

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

20000021
I. D. Number

Jonathan & Bonnie Dietz
Applicant
23 Cole Field Road, Cape Elizabeth, ME 04107
Applicant's Mailing Address
Peter F. Spencer
Consultant/Agent
775-8123 **775-8136**
Applicant or Agent Daytime Telephone, Fax

2/22/00
Application Date
Proposed Dock System
Project Name/Description

Seal Cove Ln, Great Diamond Island, Great Diamond Island
Address of Proposed Site
083-E-A-020
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) **Fixed Pier/See Plans**
 Proposed Building square Feet or # of Units **1.14ac** Acreage of Site **IR-1** Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **2/2/00**

DRC Approval Status:

Reviewer **Steve Bushey**

Approved Approved w/Conditions see attached Denied
 Approval Date **3/10/00** Approval Expiration **3/10/01** Extension to _____ Additional Sheets Attached
 Condition Compliance **Steve Bushey** **3/10/00**
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

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 Building Addition Parking Lot Change Of Use Residential
 Other (specify) **Fixed Pier/See Plans**

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DRC Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer: *Steve Beahm*
 Approval Date: **3/10/00** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

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	date	amount	
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	date		
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	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

JONATHAN / BONNIE DIETZ

02/16/00

Applicant
23 COLE FIELD RD, CAPE ELIZABETH
ME 04107

Application Date
PROPOSED DOCK SYSTEM
GT. DIAMOND ISLAND

Applicant's Mailing Address
PISTON F. SPENCOR
WATERMAN MARINE CORP.
 Consultant/Agent

SEAL COVE LANE, GT. DIAMOND ISL
LOT 20
 Address Of Proposed Site

Applicant/Agent Daytime telephone and FAX 207-725-8123 / 725-8136 fax

Assessor's Reference, Chart#, Block, Lot# 83E/A 20

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) CONSTRUCTION FIXED PIER 9' X 53'; SEASONAL RAMP
36' X 32'; SEASONAL FLOAT 12' X 24'; STAIRS TO PIER
FROM LEDGE 14' X 4'

1.14 Proposed Building Square Footage and /or # of Units Acreage of Site IR-1 Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>[Signature]</u>	Date: <u>02/18/00</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

18 February, 2000
Building Inspection Services
Planning Dept.
City of Portland
389 Congress St.
Portland, Me 04101



Custom Docks, Ramps & Float Systems

**Application to Construct a Pier
Jonathan/Bonnie Deitz
Seal Cove Lane, Gt Diamond Island**

Dear Sirs:

In connection with the above referenced application we are now pleased to enclose the following:

1. Application for a Minor Site Review.
2. Check for \$400 to cover the Application fee.
3. Letter of authorization from the owners to make application on their behalf to Waterman Marine.
4. Copy of tax map #83-E showing lot 20 and the proposed pier location x 2.
5. Copy of the deed to the Deitz' x 7.
6. Copy of the locator map showing Gt Diamond Island & the Site x 7.
7. Scale drawing in both Plan & Profile of the proposed pier & system x 7.
8. Proposed Construction Plan and sketch of construction detail x 2.
9. DEP Permit by Rule x 7.
10. Board of Harbor Commissioners Permit x 7.

Applications from the Army Corps and the Submerged Lands Administration have been made and are in the process of approval.

It would be appreciated if this Application could be processed as soon as convenient. If further information or clarification is required please contact the writer. Thank you for your assistance.

Yours truly,

Peter F. Spencer

Encls.

WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Harpswell, ME
(207) 725-8136



