

544 DANFORTH STREET

Oxford
STOCK NO. 7537

526-544 Danforth Street (Assrs.72-B-1)

Sept. 19, 1974

Central Maine Power Company
Att: Mr. Howard Haskell
162 Canco Road

cc to: Mr. James O. Cobb
owner of property at
526-544 Danforth Street

Dear Mr. Haskell:

In response to your recent query as to whether or not a structure could be built on the property at the above address and over an easement right-of-way. I have reviewed the plans you have submitted and conferred with our Corporation Counsel for ruling advice and am pleased to report that in view of the fact that the cable you wish to put through the property is at a great depth and securely encased. This office does not feel that it has any great reservation as to whether a normal building could be built over the area.

I am of the impression that this line would not have to be removed as such and would only wish to advise you that when it is installed that good engineering practice be used as far as compaction of the refill of the trench material so that firm bearing would be available should an owner decide to want to put a structure on it.

Quite obviously any structure that would be desired to be built on this easement area, or property, would have to meet the requirements of the code regulations governing at the time of its conception, as with any building.

This office will file the material you afforded us in our file under the above address where it will be kept indefinitely for any future reference that may be required.

Very truly yours,

R. Lovell Brown, Director
Building & Inspection Services

RLB:m

TO: R. Lovell Brown, Building Inspector
FROM: Charles A. Lane, Assistant Corporation Counsel
SUBJECT: Underground electrical cable at 526-544 Danforth Street

Central Maine Power proposes to run an underground, high tension electric cable system across the property of James O. Cobb. The cable will be a minimum of 12 feet below grade and will be enclosed in steel pipe mounted inside a 3 foot concrete envelope.

Based on my conversation with you on September 18, 1974, it is my understanding that the proposed laying of the cable will exceed both the requirements of the National Electric Code and also all other applicable safety requirements of the City. In addition, in your opinion, the depth of the cable will keep it well below all ~~xxxxxx~~ normal foundation work

You have asked this office whether you can authorize proposed future construction over the cable at this time. Whether a structure could be built over the cable at any future time would depend upon the regulations governing such construction in effect at that time.

The sketch of the proposal and blueprint of the proposed line are being returned herewith.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Corporation Counsel

DATE: Sept. 16, 1974

FROM: R. Lovell Brown, Director Building & Inspection Services

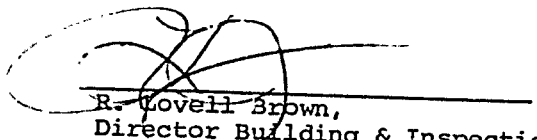
SUBJECT: In reference to Central Maine Power request at -
526-544 Danforth Street -

Central Maine Power has submitted to this office through Mr. Howard J. Haskell, Real Estate & Claims Department Officer, the plans to run an underground high tension electric cable system across the property of a Mr. James O. Cobb whose address is 526-544 Danforth Street, Assessors Map No. 72-B1.

This electrical line is within a 8-5/8" OD steel pipe and the steel pipe is surrounded by a sand fill within a 18" corrugated metal pipe sleeve and then that is enveloped by a 3'x3' solid concrete envelope at a depth of approximately 12' or more below the average grade. The question they wish to clarify through this office is, can the owner of the land at any time build over this right-of-way?

Under certain conditions this office allows certain type of light buildings to be built on right-of-ways or into them, but the general rule has been, no. For example, a tool shed or a light garage that can be easily moved or a building of that nature could be built on a right-of-way over a sewer or something like that, but not normally a dwelling. Central Maine is asking for certain relief from this rule because they feel that they are amply protected and at a very deep depth where any normal foundation work for a building would not interfere with the power line at all. If you feel that this office can comfortably allow them to build over their right-of-way, the owner would then allow Central Maine to cross it with his option to build above it at a later date.

We need your reaction to this so that this office can correspond to Central Maine giving them the approval or denial of the building "use". Central Maine claims that they will never have to remove this line as cables can be pulled through this envelope tunnel.


