

City of Portland, Maine – Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

| | | | | | | | |
|-------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------|--|-----------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Location of Construction: 98 Island Ave Peaks Isl | | Owner: Cathy Plante | | Phone: | | Permit No: 970397 | |
| Owner Address: SAA Ptd, ME 04108 | | Lessee/Buyer's Name: Lionel Plante Assoc. | | Phone: | | Business Name: | |
| Contractor Name: Lionel Plante Associates | | Address: 98 Island Ave Peaks Isl ME 04108 | | Phone: 766-2508 | | Permit Issued: MAY - 2 1997 | |
| Past Use: Commercial | | Proposed Use: Same w/ramp ext | | COST OF WORK: \$ 8,000.00 | | PERMIT FEE: \$ 60.00 | |
| Proposed Project Description: Construct Extention to Boat Ramp | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: 5 | | Zoning Approval: OK with conditions Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland yes 4/29/97 <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone 15q17 zone A2-219 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> | |
| Permit Taken By: Mary Gresik | | Date Applied For: 16 April 1997 | | Signature: <i>[Signature]</i> | | Date: | |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

CALL when ready



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 provisions of the code(s) applicable to such permit

Cathy Plante

25 April 1997 - Permit Routed
16 April 1997

SIGNATURE OF APPLICANT Cathy Plante ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *4/28/97*

D. Anderson

CEO DISTRICT **6**

m. leary

COMMENTS

5-11-97 No work
9-2-97 shut wall complete

| Inspection Record | |
|-------------------|-------|
| Type | Date |
| Foundation: _____ | _____ |
| Framing: _____ | _____ |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |



CITY OF PORTLAND

April 25, 1997

Cathy Plante
98 Island Avenue
Peaks Island, ME 04108

Re: 98 Island Avenue, Boat Ramp Extension

Dear Ms. Plante:

On April 23, 1997 the Portland Planning Authority granted minor site plan approval for an extension of a boat ramp at 98 Island Avenue.

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:

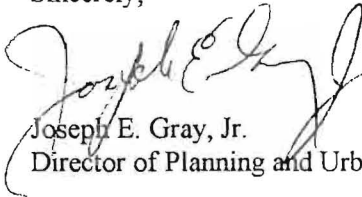
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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 preconstruction meeting.
3. 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.)

O:\PLAN\DEVREV\PROJECTS\98ISLAND\APPRVLTR.WPD

4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507

Mary Grefix
Building Inspection
City Hall
389 Congress Street
Portland, Maine 040101

Dear Mary:

Lionel Plante Associates of 98 Island Avenue, Peaks Island, Maine, respectfully requests a permit for the following:

Extension of existing ramp to a full tide ramp.

We have included the site plan and boundaries are indicated by the Land Use Code. The proposed extension is owned by Lionel Plante Associates and will be continued to be used for roll on roll off vehicles landing. The existing boat ramp will be extended 80 feet by filling inter tidal area with rip rap , stone, and precast concrete boat slabs. There are no rights of way and access to the area will be by an existing paved drive, existing concrete ramp and existing paved parking lot.

Since the project is in intertidal waters, there will be no erosion control as rip rap will be used. All permits are secured and the project cost is approximately \$8000.

Thank you for your consideration in this matter.



Catherine E. Plante
President

Applicant: CATHY PLANTE

Date: 4/29/97

Address: 90 Island Ave. P.I

C-B-L: 84-P-1889

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - I-B Zone

Interior or corner lot -

Proposed Use/Work - construct an extension to Boat Ramp commercial - d

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - minor site plan

Shoreland Zoning/ Stream Protection - yes

Flood Plains - Panel 15 of 17
Zone A2 elevation 9

Sent Flood permits - The basic permit; The 2 part permit; Non residential dev. certificate

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 30 ,1997

Lionel Plante Associates
98 Island Ave.
Peaks Island, Me. 04108

RE: 98 Island Ave.

