

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 081157

This is to certify that SEDGEWICK RICHARD D & CLAIRE SEDGEWICK TRUSTEE

has permission to Build a 26' x 36' Gambrel Bldg House

AT 0 SUMMIT AVE GDI

083A U001001

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 procured before this building or part thereof is laid or closed-in.
 HOUR 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Chute 1/18 3/23/08
 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: 08-1157 | Issue Date: 3/23/09 | CBL: 083A U001001 |
|-----------------------|------------------------|----------------------|

| | | | |
|-----------------------------------------------|----------------------------------------|----------------------------------------------------------|----------------------|
| Location of Construction: 0 SUMMIT AVE GDI | Owner Name: SEDEWICK RICHARD D & CL | Owner Address: 100 HORNE ST | Phone: |
| Business Name: | Contractor Name: Deane MacBeth | Contractor Address: 72 Things Mill Road Shapleigh | Phone: 2075760467 |
| Lessee/Buyer's Name | Phone: | Permit Type: Garages - Detached Boat House | Zone: IR-2 |

| | | | | |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------|--------------------|
| Past Use: Vacant Land - Great Diamond Island | Proposed Use: 24 Boat House - build a 26' x 36' Gambrel Boat House | Permit Fee: \$250.00 | Cost of Work: \$23,000.00 | CEO District: 1 |
| Proposed Project Description: Build a 26' x 36' Gambrel Boat House | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type 5B IRC-2003 | |
| | | Signature: | Signature: <i>EL</i> | |
| 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: Idobson | Date Applied For: 09/12/2008 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p> | <p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 9-2 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>09-0011</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>It will comply with</i> Date: 3/23/09 <i>ABU</i> | <p>Zoning Appeal</p> <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: _____ | <p>Historic Preservation</p> <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 <i>ABU</i> Date: _____ |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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: 08-1157 | Date Applied For: 09/12/2008 | CBL: 083A U001001 |
|------------------------------|----------------------------------------|-----------------------------|

| | | | |
|------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------|--------------------------------|
| Location of Construction: 0 SUMMIT AVE GDI | Owner Name: SEGEWICK RICHARD D & CLA | Owner Address: 100 HORNE ST | Phone: |
| Business Name: | Contractor Name: Deane MacBeth | Contractor Address: 72 Things Mill Road Shapleigh | Phone (207) 576-0467 |
| Lessee/Buyer's Name | Phone: | Permit Type: Boat House | |

| | |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Proposed Use: Boat House - build a 24' x 36' Gambrel Boat House | Proposed Project Description: Build a 24' x 36' Gambrel Boat House |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/23/2009

Note:**Ok to Issue:**

- 1) This is NOT an approval for a dwelling unit. You SHALL NOT add any kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. .
- 2) With the issuance of this permit and the certificate of occupancy, the legal use of the property is a boathouse. It is not to be used for any other purpose. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/10/2009

Note:**Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

9/15/2008-mes: returned to Lannie to put the correct Island on the application as required.

9/15/2008-amachado: Spoke to Deane MacBeth, the contractor. Needs to submit minor site plan application. Lots 83A-U-001 and 83A-U-006 are owned under the same name, so the siteplan must show both lots. Since this is a new building on a vacant lot, we need a stamped siteplan to scale that shows the footprint, the driveway, finished floor or sill elevation, existing & proposed grades, silt fence (erosion control) etc.

9/23/2008-amachado: Met with Dick Sedgewick. Went over minor siteplan application. Need stamped siteplan showing whole lot, the proposed section etc.

11/17/2008-amachado: Met with Dick Sedgewick. Had a stamped boundary survey but did not include all that was required from the check list. Went over siteplan application requirements again.

2/5/2009-amachado: Dick Sedgewick is submitting a minor site plan application to planning. Need revised building plans for permit to be complete.

2/9/2009-amachado: Received revised building plans.

2/9/2009-amachado: Application is complete. Moved permit on to plan review. Can't sign off until minor site plan approved.

From: <dnh@securespeed.us>
To: <amachado@portlandmaine.gov>
Date: 2/9/2009 2:41:16 PM
Subject: Sedgewick

The foot print for the Sedgewick boat house is 24 feet wide by 36 feet deep.
If you have any questions please feel free to contact me @ (207)576-0467.
Thank you.
Deane MacBeth

Applicant: Richard Sedgewick

Date: September 15, 2008

Address: Summit Ave, GDI

C-B-L: 83A-U-001

permit # 08-1157

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - build bathroom 24'x36'

Sewage Disposal - no running water.

Lot Street Frontage - 70' min. - 304.94 Just on Diamond Ave.

Front Yard - 25' min. - (or average) - ~~37'~~ Diamond Ave is considered front. - 37' scaled

Rear Yard - 25' min. - 26' scaled

Side Yard - 20' min. - 21.5' scaled (left)
- 81' scaled on right.

Projections -

Width of Lot - min. 60' - 116' scaled

Height - 35' max.

Lot Area - 20,000 ϕ - 23,339 ϕ
~~or lot of record - separate since July 15, 1985 min. area 6500 ϕ~~

Lot Coverage Impervious Surface - 20% = 4667.8

864 ϕ OK.

Area per Family - N/A.

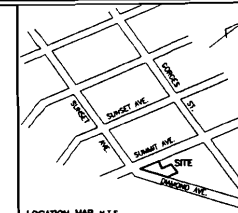
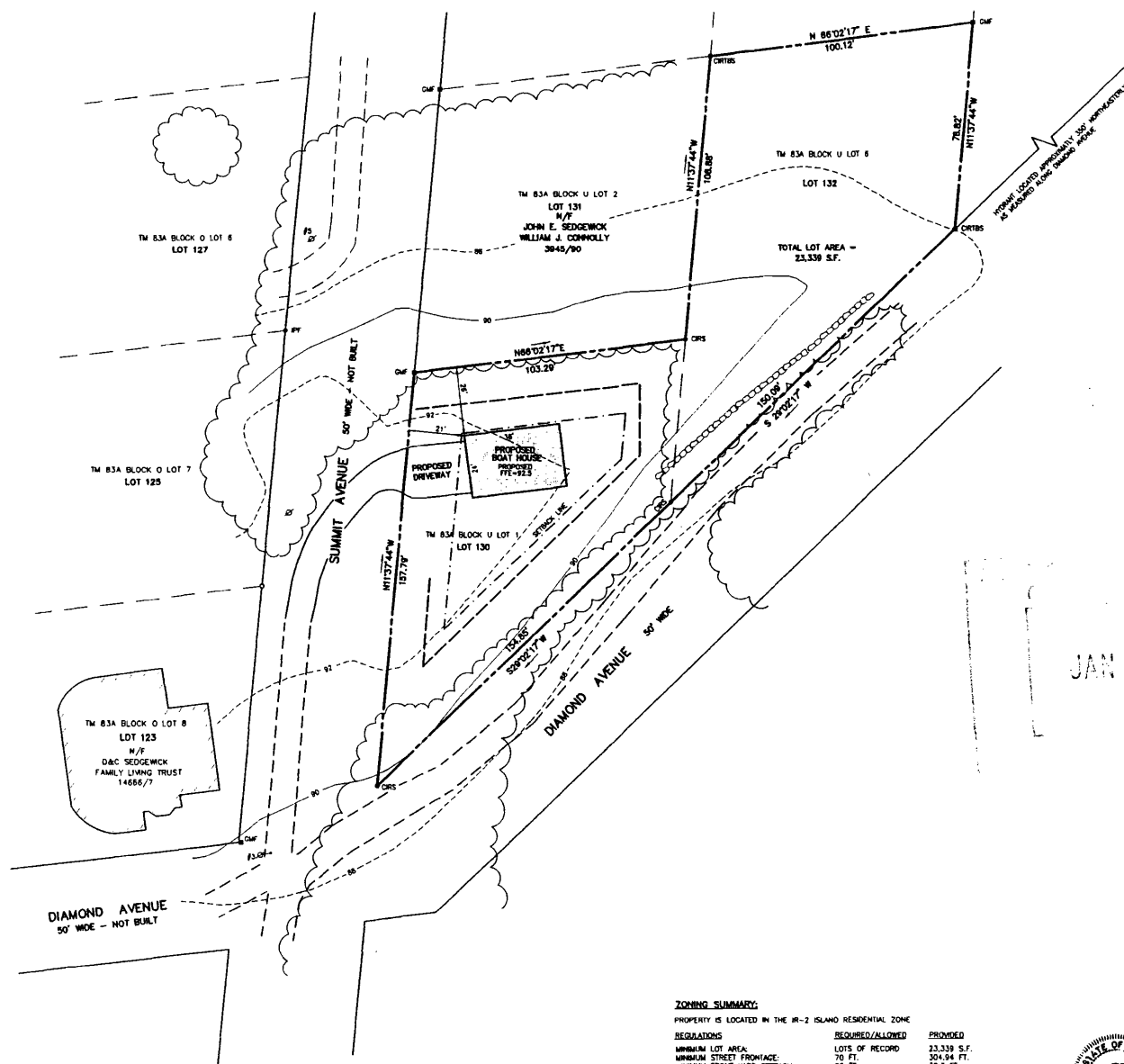
Off-street Parking - none required for a bathroom

Loading Bays - N/A

Site Plan - minor 2009 -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 9 - zone C



- LEGEND:**
- CRIBS
 - CRIS
 - CAPPED IRON ROD SET
 - IRON PIPE FOUND
 - GRANITE MONUMENT FOUND
 - UTILITY POLE
 - TREE LINE
 - STONE WALL
 - HYDRANT
 - PROPOSED SILT FENCE
 - LOT 132 LOT NUMBER PER PLAN REF. 4.

PLAN REFERENCES:

1. BOUNDARY SURVEY ON SUMMIT AVENUE & DIAMOND AVENUE, GREAT DIAMOND ISLAND MADE FOR JAN SEDGEWICK DATED NOV. 18, 2004 BY OWEN HASKELL, INC.
2. TOPOGRAPHIC PLAN OF GREAT DIAMOND ISLAND PROJECT, PORTLAND, MAINE FOR OWEN HASKELL, INC. PREPARED BY AERIAL SURVEY & PHOTO, INC. DATED 11-19-00. GROUND CONTROL BY CITY OF PORTLAND ENGINEERING DEPARTMENT.
3. STANDARD BOUNDARY SURVEY PLAN OF GORGES STREET BETWEEN SUMMIT AVENUE & DIAMOND AVENUE, GREAT DIAMOND ISLAND, PORTLAND, ME DATED AUGUST 1995 BY THE CITY OF PORTLAND ME DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION (2412.43).
4. PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION SITUATED ON GREAT DIAMOND ISLAND CASCO BAY, MAINE SURVEYED NOV. 1892 BY E.C. JORDAN RECORDED IN PLAN BOOK 4 PAGE 42.

NOTES:

1. OWNER OF RECORD: RICHARD D. SEDGEWICK & CLAIRE SEDGEWICK TRUSTEES, BOOK 24558 PAGE 178
2. BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 3.
3. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM PLAN REFERENCE 2. VERTICAL DATUM: MVD 1929.
4. SEASONAL WATER LINE IN DIAMOND AVENUE NOT LOCATED.

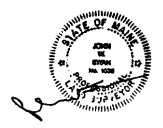
JAN - 5 2009



ZONING SUMMARY:

PROPERTY IS LOCATED IN THE IR-2 ISLAND RESIDENTIAL ZONE

| REGULATIONS | REQUIRED/ALLOWED | PROVIDED |
|-----------------------------------|------------------|-------------|
| MINIMUM LOT AREA: | LOTS OF RECORD | 23,339 S.F. |
| MINIMUM STREET FRONTAGE: | 70 FT. | 304.94 FT. |
| MINIMUM FRONT YARD SETBACK: | 25 FT. | 32.3 FT. |
| MINIMUM REAR YARD SETBACK: | 25 FT. | 26 FT. |
| MINIMUM SIDE YARD SETBACK: | 30 FT. | 21 FT. |
| MAXIMUM BUILDING HEIGHT: | 35 FT. | 30 FT. |
| MAXIMUM IMPERVIOUS SURFACE RATIO: | 20% | 5.7% |



REV. 1 | 11/19/08 | REVISE BUILDING, MISC CHANGES

SITE PLAN
ON
SUMMIT AVENUE & DIAMOND AVENUE
GREAT DIAMOND ISLAND, PORTLAND, MAINE
MADE FOR RECORD OWNER
RICHARD SEDGEWICK
100 HORNE STREET, DOVER, NH 03820

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

| | | |
|----------------|--------------------|---------------------|
| Drawn By: WCS | Date: NOV. 4, 2008 | Job No.: 2008-168 P |
| Trace By: JLR | Scale: 1" = 20' | Drawn No.: 1 |
| Check By: JWS | | |
| Book No.: FILE | | |

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 083A U006001
Location DIAMOND AVE
Land Use VACANT LAND

Owner Address SEDGEWICK RICHARD D & CLAIRE SEDGEWICK TRUSTEES
 100 HORNE ST
 DOVER NH 03820

Book/Page 24515/022
Legal 83A-U-6
 DIAMOND AVE
 GREAT DIAMOND ISLAND
 11916 SF

Current Assessed Valuation

| Land | Building | Total |
|----------|----------|----------|
| \$22,700 | \$ 0.00 | \$22,700 |

Property Information

| Year Built | Style | Story Height | Sq. Ft. | Total Acres | Bedrooms | Full Baths | Half Baths | Total Rooms | Attic | Basement |
|------------|-------|--------------|---------|-------------|----------|------------|------------|-------------|-------|----------|
| | | | | 0.274 | | | | | | |

Outbuildings

| Type | Quantity | Year Built | Size | Grade | Condition |
|------|----------|------------|------|-------|-----------|
|------|----------|------------|------|-------|-----------|

Sales Information

| Date | Type | Price | Book/Page |
|------------|------|----------|-----------|
| 10/30/2006 | LAND | \$40,000 | 24515-022 |

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[New Search!](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 083A U001001
Location SUMMIT AVE
Land Use VACANT LAND

Owner Address SEDGEWICK RICHARD D & CLAIRE SEDGEWICK TRUSTEES
 100 HORNE ST
 DOVER NH 03820

Book/Page 24558/178
Legal 83A-U-1
 SUMMIT AVE
 DIAMOND AVE
 GREAT DIAMOND ISLAND 10158 SF + 11916 = 22074.

Current Assessed Valuation

| Land | Building | Total |
|----------|----------|----------|
| \$21,600 | \$ 0.00 | \$21,600 |

Property Information

| Year Built | Style | Story Height | Sq. Ft. | Total Acres | Bedrooms | Full Baths | Half Baths | Total Rooms | Attic | Basement |
|------------|-------|--------------|---------|-------------|----------|------------|------------|-------------|-------|----------|
| | | | | 0.233 | | | | | | |

Outbuildings

| Type | Quantity | Year Built | Size | Grade | Condition |
|------|----------|------------|------|-------|-----------|
|------|----------|------------|------|-------|-----------|

Sales Information

| Date | Type | Price | Book/Page |
|------------|------|----------|-----------|
| 11/09/2006 | LAND | \$21,600 | 24558-178 |

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!

QUITCLAIM DEED WITHOUT COVENANTS
(Maine Statutory Short Form Deed, with Modifications)


RICHARD D. SEDGEWICK, grants to RICHARD D. SEDGEWICK and CLAIRE SEDGEWICK Trustees or their successors in Trust under the RICHARD D. SEDGEWICK LIVING TRUST dated June 30, 2006, the following described land located on Diamond Island in Portland, Cumberland County Maine:

All of the premises conveyed to Grantor by deed of the City of Portland, Maine dated March 17, 1964 recorded in the Cumberland County Registry of Deeds in Deed Book 2810, at Page 238.

1964

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses and purposes herein and in the trust agreement set forth. The conveyance to Grantee, as Trustee, is with full power and authority to Grantee(s), as Trustee(s), to sell, contract to sell and grant options to purchase the said property and any right, title or interest therein on any part thereof for any other real or personal property upon any terms; to convey the property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on property or any part thereof from time to time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever in the property or any part thereof. No party dealing with the Trustee in relation to the said property in any manner whatsoever and (without limiting the foregoing) no party to whom the said property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see the application of any purchase money, rent or money borrowed or otherwise advanced on the property or to inquire into the authority, necessity or expediency of any act of the Trustee

Witness our hands and seals this 6 day of November, 2006.


Richard D. Sedgewick

Received
Recorded Register of Deeds
Nov 09, 2006 02:39:48P
Cumberland County
John B O'Brien

State of New Hampshire
County of Stratford ss.

Then personally appeared this 6 day of November, 2006 the above named RICHARD D. SEDGEWICK, and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Richard D. Sedgewick


Attorney at Law/Notary Public

Printed Name: Kimberly Miller

KIMBERLY A MILLER
NOTARY PUBLIC
NEW HAMPSHIRE
MY COMMISSION EXP. FEB. 22, 2011

SEK

QUITCLAIM DEED WITHOUT COVENANTS
(Maine Statutory Short Form Deed, with Modifications)

06

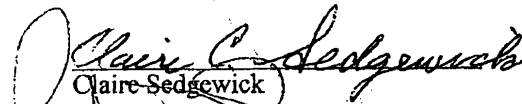
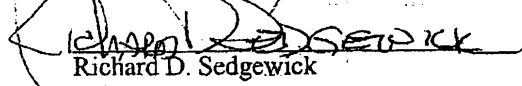
RICHARD D. SEDGEWICK and CLAIRE SEDGEWICK, grants to RICHARD D. SEDGEWICK and CLAIRE SEDGEWICK Trustees or their successors in Trust under the RICHARD D. SEDGEWICK LIVING TRUST dated June 30, 2006, the following described land located on Diamond Island in Portland, Cumberland County Maine:

All of the premises conveyed to Grantor by deed of Catherine Flagg Mentcher dated January 8, 1974 recorded in the Cumberland County Registry of Deeds in Deed Book 3577, at Page 339.

197

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses and purposes herein and in the trust agreement set forth. The conveyance to Grantee, as Trustee, is with full power and authority to Grantee(s), as Trustee(s), to sell, contract to sell and grant options to purchase the said property and any right, title or interest therein on any part thereof for any other real or personal property upon any terms; to convey the property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on property or any part thereof from time to time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever in the property or any part thereof. No party dealing with the Trustee in relation to the said property in any manner whatsoever and (without limiting the foregoing) no party to whom the said property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see the application of any purchase money, rent or money borrowed or otherwise advanced on the property or to inquire into the authority, necessity or expediency of any act of the Trustee

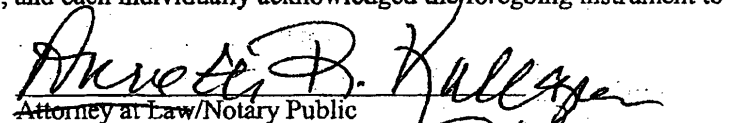
Witness our hands and seals this 21st day of Sept., 2006.


Claire Sedgewick

Richard D. Sedgewick

State of NH
County of St. Albans

Then personally appeared this 21st day of Sept., 2006 the above named RICHARD D. SEDGEWICK and CLAIRE SEDGEWICK, and each individually acknowledged the foregoing instrument to be his and her free act and deed.

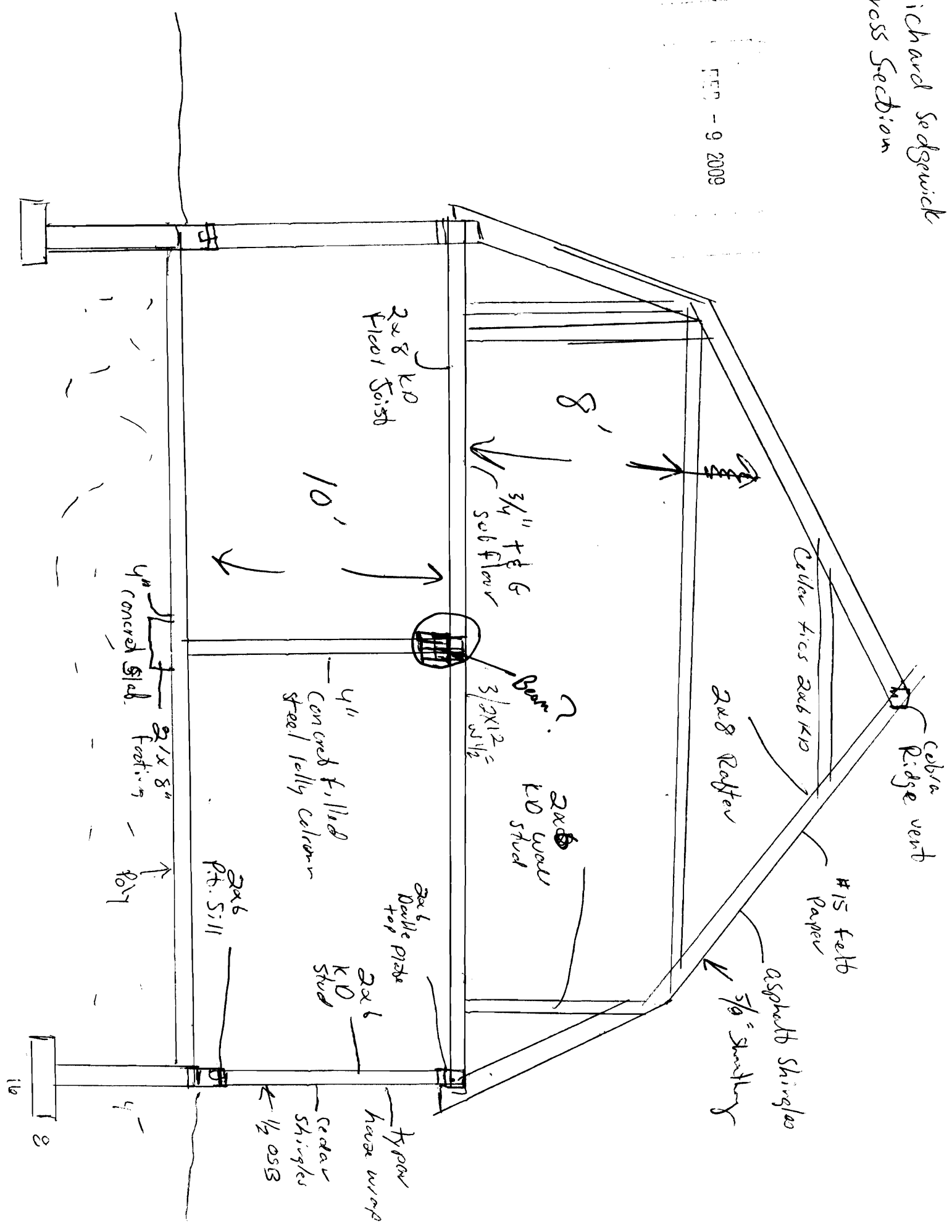
Before me,


Annette R. Kallgren
Attorney at Law/Notary Public
Printed Name: Annette R. Kallgren

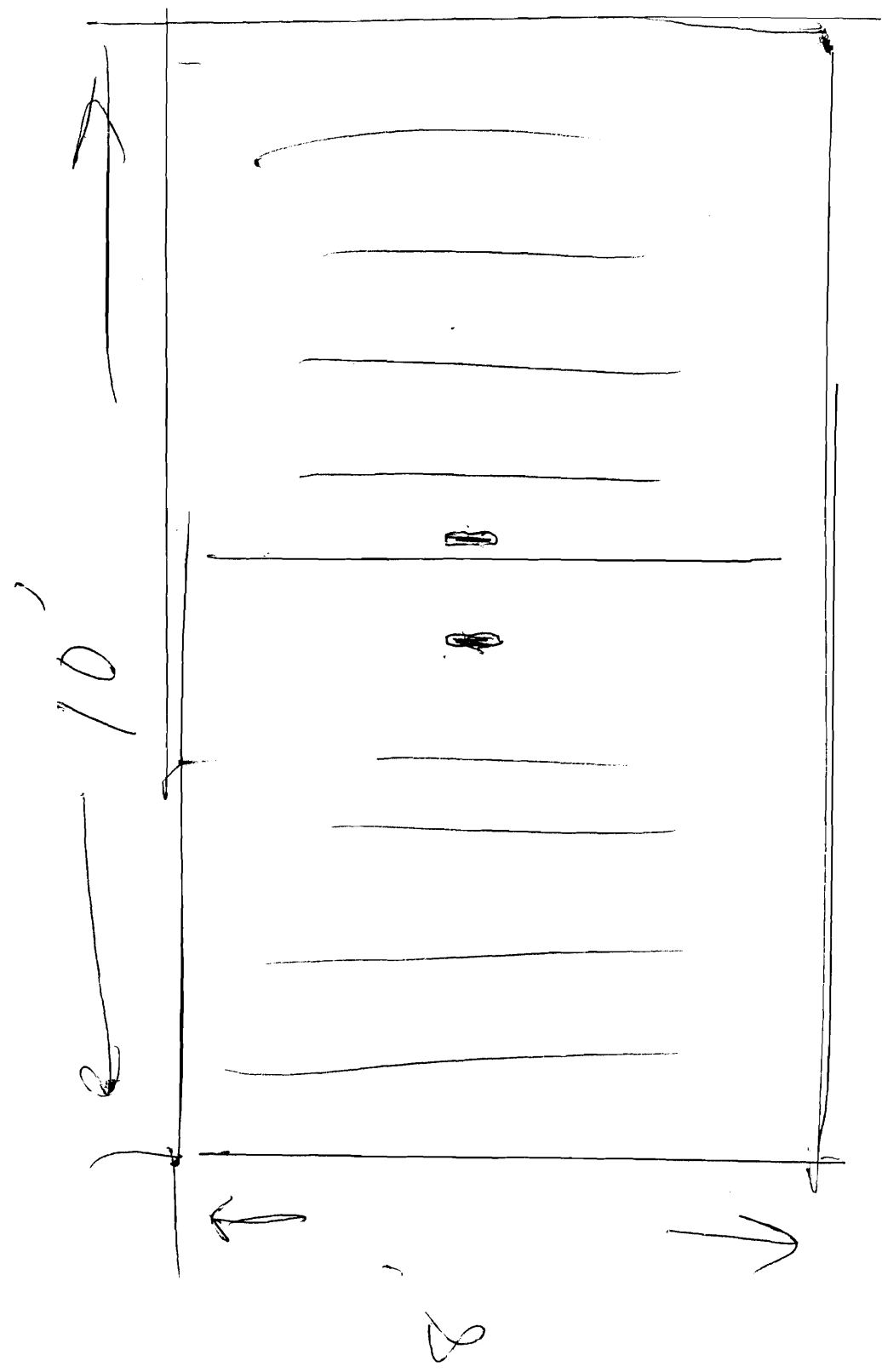
Received
Recorded Register of Deeds
Oct 30, 2006 03:05:40P
Cumberland County
John B O'Brien

Richard Sedgwick
Cross Section

FEB - 9 2009

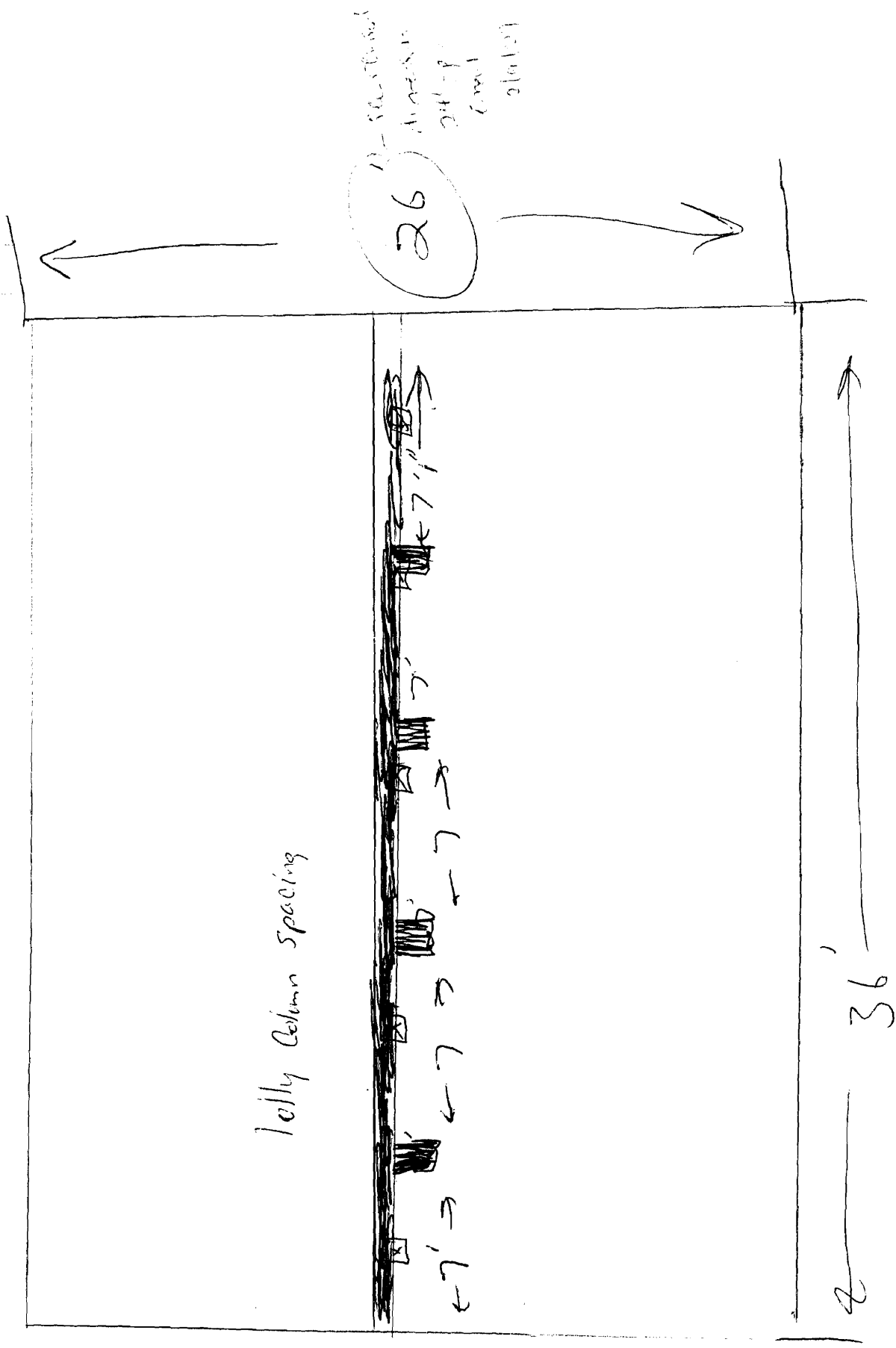


2 Wood Deck - 8' x 10'

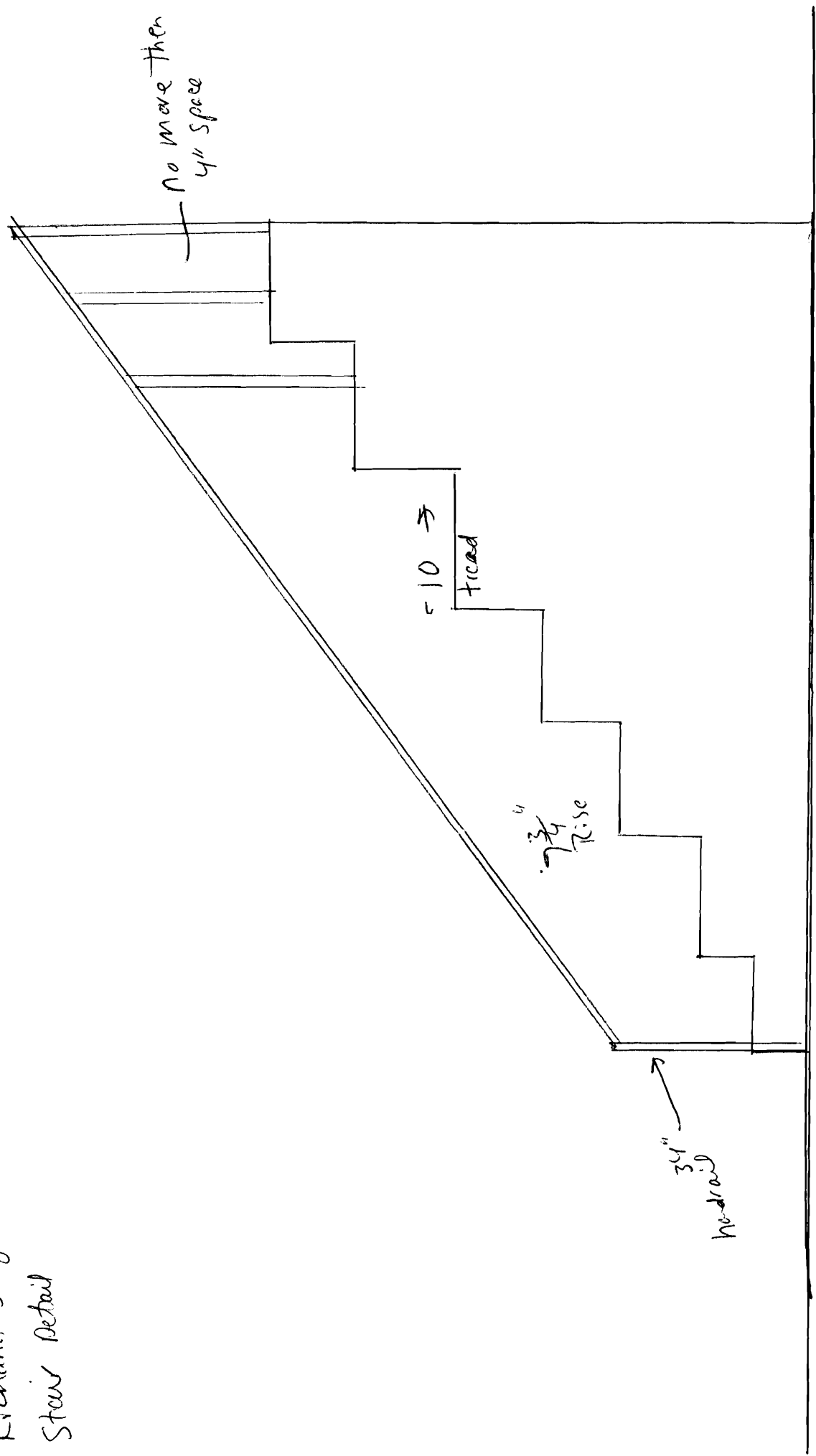


Floor Plan
Richard Sedgwick
Floor Plan

FEB - 9 2009



Richard Sedgewick
Stair Detail



Not to scale

Door
2 Wood ~~Asst~~ 8' x 10'



Richard Seligman
Stair Detail

4" Concrete
Floor

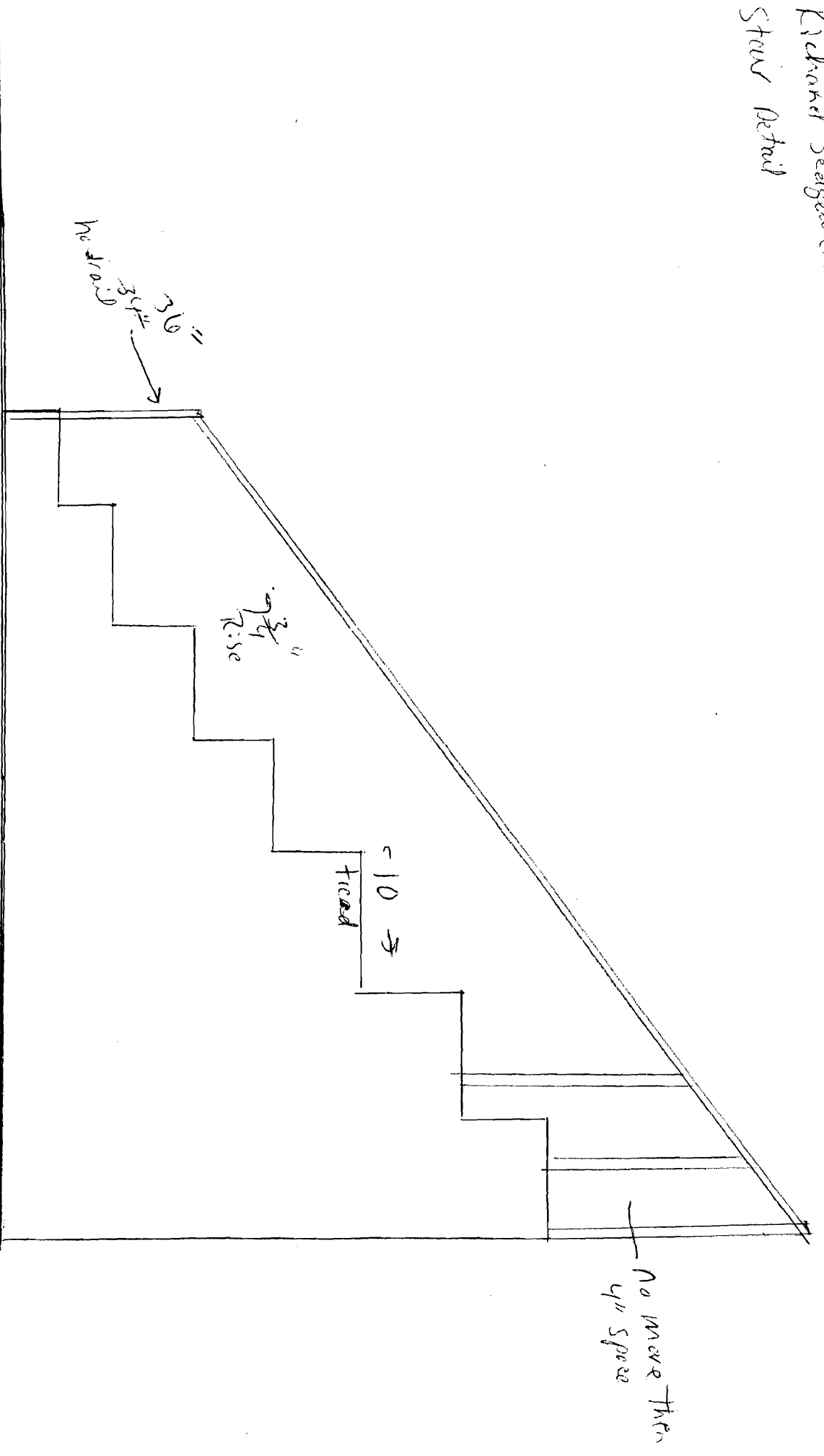
3 10"
3 4"
No Hand

7 3"
4"
Rise

10"
Tread

No more than
4" Spacing

Not to scale





Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

March 16, 2009

Richard D. Sedgewick
100 Horne Street
Dover, NH 03820

RE: Summit Ave. Great Diamond Island Boat House

CBL: 083A U 001001 and 006001
Application ID: 2009-0011

Dear Mr. Sedgewick:

On March 16, 2009, the Portland Planning Authority approved a minor site plan for a Boat House on Summit Avenue on Great Diamond Island as submitted by Richard D. Sedgewick and shown on the approved plan prepared by Owen Haskell, Inc., Professional Land Surveyors and dated November 4, 2008 and revised on November 19, 2008, with the following conditions:

1. Based upon the applicant's information and aerial photographs, the proposed boathouse is sited on a location where site drainage is acceptable provided that no grade changes take place. The existing drainage patterns shall not be altered. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. Soil and erosion control measures, including but not limited to silt fence and erosion control mix; shall be installed meeting DEP's best management practices (see attachment) prior to the start of construction and shall be maintained throughout construction. Final loam and seeding is required prior to the issuance of a final certificate of occupancy;
3. Evidence of financial capability shall be submitted prior to the issuance of a building permit; and
4. **A pre-construction meeting with Philip DiPierro, Development Review Coordinator, is required to confirm site conditions and the installation of erosion and sedimentation control measures.**

The approval is based on the submitted site plan. If you need to make any modifications to the approved site

plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater, if available.
4. The proposed development of the boat house of 864 square feet does not have any site improvements requiring a performance guarantee, thus a minimum inspection fee payment of \$100 must be submitted to the Planning Division.. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. **Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work.** At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Philip DiPierro, Development Review Coordinator at 874-8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Erosion and Sedimentation Controls during Construction, Best Management Practices

Electronic Distribution:

Penny St Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Services Director
Kathi Earley, Public Works
Bill Clark, Public Works
Michael Farmer, Public Works
Jim Carmody, City Transportation Engineer
Jane Ward, Public Works
Captain Greg Cass, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

B-1 SEDIMENT BARRIERS**PURPOSE & APPLICATIONS**

A sediment barrier is a temporary barrier installed across or at the toe of a slope. Sediment barriers may consist of filter fence, straw or hay bales, a berm of erosion control mix, or other filter materials. Its purpose is to intercept and retain small amounts of sediment from disturbed or unprotected areas.