R. Lovell Brown,
Director Building & Inspection Services

RLB:m

2 sheets attached

FILE C.L. 526-597 DANFORTH ST.

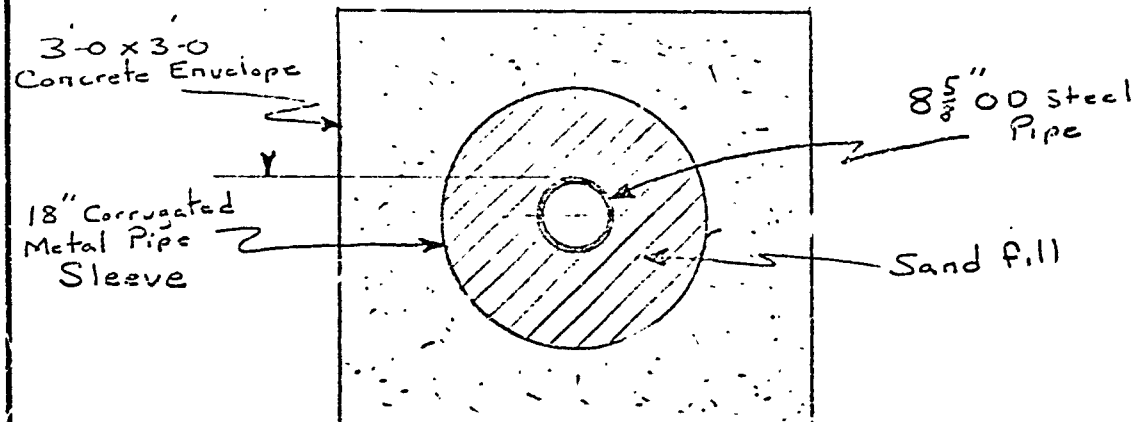
Asphalt Surface

RECEIVED

SEP 12 1974

DEPT. OF BLUE WSP.
CITY OF PORTLAND

12' Typical



BY <i>REP</i>	NO.	REVISION	DATE	BY	Typical Cross-Section across COBB PROPERTY Section 275 Portland Maine
CK.					
APPR. <i>REP</i>					
ENG. PREVIEW	W. RK ORDER	ACCOUNT	CENTRAL MAINE POWER COMPANY		SK 668-1
			SCALE	DATE	

CITY OF FORT MEAD, MAINE
MEMORANDUM

TO: Corporation Counsel

DATE: Sept. 16, 1974

FROM: R. Lovell Brown, Director Building & Inspection Services

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R. Lovell Brown,
Director Building & Inspection Services

RLB:m

2 sheets attached

File # G.L. 576-549 DAN 9275 57

CENTRAL MAINE POWER COMPANY

Southern Division Office - 132 Canal Road - Portland, Maine

Sept. 12, 1974

RECEIVED

SEP 12 1974

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

R. Lovell Brown, Director
Bldg. and Inspection
Portland, Maine

Dear Mr. Brown:

This letter is to confirm our recent conversation to the effect, the City of Portland would not withhold a permit for construction of a building for the sole reason, that an easement for electric underground facilities existed on the land.

It is understood that an instrument between the Grantor and the Grantee will be on record at the Cumberland County Registry of Deeds setting forth the fact that both parties are in agreement to construction of a building on the proposed easement which is 15 feet in width.

For your information and files, enclosed is a drawing # 668-275-57, entitled Section 275, Sewall Street Substation to Cape Steam showing the location and profile of the 8 5/8" steel pipe, in which the electrical cable will be located, also a drawing SK 668-1 of a typical cross-section of the underground construction as it will cross the Cobb property.

If you find this information sufficient for your records and understanding, will you please write to Donald A. Leadbetter Atty., 415 Congress Street, Portland, Maine indicating to him that one could build over and easement.

Thanking you for your assistance in this project, I remain,

Very truly yours,

Howard J. Haskell

Howard J. Haskell
Real Estate & Claims Dept.

HJH/rkt
Enc:

