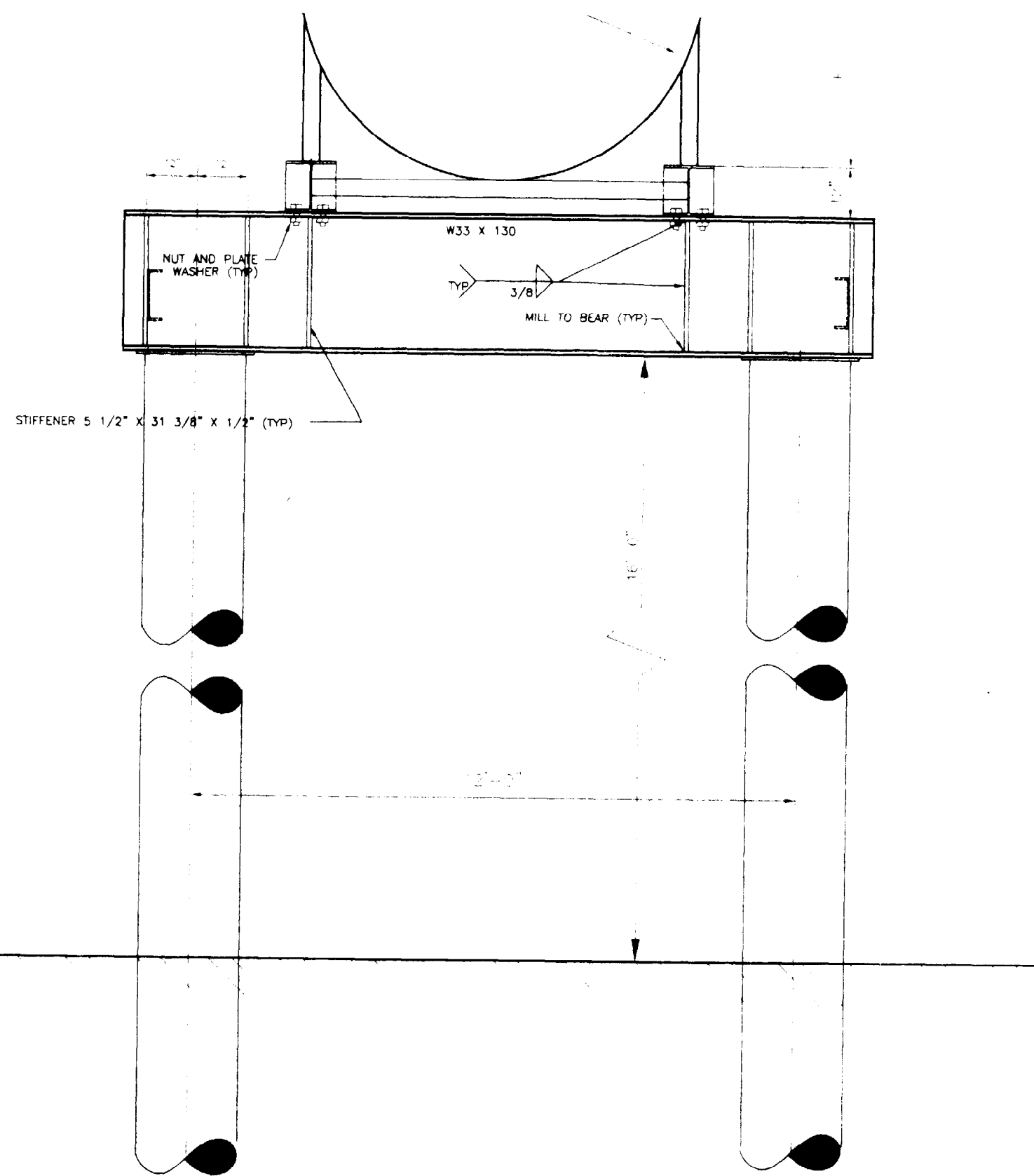
FORE RIVER
PORTLAND HARBOR
FLOODS
SBB

PLAN VIEW



OWNERS
GOVERN-MARINE
LDING

43 H/1



END VIEW
3/8" = 1'-0"

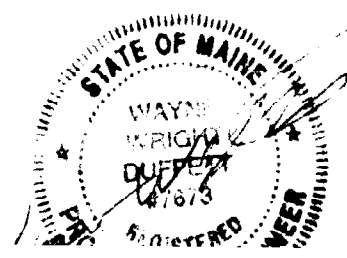
DEPT. OF BUILDING PERMITS
CITY OF PORTLAND
RECEIVED
FEB 20 2004

Karen
040135
RE 446 Commercial
043 H 001

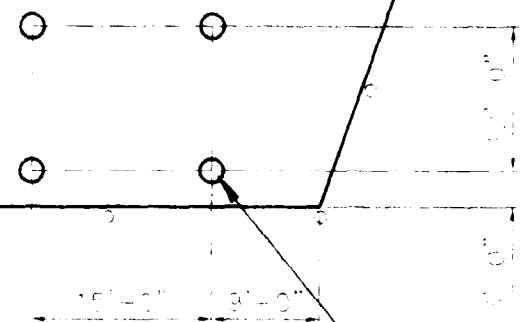
GENERAL MARINE CONSTRUCTION
PORTLAND, MAINE