The sediment barrier is used where:

- Sedimentation can pollute or degrade adjacent wetland and/or watercourses.
- Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
- The contributing drainage area is less than 1/4 acre per 100 ft of barrier length, the maximum length of slope above the barrier is 100 feet, and the maximum gradient behind the barrier is 50 percent (2:1). If the slope length is greater, other measures such as diversions may be necessary to reduce the slope length.
- Sediment barriers shall not be used in areas of concentrated flows. Under no circumstances should hay bale or erosion control mix barriers be constructed in live streams or in swales where there is the possibility of a washout.

CONSIDERATIONS

- Sediment barriers are effective only if installed and maintained properly.
- Silt fencing generally is a better filter than hay bale barriers.
- If there is evidence of end flow on properly installed barriers, extend barriers uphill or consider replacing them with temporary check dams.
- Straw or hay bales should only be used as a temporary barrier for no longer than 60 days.
- Silt fences (synthetic filter) can be used for 60 days or longer depending on ultraviolet stability and manufacturer's recommendations.
- Sediment barriers should be installed prior to any soil disturbance of the contributing drainage area above them.

SPECIFICATIONS**Filter Fences**

This sediment barrier utilizes synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. Generally pre-manufactured synthetic silt fencing with posts attached is used. See the detail drawing located at the back of this section for the proper installation of silt fences.

- The filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier.
- The filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 degrees F to 120 degrees F.
- Posts for silt fences shall be either 4-inch diameter wood or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
- The height of a silt fence should not exceed 36 inches as higher fences may impound volumes of water sufficient to cause failure of the structure.
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum 6-inch overlap, and securely sealed.
- Post spacing shall not exceed 6 feet.

- The pH should fall between 5.0 and 8.0.

Installation

- The barrier must be placed along a relatively level contour. It may be necessary to cut tall grasses or woody vegetation to avoid creating voids and bridges that would enable fines to wash under the barrier through the grass blades or plant stems.
- On slopes less than 5% or at the bottom of steeper slopes (<2:1) up to 20 feet long, the barrier must be a *minimum of 12" high*, as measured on the uphill side of the barrier, *and a minimum of two feet wide*. *On longer or steeper slopes*, the barrier should be wider to accommodate the additional runoff.
- Frozen ground, outcrops of bedrock and very rooted forested areas are locations where berms of erosion control mix are most practical and effective.
- Other BMPs should be used at low points of concentrated runoff, below culvert outlet aprons, around catch basins and closed storm systems, and at the bottom of steep perimeter slopes that are more than 50 feet from top to bottom (i.e., a large up gradient contributing watershed).

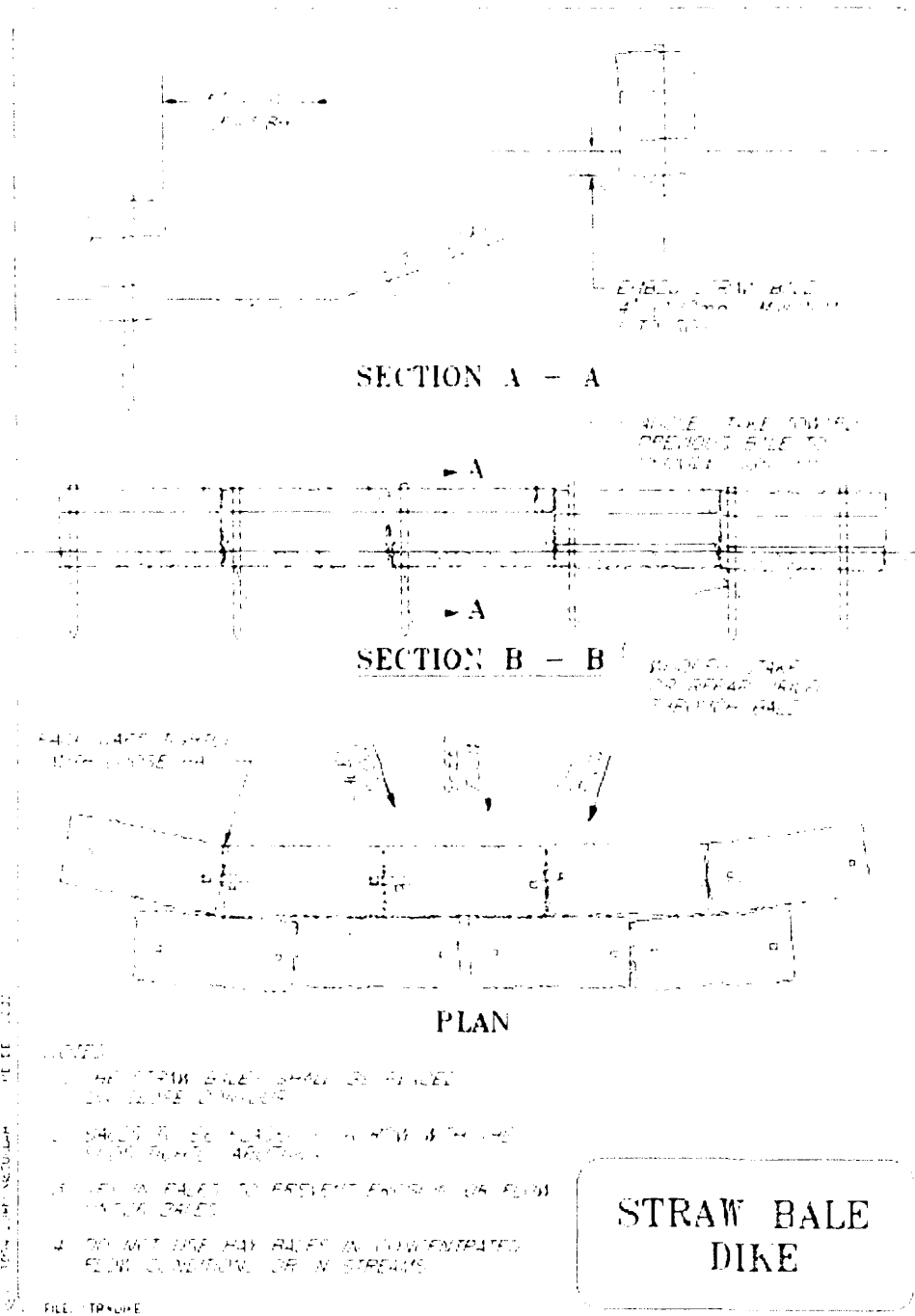
Continuous Contained Berms

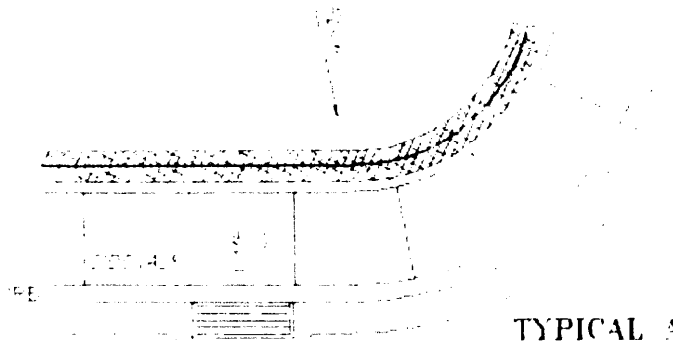
A new product, the filter sock can be an effective sediment barrier as it adds containment and stability to a berm of erosion control mix. The organic mix is placed in the synthetic tubular netting and performs as a sturdy sediment barrier (a vehicle may drive over it without ill effect). It works well in areas where trenching is not feasible such as over frozen ground or over pavement. A continuous contained berm of erosion control mix may be effective when placed in waterways such as ditches and swales or in area of concentrated water flow as the netting prevents the movement and displacement of the organic material. See the detail drawing located at the back of this section for the proper installation of continuous contained berms.

Seeds may be added to the organic filler material and can permanently stabilize a shallow slope. The containment will provide stability while vegetation is rooting through the netting.

MAINTENANCE

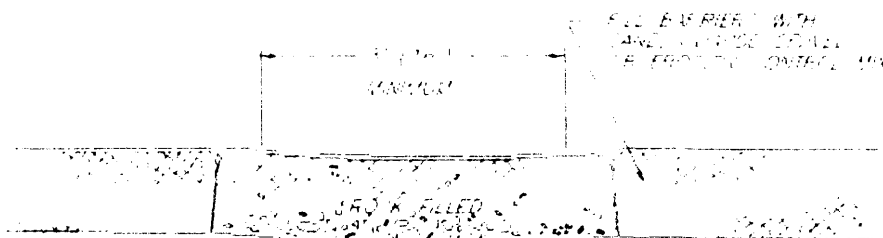
- Hay bale barriers, silt fences and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
- Filter berms should be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared and seeded.





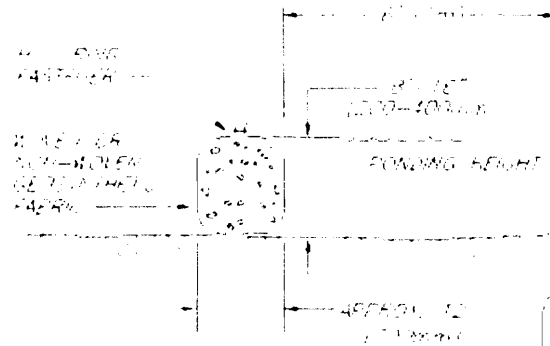
TYPICAL APPLICATION

10' RADIUS 1' HEIGHT BARRIER



FRONT VIEW

10' WIDE 1' HIGH BERM
 1' DEEP 1' HIGH BERM
 1' DEEP 1' HIGH BERM
 1' DEEP 1' HIGH BERM



SIDE VIEW

CONTINUOUS BERM (ON HARD SURFACE)