Custom Docks, Ramps & Float Systems

**Proposed dock system Jonathan / Bonnie Dietz
Great Diamond Island**

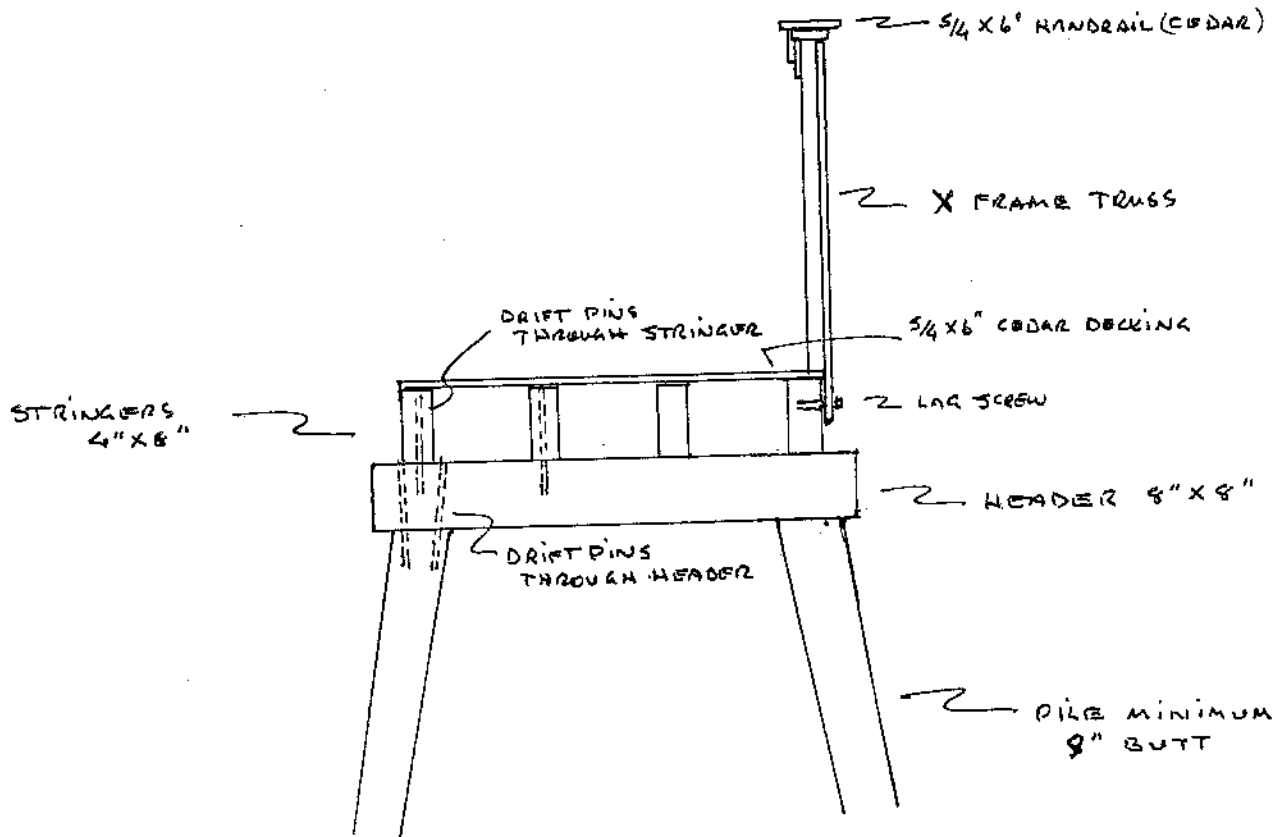
Construction Plan

1. Fixed pier: 97' x 5'3"
Driven pile, minimum butt 9"; 8" x 8" headers; pile cross braced; 4" x 8" stringers; X trussed handrail; headers & stringers secured to pile with 1/2" drift pins;
2. Ramp: 36' x 32"
4" x 6" stringers; 2" x 6", 2" x 4" cross bracing; X trussed handrail; custom fabricated steel pivot & mounting hardware;
3. Float: 12' x 24'
2" x 12" triple laminated stringers x4; 6" x 6" corner bollard supports; fully foamed for stability, heavy shoes for sitting on mud or rock & for seasonal storage; fendered on three sides; stored on owners property in winter;
4. Stairs: 4' x 14':
4" x 6" stringers; X trussed handrail; secured to ledge on 6" x 6" posts pinned to ledge;
5. All lumber pressure treated southern yellow pine, except decking and handrail which are western red cedar; all hardware is hot dipped galvanized or equivalent in strength and longevity. System installation involves no soil disturbance.