DEAKES WHARF
PILING INSTALLATION

TEC ASSOCIATES CONSULTING ENGINEERS
46 SAWYER STREET SOUTH PORTLAND, MAINE 04106



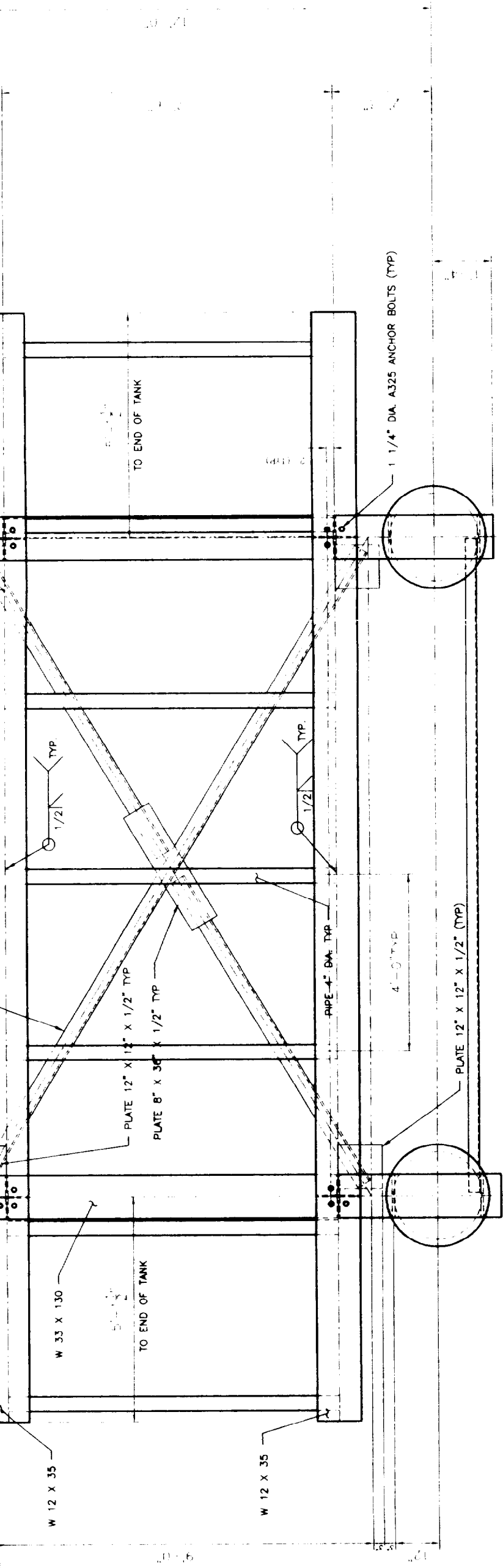
DEAKES WHARF



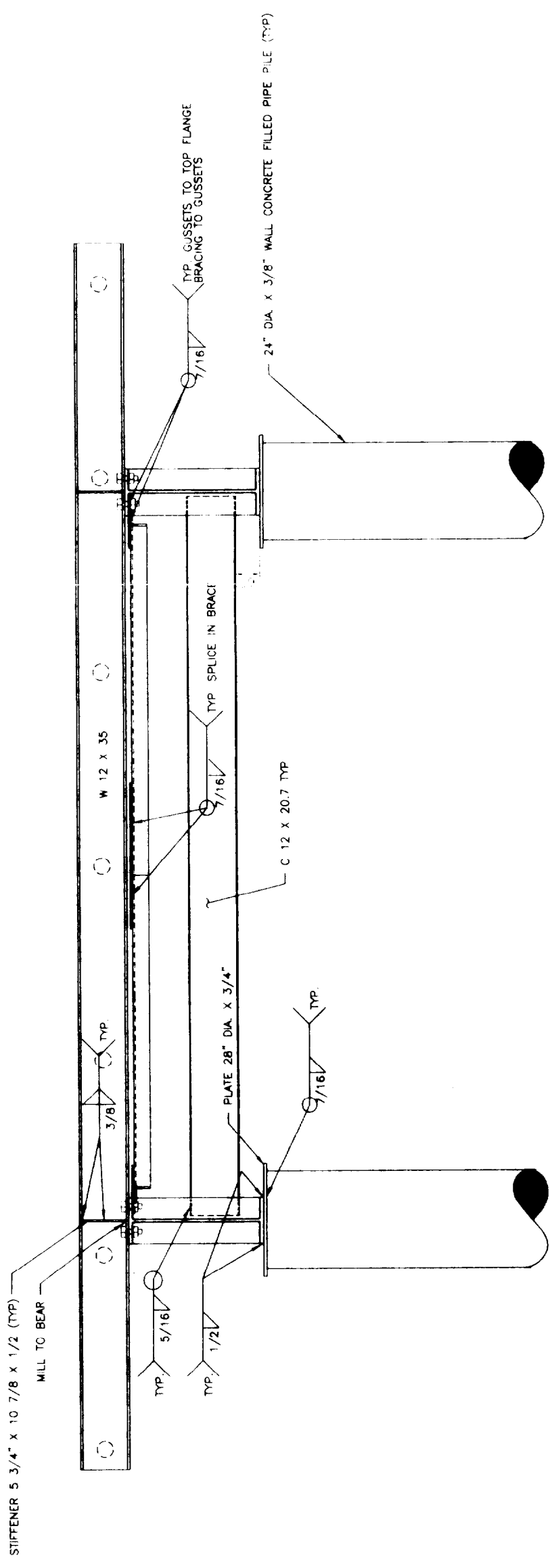
24" DIA. X 3/8" WALL CONCRETE FILLED PIPE PILE - (4) REQD.

NOTE
"R" AS DETERMINED IN THE FIELD (4'-0" +/-)





PLAN VIEW



ELEVATION VIEW

PILE SE