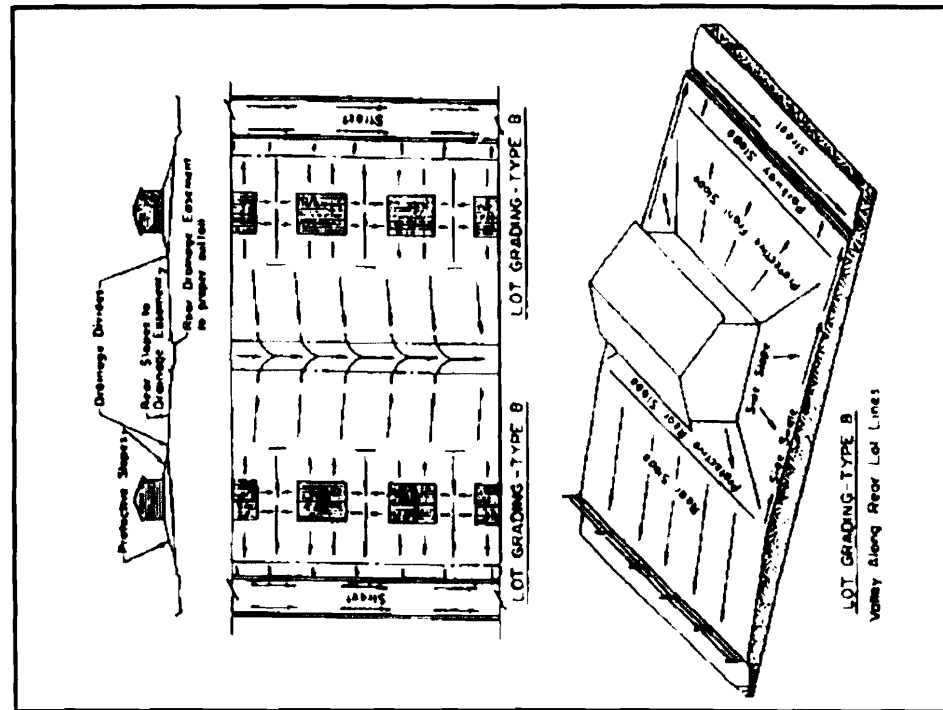
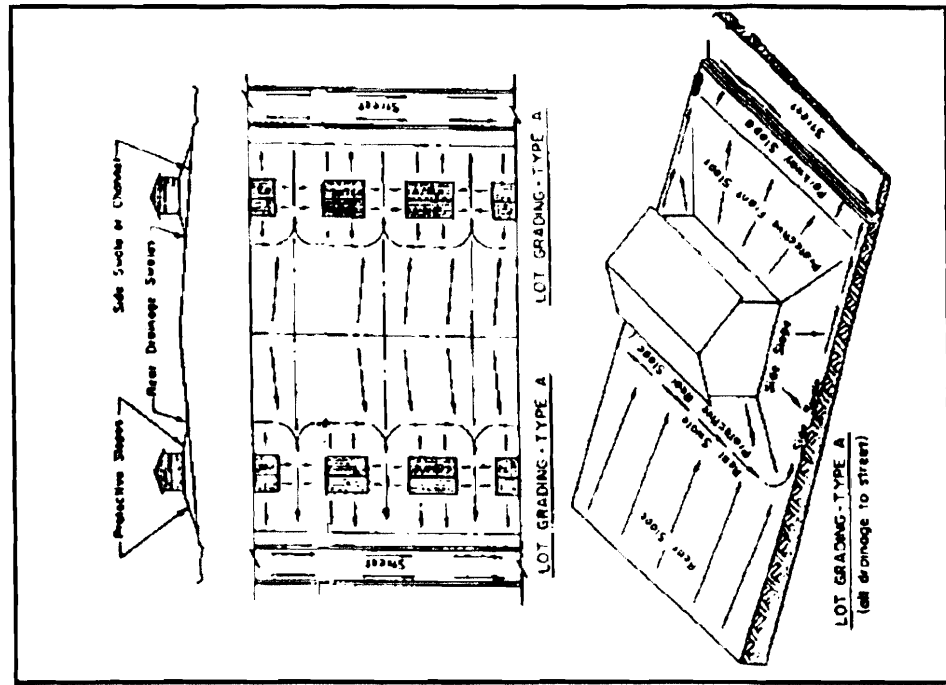
- Slopes shall not be created so close to property lines as to endanger adjoining properties without adequately protecting such properties against sedimentation, erosion, slippage, settlement, subsidence or other related damages.
- Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. It should be free of stones over two (2) inches in diameter where compacted by hand or mechanical tampers or over eight (8) inches in diameter where compacted by rollers or other equipment. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.
- All disturbed areas shall be stabilized structurally or with vegetation in compliance with the appropriate BMPs.

Construction Specifications

- All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.
- Any sign of rill or gully erosion shall be immediately investigated and repaired as needed.
- All graded areas shall be permanently stabilized immediately following finished grading.

Timing and Phasing

Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading.





General Building Permit Application

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

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Location/Address of Construction: <u>Great Diamond Island Portland ME cob 83 A Block U</u> | | |
| Total Square Footage of Proposed Structure/Area <u>936</u> | Square Footage of Lot <u>11,109</u> | Number of Stories <u>2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>83</u> Block# <u>AU</u> Lot# <u>001</u> | Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Deane M Richard Seagewick</u> Address <u>22 Sunset ave</u> City, State & Zip <u>Great Diamond Island Portland ME</u> | Telephone: <u>1-603-866-1090</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>23,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>250.00</u> |
| Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Build Boat house (26x36) Gambrel</u> <u>revised description 24x36' - see email dated 2/14/08</u> | | |
| Contractor's name: <u>Deane MacBeth</u> Address: <u>72 Thynge Mill Rd</u> City, State & Zip <u>Shapleigh ME 04076</u> Telephone: <u>576-0467</u> Who should we contact when the permit is ready: <u>Deane MacBeth</u> Telephone: <u>576-0467</u> Mailing address: <u>Same</u> | | |

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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.

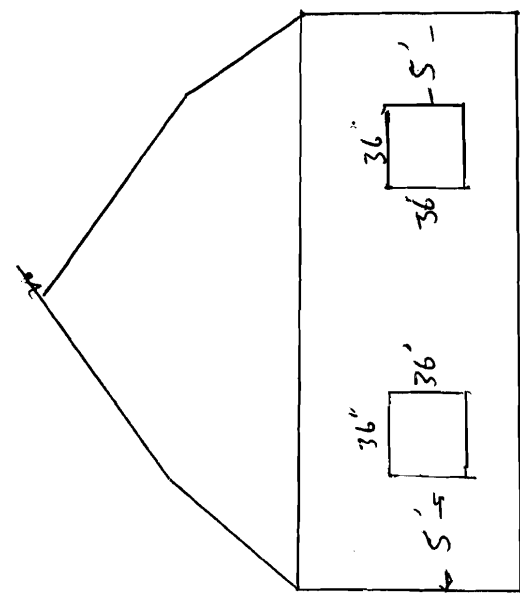
Signature: Deane MacBeth Date: 9-8-08

This is not a permit; you may not commence ANY work until the permit is issue

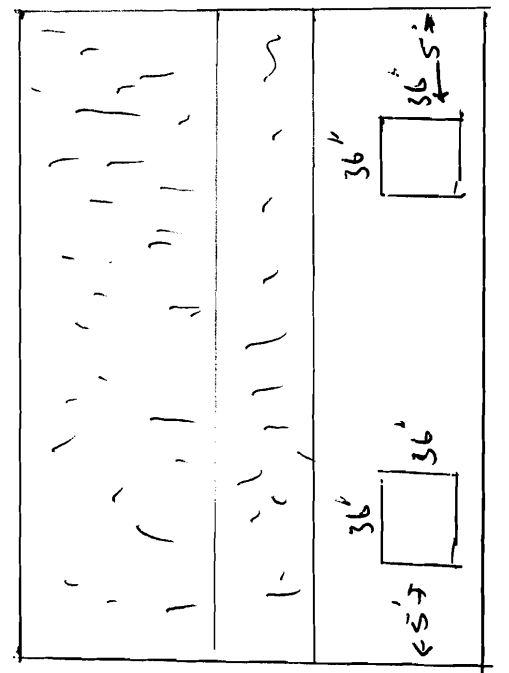
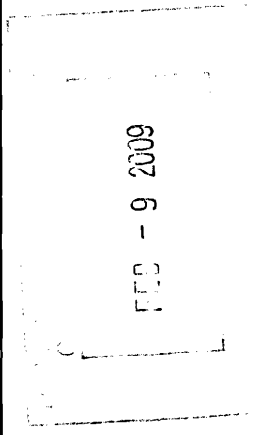
Details - Window + door loc.
 Headers.