Dear Sir,

Your application to construct extention to boat ramp has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

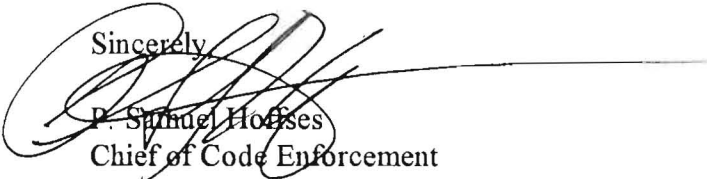
Site Plan Review Requirements

Building Inspection: The recent faxed flood plan permit (the basic permit & part permit & nonresidential elevation certificate) shall be completed and returned. M. Schmuckal
Development Review Coordinator: Approved with conditions: See attached. J. Wendel
Fire Dept. Approved Lt. MacDougall
Planning Div. Approved K. Talbot
Development Review Coordinator: Approved Jim Wendel

Building Code Requirements

1. All Federal, State and Local rules and ordinances must be followed.

Sincerely,

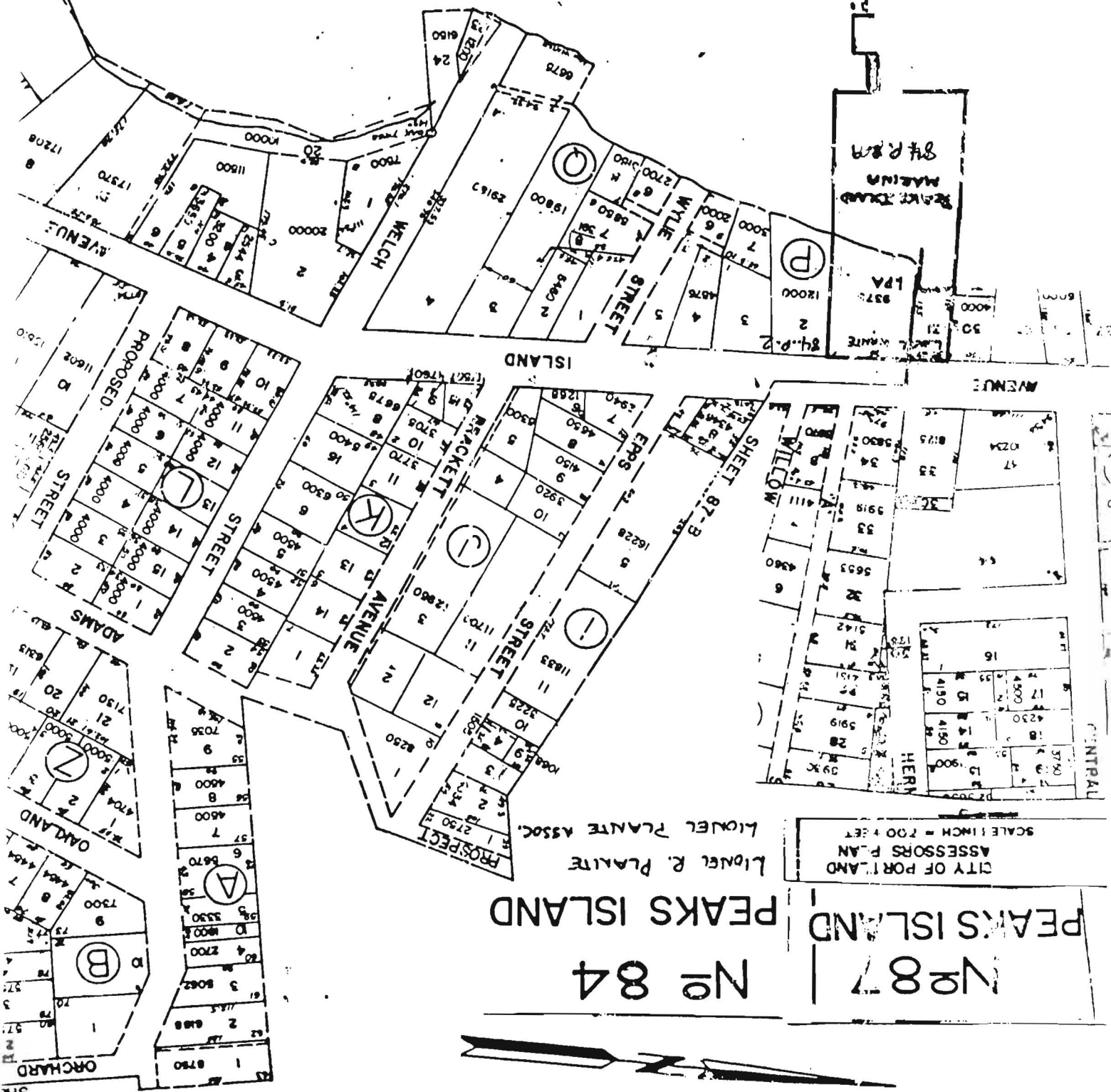

P. Samuel Hoffses
Chief of Code Enforcement

c: J. Wendel, K. Talbot
M. Schmuckal
Lt. MacDougall

PEAKS ISLAND | № 87 | № 84

Lower R. Plan
Lower Plan Assoc.