20 January, 2000.

WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Harpswell, ME
Tel: 735 8133 15 Fax: 735 8136



TYPICAL SECTION
 J. DIETZ



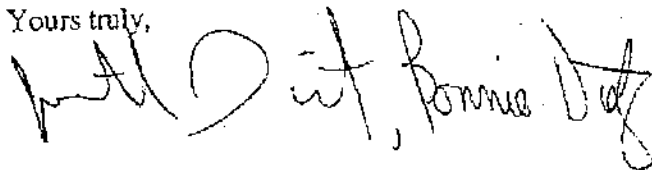
Bonnie Dietz
Jonathan Dietz
23 Cole Field Road
Cape Elizabeth, ME 04107
207-799-9895

December 9, 1999

To Whom It May Concern:

We hereby authorize Peter Spencer of Waterman Marine Corp. to make application on our behalf for the necessary permits to construct a fixed pier on our property on Great Diamond Island.

Yours truly,

A handwritten signature in cursive script that reads "Jonathan & Bonnie Dietz". The signature is written in dark ink and is positioned above the printed name.

Jonathan & Bonnie Dietz

042530

WARRANTY DEED

MCKINLEY PARTNERS LIMITED PARTNERSHIP, a Maine limited partnership with a place of business in Portland, Maine and a mailing address of Diamond Cove, Great Diamond Island, Portland, Maine 04109 (the "Grantor"), for consideration paid, grants to JONATHAN DIETZ and BONNIE DIETZ, with a mailing address of 23 Cole Field Road, Cape Elizabeth, ME 04107, as Joint Tenants, with Warranty Covenants, certain real estate situated on Great Diamond Island in Portland, Cumberland County, Maine, more particularly described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine and being Lot No. 20 as shown on a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

The above described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 23, 1993 and recorded in said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto (the "Declaration"). The above described premises are further conveyed subject to all other matters of record.

For additional covenants affecting the within described premises, see Schedule A attached hereto.

Also hereby conveying with Quitclaim Covenants to the within Grantee, all of the Grantor's right, title and interest in and to the adjacent intertidal zone, defined as that area lying between the sidelines of the above-described premises extended seaward to mean low water mark; said inter-tidal area being subject, however, to the use Restrictions appearing in Articles 4 and 5 of the Declaration.

The above described premises are further conveyed subject to all other matters of record.

Warranty Deed
Page 2 of 4

Particular reference is also made to the terms and conditions of State of Maine Dept. of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112, dated December 9, 1987 and recorded in said Registry of Deeds in Book 8848, Page 314, dated May 10, 1989 and recorded in said Registry of Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118, dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155, dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292, and dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287.

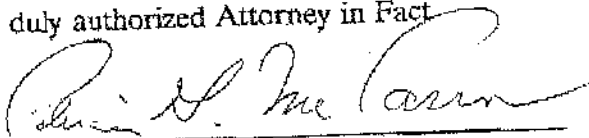
Being a portion of the premises conveyed to the Grantor by deed of Diamond Cove Associates dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 237.

Further reference is made to an Assignment of Declarant Rights from Diamond Cove Associates to the Grantor dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 247.

IN WITNESS WHEREOF, McKinley Partners Limited Partnership has caused this instrument to be executed by Adrian G. McCarron, its attorney in fact, thereunto duly authorized, this 31st day of July, 1997.

MCKINLEY PARTNERS LIMITED PARTNERSHIP,
a Maine Limited Partnership

By: Adrian G. McCarron
Its duly authorized Attorney in Fact



Adrian G. McCarron



WITNESS

Warranty Deed
Page 4 of 4

SCHEDULE A

McKinley Partners Limited Partnership - Jonathan Dietz and Bonnie Dietz

Lot 20, Phase II, Great Diamond Island, Portland, Maine

The following restrictive covenant shall apply to, and be binding upon the within described Lot 20, and shall further be a covenant imposed by the Grantor herein upon all subsequent conveyances of single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated July 9, 1991 and recorded in the Cumberland County Registry of Deed in Plan Book 191, Pages 143-145 (the "Plan"):

All residences erected on said lot shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of the Grantor and the Grantees herein and shall be a continuing covenant running with the land, enforceable by either Grantor or Grantees, their successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan.