* All door headers will be 2x10 min
 All window headers will be 2x8 min

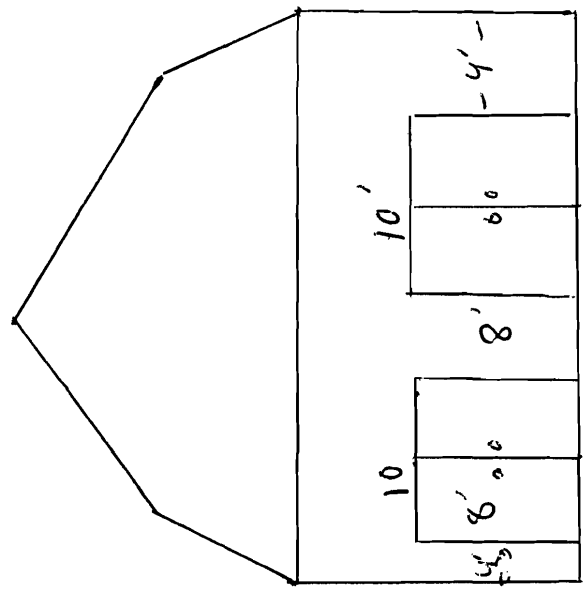
Rear



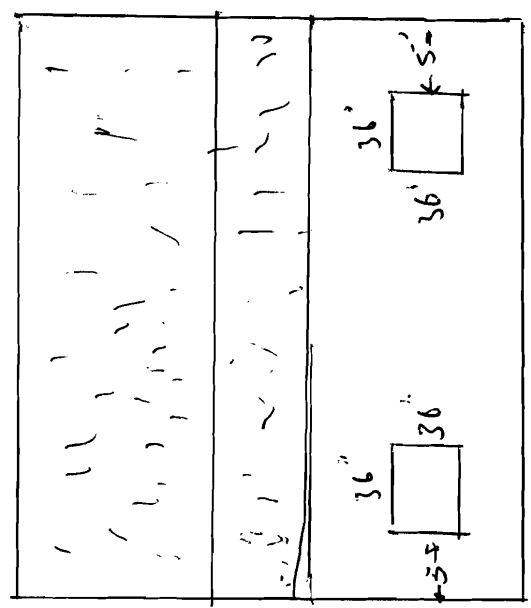
Right



Front



Left



141
8117
785 9781

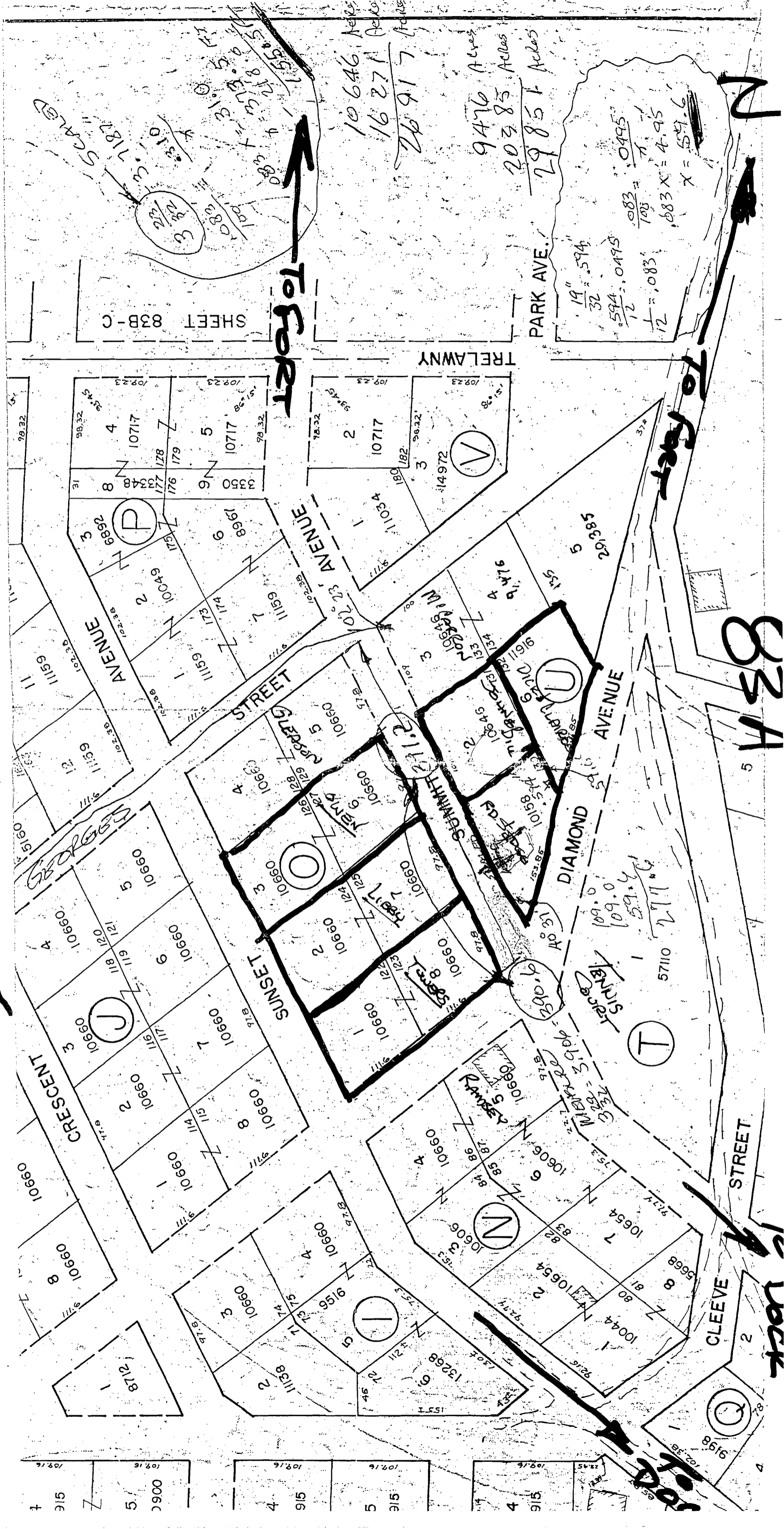
83A U 146-RDS SEWER
83A U 2 - 5044 SEWER
83A O 148 & 346 RDS SEWER
83A O 247 - 5044 SEWER

To Fort

To Fort

To Fort

To Fort



83A

STREET

CREEVE

DIAMOND AVENUE

SUNSET AVENUE

GLENN STREET

CREEPER STREET

STREET

TRELAWNY

SHEET 83B-C

SCALED

10646 Acres

16271 Acres

26917 Acres

9476 Acres

20385 Acres

29851 Acres

19/32 = .594

594/12 = .0495

083/12 = .083

083 x 4.95 = 587.6

10646 Acres

16271 Acres

26917 Acres

9476 Acres

20385 Acres

29851 Acres

19/32 = .594

594/12 = .0495

083/12 = .083

083 x 4.95 = 587.6

10646 Acres

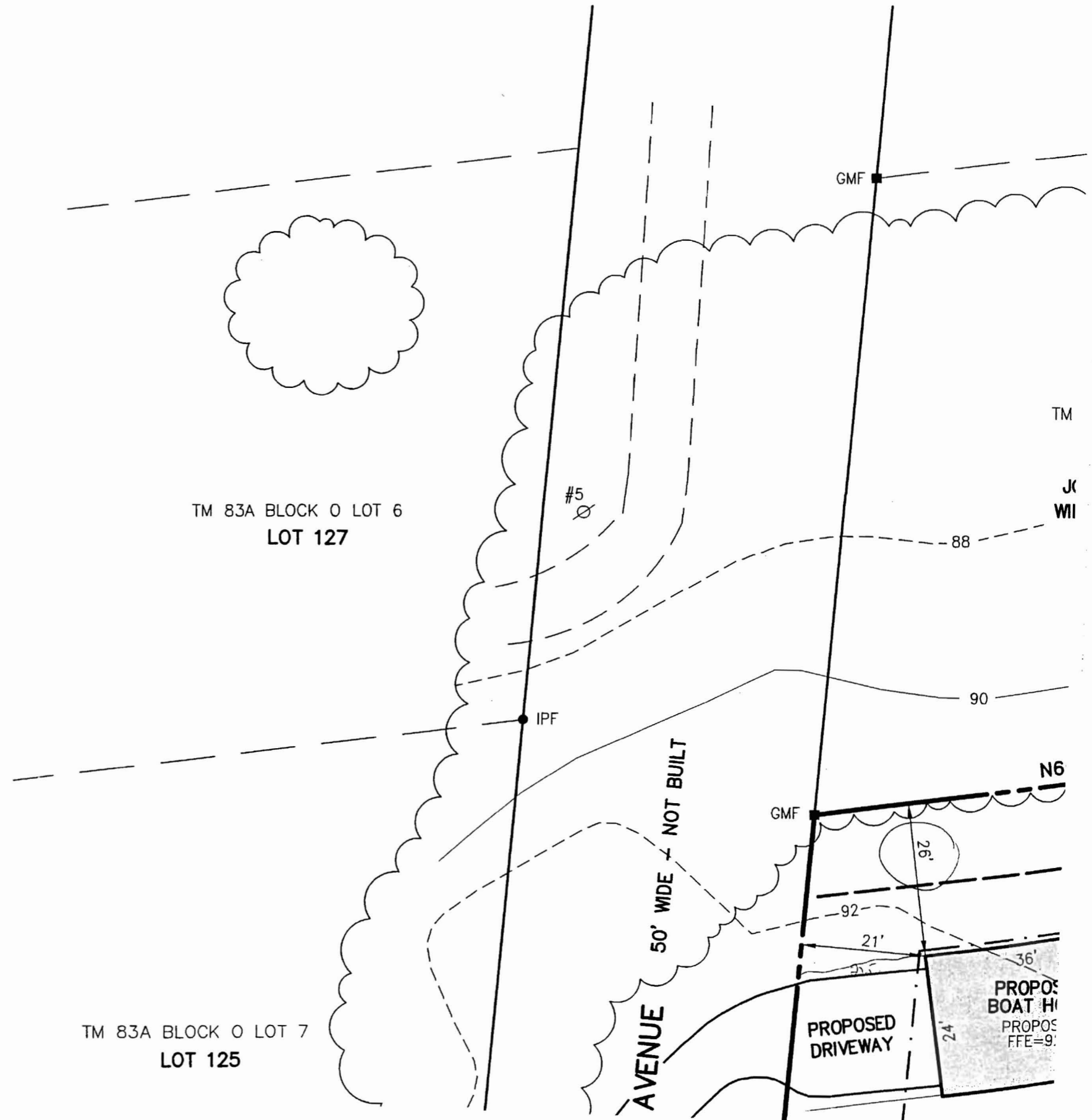
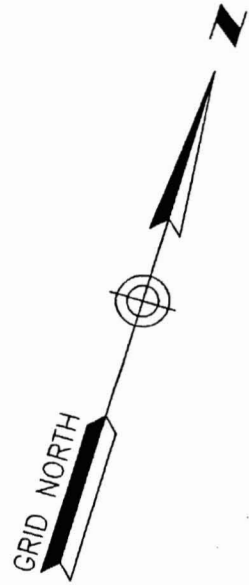
16271 Acres

26917 Acres

9476 Acres

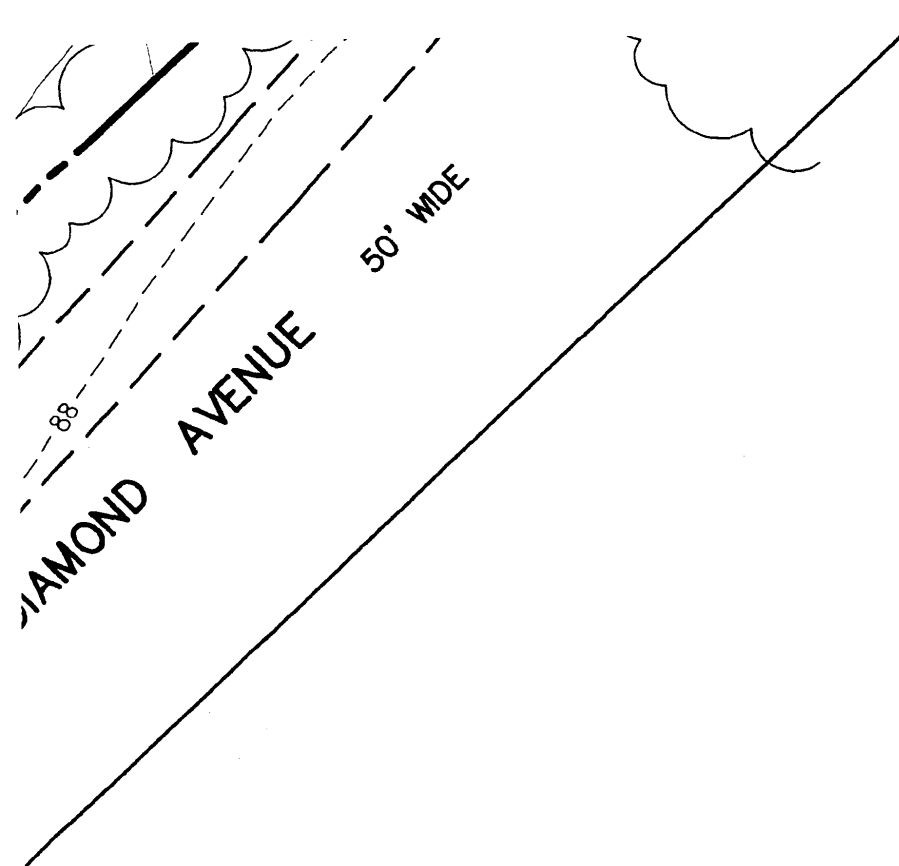
20385 Acres

29851 Acres



PLAN REFERENCES:

1. BOUNDARY SURVEY ON SUMMIT AVENUE & DIAMOND AVENUE, GREAT DIAMOND ISLAND MADE FOR JAN SEDGEWICK DATED NOV. 18, 2004 BY OWEN HASKELL, INC.
2. TOPOGRAPHIC PLAN OF GREAT DIAMOND ISLAND PROJECT, PORTLAND, MAINE FOR OWEN HASKELL, INC. PREPARED BY AERIAL SURVEY & PHOTO, INC. DATED 11-19-00. GROUND CONTROL BY CITY OF PORTLAND ENGINEERING DEPARTMENT

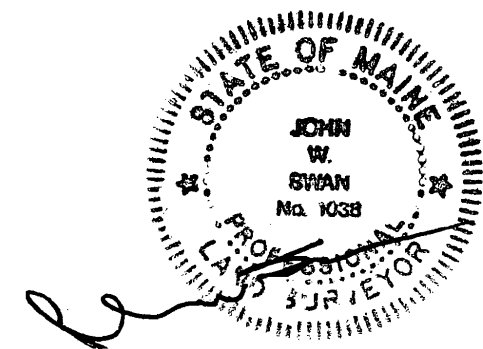


JAN - 5 2009

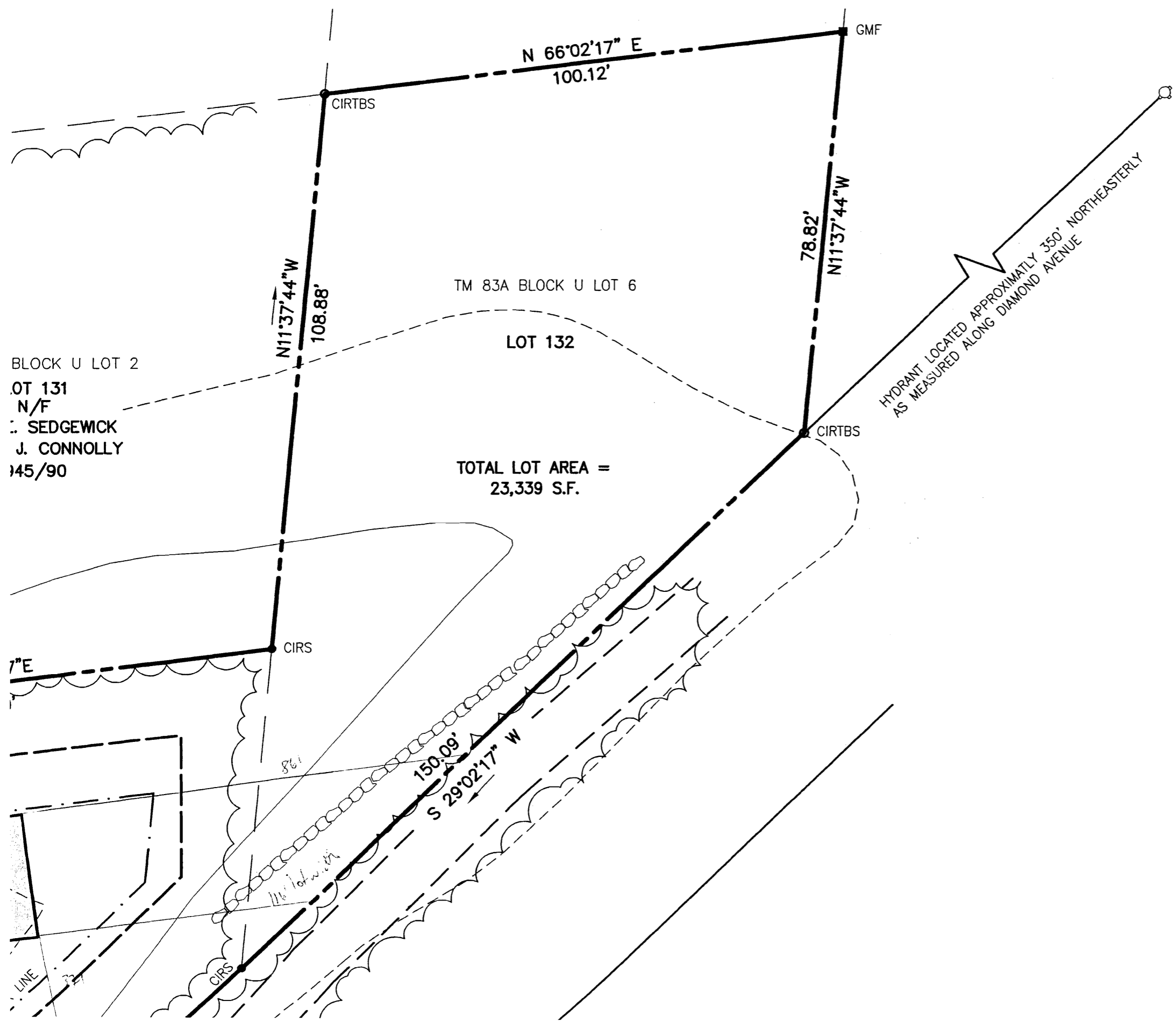
ZONING SUMMARY:

PROPERTY IS LOCATED IN THE IR-2 ISLAND RESIDENTIAL ZONE

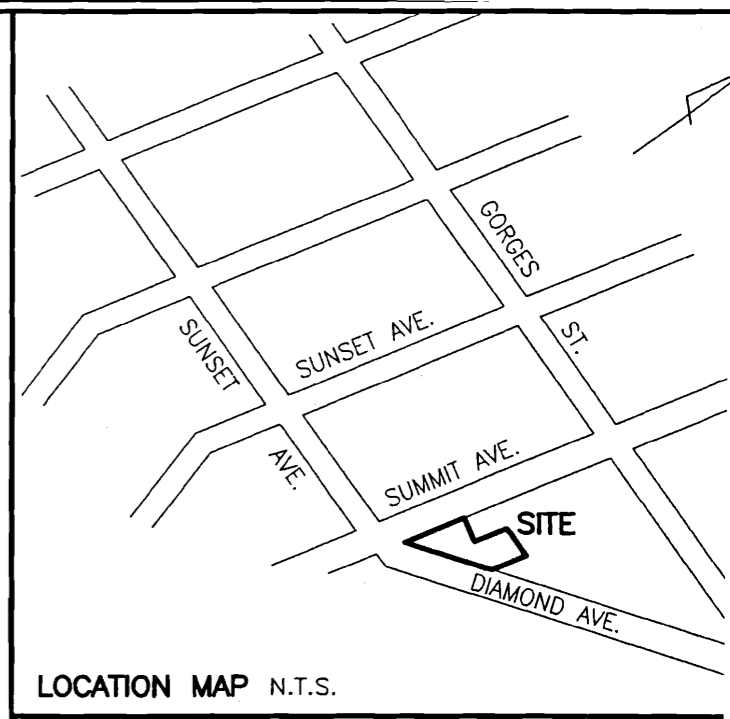
| <u>REGULATIONS</u> | <u>REQUIRED/ALLOWED</u> | <u>PROVIDED</u> |
|-----------------------------------|-------------------------|-----------------|
| MINIMUM LOT AREA: | LOTS OF RECORD | 23,339 S.F. |
| MINIMUM STREET FRONTAGE: | 70 FT. | 304.94 FT. |
| MINIMUM FRONT YARD SETBACK: | 25 FT. | 32.3 FT. |
| MINIMUM REAR YARD SETBACK: | 25 FT. | 26 FT. |
| MINIMUM SIDE YARD SETBACK: | 20 FT. | 21 FT. |
| MAXIMUM BUILDING HEIGHT: | 35 FT. | 30 FT. |
| MAXIMUM IMPERVIOUS SURFACE RATIO: | 20% | 5.7% |



| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------|
| REV. 1 | 11/19/08 | REVISE BUILDING, MISC. CHANGES |
| <p>SITE PLAN ON SUMMIT AVENUE & DIAMOND AVENUE GREAT DIAMOND ISLAND, PORTLAND, MAINE MADE FOR RECORD OWNER RICHARD SEDGEWICK 100 HORNE STREET, DOVER, NH 03820</p> | | |
| <p>OWEN HASKELL, INC. 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774- PROFESSIONAL LAND SURVEYORS</p> | | |
| Drwn By | WCS | Date |
| Trace By | JLW | NOV. 4, 2008 |
| Job No. | 2008-188 F | |
| Check By | IWS | Scale |
| Drawn No. | | |



HYDRANT LOCATED APPROXIMATELY 350' NORTHEASTERLY
 AS MEASURED ALONG DIAMOND AVENUE



- LEGEND:**
- CIRTBS CAPPED IRON ROD TO BE SET
 - CIRS CAPPED IRON ROD SET
 - IRON PIPE FOUND
 - GMF GRANITE MONUMENT FOUND
 - ⊘ UTILITY POLE
 - ~ TREE LINE
 - ⊖ STONE WALL
 - ⊙ HYDRANT
 - PROPOSED SILT FENCE
 - LOT 132 LOT NUMBER PER PLAN REF.

BLOCK U LOT 2
 LOT 131
 N/F
 J. SEDGEWICK
 J. CONNOLLY
 145/90

NOTES:

1. OWNER OF RECORD: RICHARD D. SEDGEWICK & CLAIRE SEDGEWICK TRUSTEES, BOOK 24558 PAGE 178
2. BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 3.
3. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM PLAN REFERENCE 2. VERTICAL DATUM: NGVD 1929.
4. SEASONAL WATER LINE IN DIAMOND AVENUE NOT LOCATED.