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1 INCH = 200 FEET



84 P. 8 & 9 Lionel-Plante Assoc
84 P. 2 LPA PROPERTIES, INC
87. 30 HERMAN LITLEDOWN



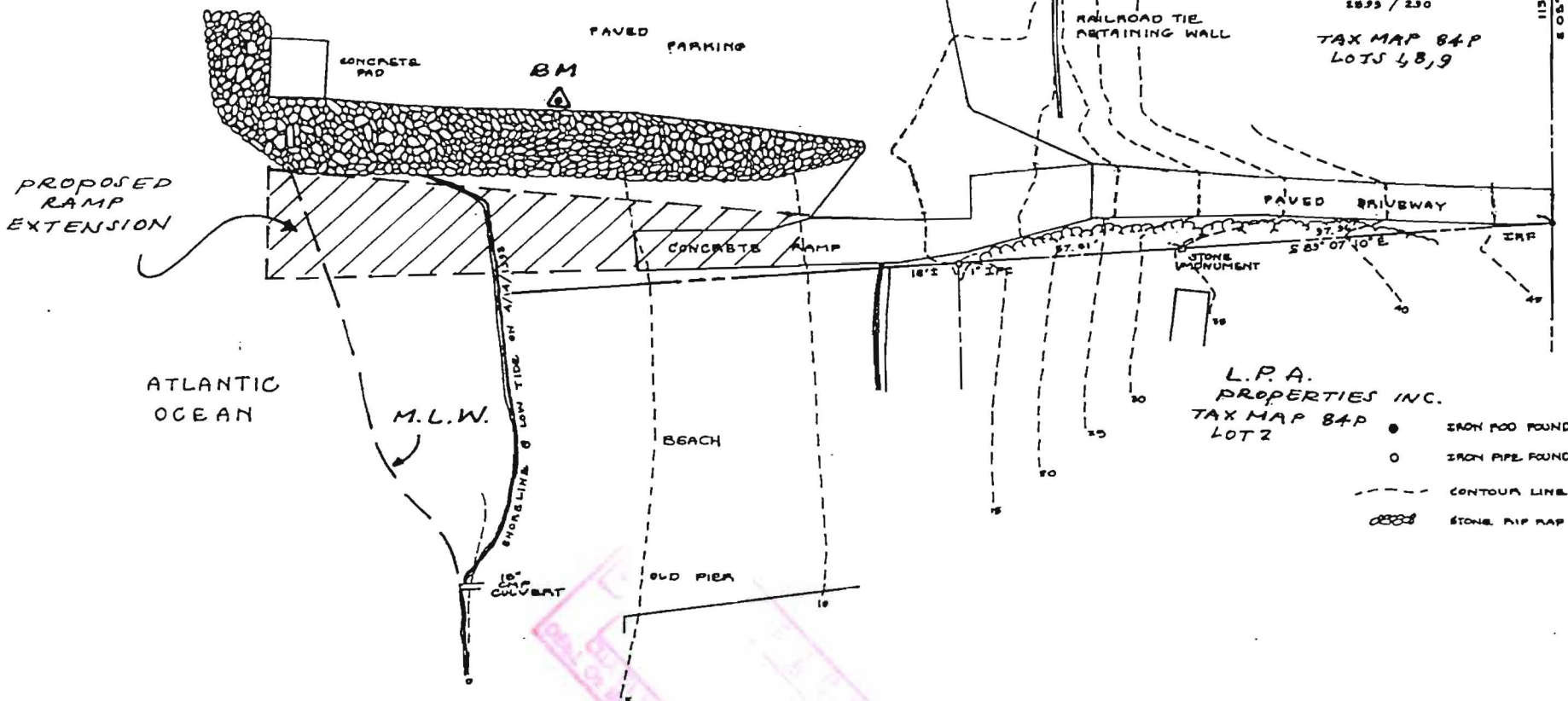
N/F JOEL VINCENT
TAX MAP 87
LOT 30

$\pm 85^{\circ} 00' 00''$
81.00'



LIONEL / CATHERINE
PLANTE
1875 / 230
TAX MAP 84P
LOTS 4, 8, 9

ISLAND AVENUE



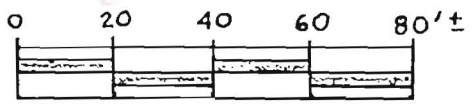
- L.P.A.
PROPERTIES INC.
TAX MAP 84P
LOT 2
- IRON ROD FOUND
 - IRON PIPE FOUND
 - - - CONTOUR LINE
 - ⊘⊘⊘ STONE PIPE RAY

PURPOSE: EXTEND
EXISTING BOAT RAMP

datum: MLW = 0.0'
MHW = 9.11'
HTL = 9.57'