A:\PLEASEA-2.WPD

RECEIVED
REGISTRY OF DEEDS

1997 AUG -1 PM 12: 33

CUMBERLAND COUNTY

John B O'Brien

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

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

Name of Applicant:		PETER F. SPENCER		Name of Owner:		JONATHAN/BONNIE DIETZ	
Mailing Address:				Town/City:		BRUNSWICK	
State:		Zip Code:		Daytime Telephone No:		(Include area code)	
ME		04011		207-725-8123			
Name of Wetland, Water Body or Stream:							
CASCO BAY							
Detailed Directions to Site:							
FROM EAST END LAUNCH PORTLAND, TAKE BOAT NORTH EAST APPROX 1.3 MILES TO NORTH END GT. DIAMOND IS. SITE IS WESTERN COVE WITH SHALE/SMALL STONE BEACH, CLIFF FACE.							
Town/City:		Map #:		Lot #:		County:	
PORTLAND		BOE-A-		20		CUMBERLAND	
Description of Project:							
FIXED PIER 91' X 5' 3"; SEASONAL RAMP 36' X 32"; SEASONAL FLOAT 12' X 24"; STAIRS TO PIER FROM HEADLAND 14' X 4'							
PIER TO BE SUPPORTED BY DRIVEN PILE						Part of a larger project?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

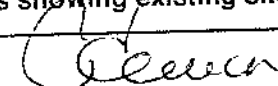
I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|--|
| <input type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input checked="" type="checkbox"/> Sec. (14) Piers, Wharves & Pilings |
| <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:	12/08/99
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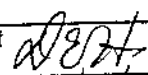
Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization 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	
			12/9/99		

COPY

2000- 01

BOARD OF HARBOR COMMISSIONERS HARBOR OF PORTLAND PERMIT

TO BE POSTED IN A CONSPICUOUS PLACE AT THE CONSTRUCTION SITE

To Jonathan & Bonnie Dietz
23 Cole Field Road, Cape Elizabeth, ME 04107

The undersigned, Board of Harbor Commissioners for the Harbor of Portland, has carefully considered your application, dated the 11th day of January 2000, for a permit authorizing

the construction of a wooden 97' x 5'3" fixed pier supported on driven pile; a 36' x 32" seasonal ramp; a 12' x 24' seasonal float; 14' x 4' stairs from the rock face to the pier; and the installation of two 3,000 lb. concrete

Having given public notice of this pending application, as required by law, and therein designated Thursday, the 10th day of February 2000, 5 o'clock in the afternoon prevailing time, as the time when they would meet at South Portland City Council Chambers to examine this issue and hear all interested parties, and having met at the time and place mentioned and examined the location of this proposed

pier, ramp, float, stairs and moorings

and having heard all interested parties, the Board of Harbor Commissioners for the Harbor of Portland hereby issues this permit which authorizes you to proceed under all applicable local and federal regulations hereinafter stated, and to maintain within the limits mentioned, namely none

In addition, the construction project described above must be surrounded by a containment boom unless the Board of Harbor Commissioners for the Harbor of Portland has waived this requirement, in writing, either as part of the above-listed conditions, or in a separate statement.

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 that the work is done in conformance with the conditions and limitations of this authorization. Please be sure that the person who will 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.

Nothing in this permit shall be construed to justify or authorize any invasion to the private rights of others. Moreover, nothing in this permit shall limit or modify the authority of the Board of Harbor Commissioners for the Harbor of Portland within its applicable statute. Attested copies will be submitted to the U.S. Army Corps of Engineers, the Department of Environmental Protection, the City of Portland, and the City of South Portland.

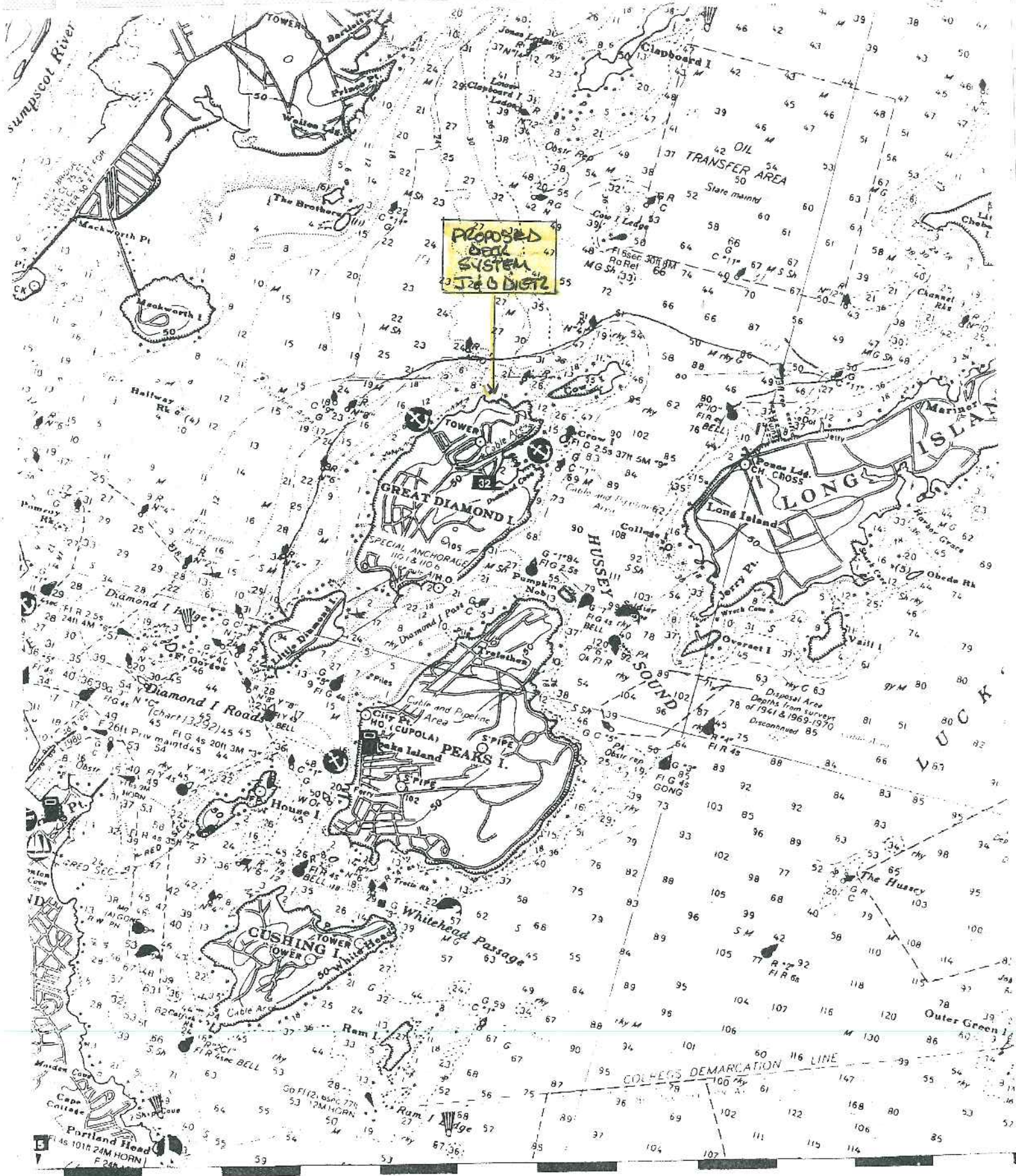
In Witness Whereof, the members of the Board of Harbor Commissioners for the Harbor of Portland hereunto set their hands and affix their corporate seal on this 10th day of February 2000.

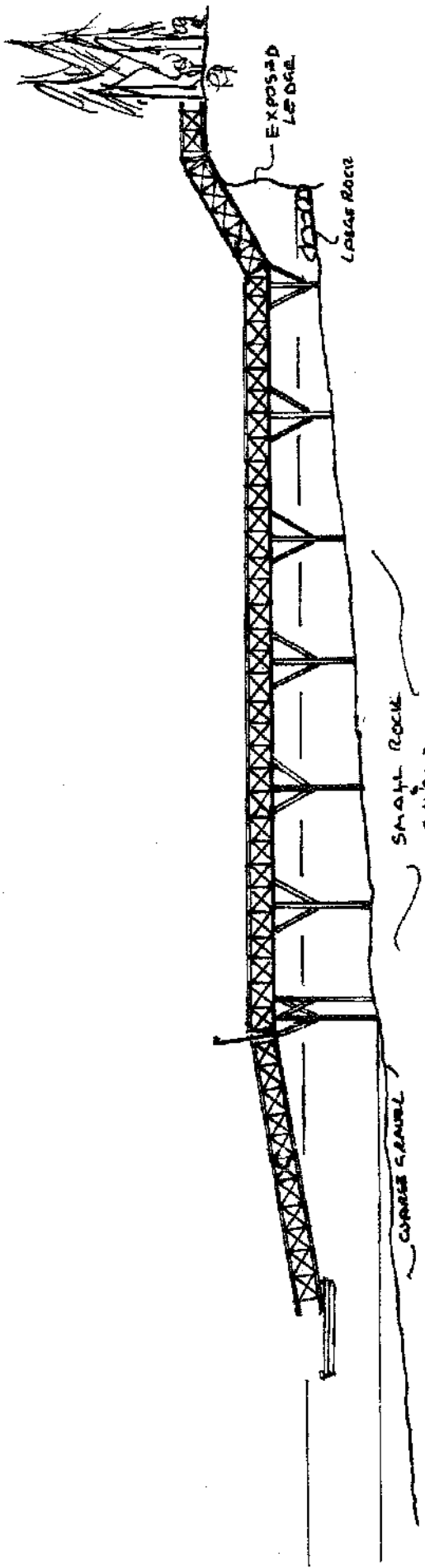
Richard H. Sparks
Edmund M. Duffey
Arthur J. Allen

The work authorized by this permit must be completed on or before the 10th day of February 2001.

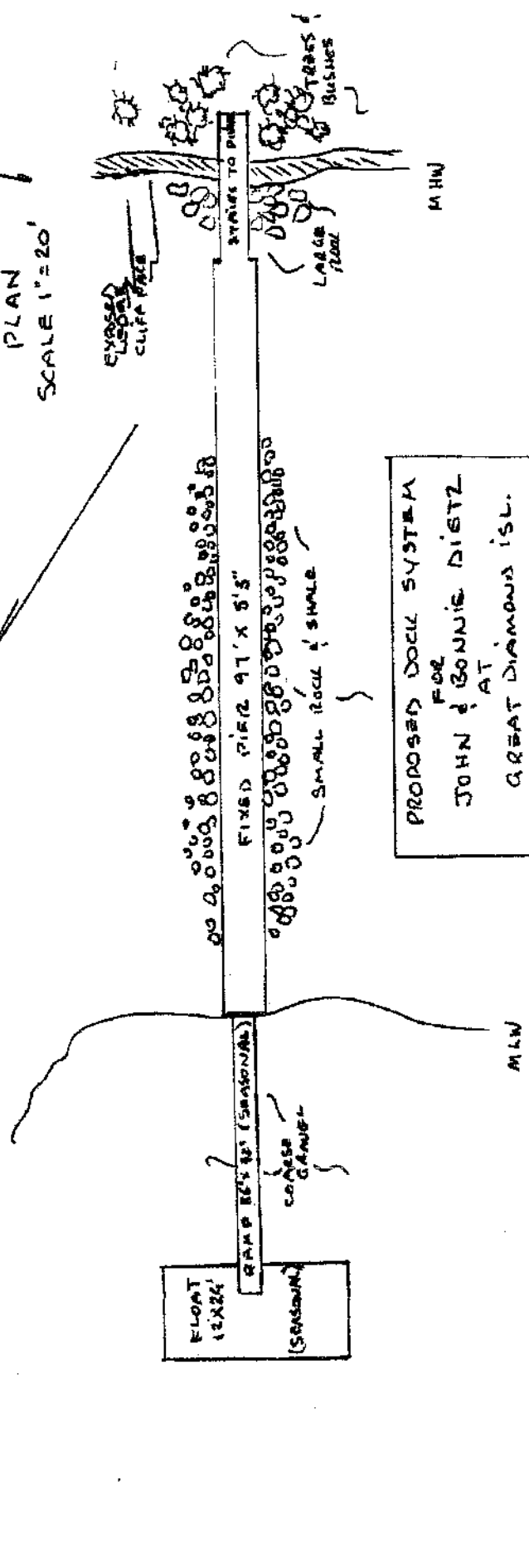
Board of Harbor Commissioners for the Harbor of Portland








PROFILE
PLAN
SCALE 1"=20'



PROPOSED DOCK SYSTEM FOR JOHN & BONNIE DIETZ AT GREAT DIAMOND ISL. PORTLAND, ME	04/99
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TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: July 26, 2001

RE: C.O. inspection for Lot 20, Seal Cove Lane, Great Diamond Island
(CBL 083EA020) (2000-0021)

After conversing with the Code Officer pertaining to this building, I have the following comments:

All work completed.

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\drc\sealcove1.doc