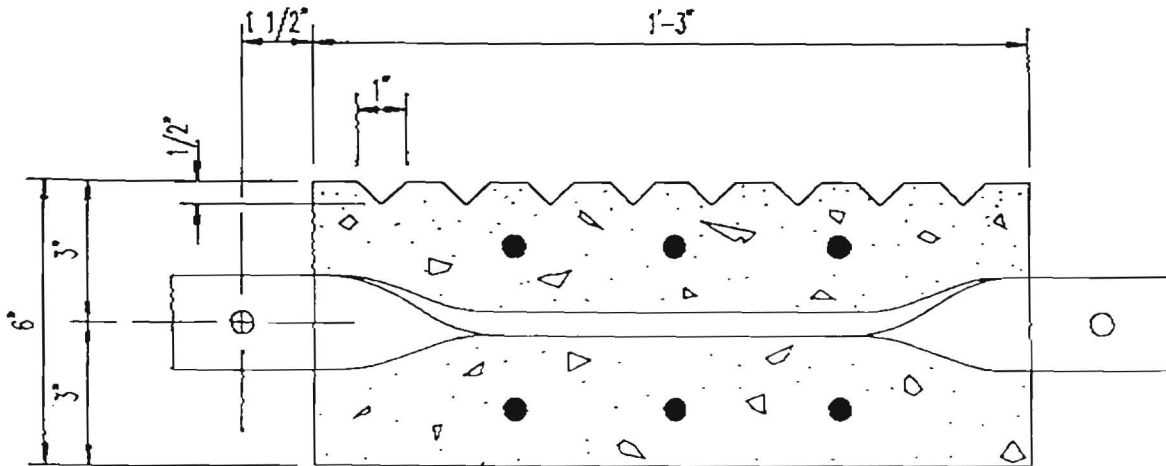
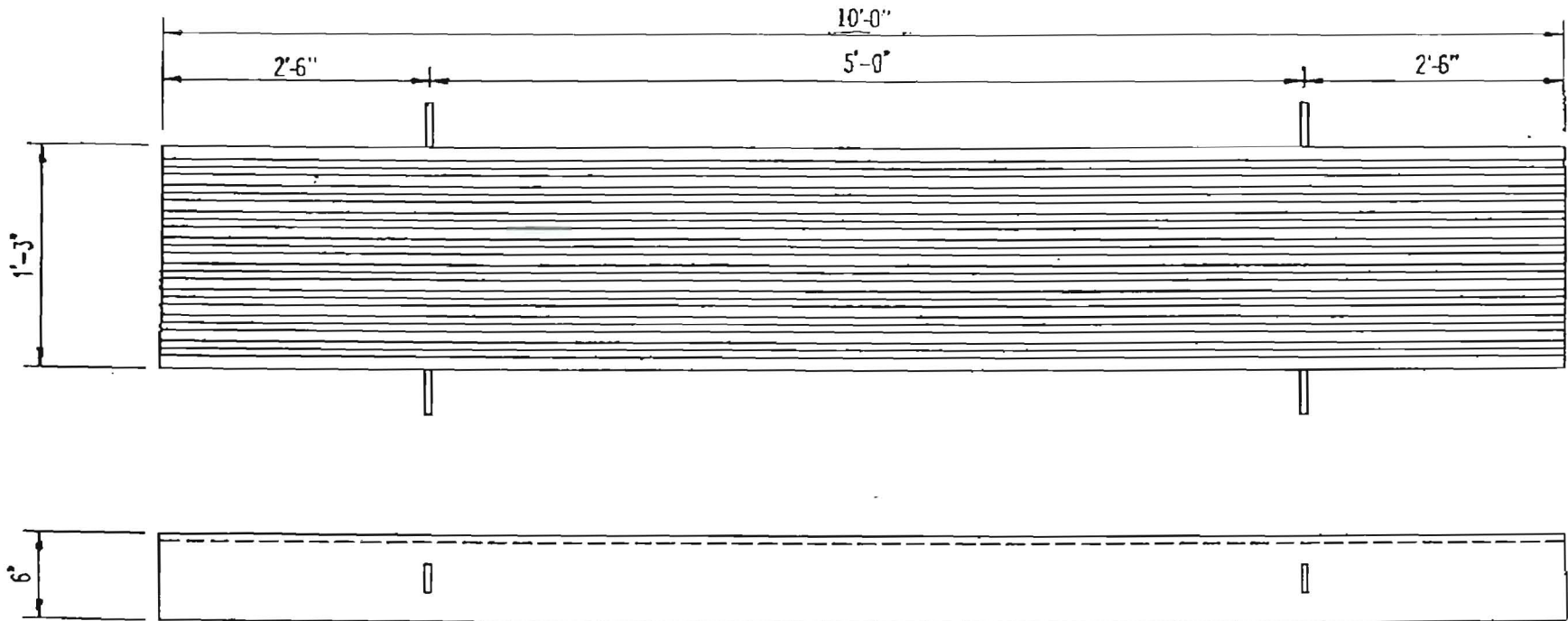
† = FIXED REFERENCE POINT

PROPOSED BOAT RAMP



BOAT RAMP EXT.
ON
PEAKS ISLAND (ISLAND AVE)
PORTLAND, MAINE
FOR
LIONEL PLANTE ASSOCIATES

| | | |
|--------------------------------------------------|----------------|-------------------------------|
| Owen Haskell, Inc. | | |
| <small>Civil Engineers</small> | | <small>Land Surveyors</small> |
| <small>South Portland - Kennebunk, Maine</small> | | |
| Drawn By D.A.B. | Date | Job No. |
| Trace By D.A.D. | APRIL 21, 1993 | 86114 P |
| Check By | Scale | Draw. No. |
| Sheet No 678 | 1" = 20' | 3 |



ITEM NO. 7160

NOTES:

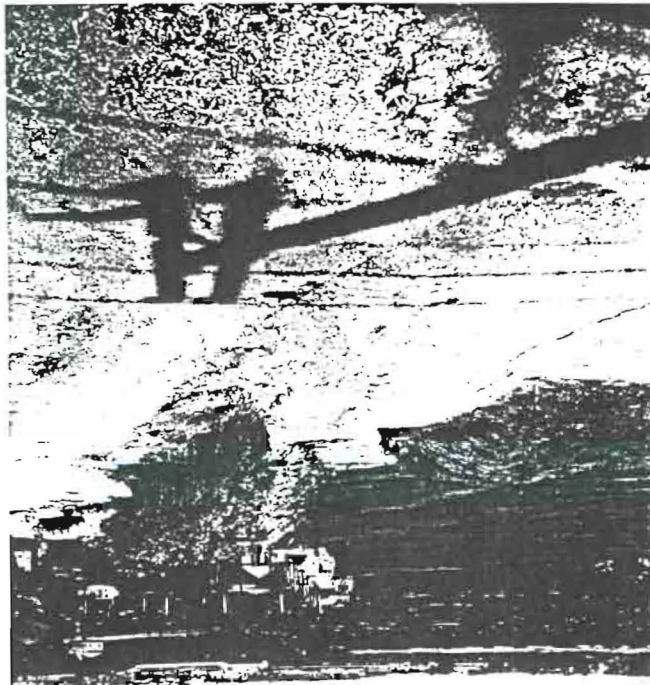
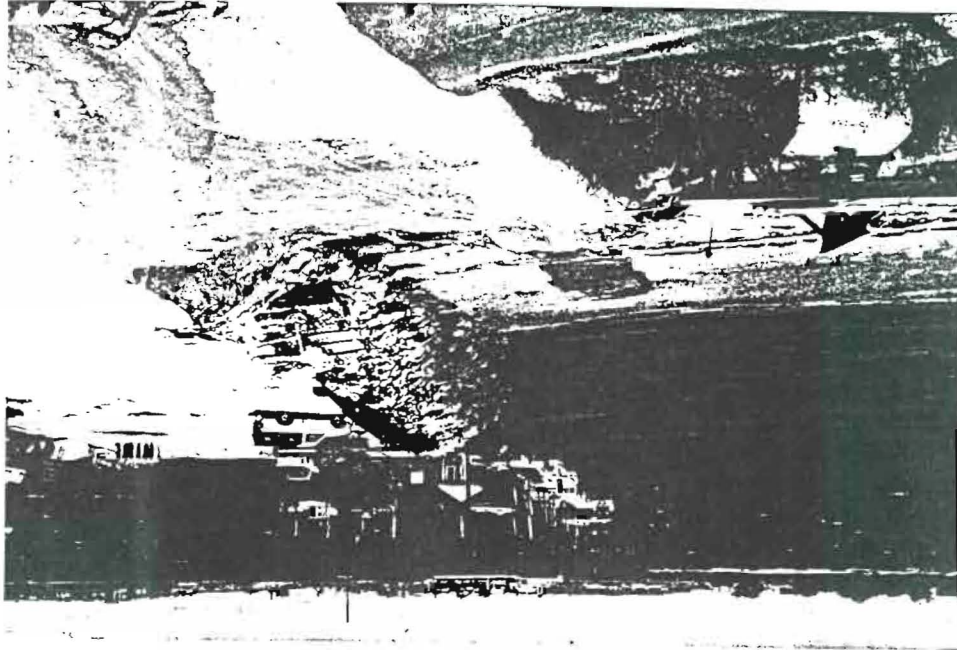
1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: 6" 3 BAR LONGITUDINALLY
3. 3/8" X 1 1/2" X 20" TWISTED STEEL STRAPS CAST IN TO TIE SECTIONS TOGETHER.
4. TYPE II CEMENT FOR SALT WATER RESISTANCE.
5. OTHER LENGTHS AVAILABLE.



SUPERIOR
CONCRETE CO., INC.
AUBURN, ME.

PRECAST CONCRETE
BOAT LAUNCH SLABS

TAKEN BY: OWEN HASKELL, INC.
JUNE 1966



Know All Men By These Presents, That

Lionel R. Plante and Catherine E. Plante

(the "Mortgagor"), with an address at Island Avenue, Peaks Island, Portland, Maine, 04108, (the "Mortgagee"), for consideration paid, hereby grants to NORSTAR BANK OF MAINE, a Maine Trust Company having its principal place of business in County of Cumberland, Portland, Maine, with Mortgage Covenants, to secure the payment of () dollars with interest and other charges and expenses as provided in a Promissory Note.

of even date herewith, and to secure the payment of all future advances to Mortgagor by Mortgagee whether made under the aforementioned note(s), future notes, or otherwise made to Mortgagor by Mortgagee at the option of the parties and all future advances necessary to protect Mortgagee's security and including all renewals, extensions and substitutions of such notes and future advances (all such notes and future advances hereinafter collectively referred to as the "Note") and any other indebtedness of the Mortgagor to the Mortgagee when the same is due and payable, whether direct or indirect, nonexisting or hereafter arising, due or to become due, absolute or contingent, but not exceeding an aggregate total amount of \$ plus interest on such amount and other charges and expenses as provided in the Note and herein, and also to secure the performance of all covenants and agreements contained herein, a certain parcel or tract of land together with any buildings, improvement and fixtures now or hereafter situated thereon, bounded and described as follows:

Beginning at a point on the Westerly side of Island Avenue, at the intersection of the Northerly line of the Bay View House, Lot, so called, and said avenue, and running Westerly by line of the said Bay View House, Lot, One Hundred and thirty-five (135) feet more or less to the Sea-shore: thence Northerly by the said Sea-shore, Thirty-nine (39) feet and ten (10) inches more or less to land formerly of Eliza B. Littlejohn; thence Easterly by line of the said Littlejohns land, One hundred and thirty-five (135) feet more or less to the said Island Avenue: thence Southerly by line of the said avenue, Thirty-nine feet and eight inches (39 feet, 8 inches) to point of beginning. Also conveying by this instrument all my right, title and interest in the flats and shore lying below and adjacent.

Also one other Lot of land lying next Southerly to land of the grantor herein, bounded and described as follows: beginning at a point in the Westerly line of Island Avenue, at the intersection of the Southerly line of land of the said grantor: thence Southerly by line of the said Island Avenue, Seventy-three and five tenths (73, 5/10) feet more or less to land of the Johnstone Heirs; thence Westerly by line of the said Johnstone land Ninety (90) feet more or less to a stone monument; thence Northerly Eighty-four (84) feet more or less to land of the grantor: thence Easterly by line of the said grantor Ninety (90) feet to point of beginning. Also all this Grantors right, title and interest in and to all the shore and flats in the rear of and adjoining the above described lot of land.

Being the same premises conveyed to the grantor herein by Louise M. Brackett, by her warranty deed dated March 24, 1961, and recorded in the Cumberland County Registry of Deeds, Book 2593, Page 290.

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby transfers, sets over and assign to Mortgagee, its successors and assigns:

The above described realty together with any and all buildings, improvements and fixtures now thereon or hereafter made with respect thereto, and any additions thereto or replacements thereof, are herein collectively referred to as the "Property".

The Mortgagee covenants:

1. to pay at least 10 days before the same become delinquent (and to provide, by such time, evidence of such payment satisfactory to the holder) all taxes, charges, sewer use fees, water rates and assessments of every name and nature, whether or not assessed against the Mortgagor, if applicable or related to the Property, or any interest therein, or the debt, obligation or any agreement secured hereby, or the disbursement or the application of the proceeds thereof; but nothing contained in this Section 1 shall extend to any income tax or corporation excise tax of the holder;
2. that if at any time any law or court decree prohibits the performance of any obligation undertaken herein by the Mortgagor or requires that any amount paid or to be paid by the Mortgagor must be credited against the Mortgagor's obligations under this Note, on 30 days' prior notice to the Mortgagee the holder may require payment in full of the entire indebtedness secured hereby;
3. to deposit with the holder, on each day when any payment on the Note is required to be made, a sum determined by the holder, (but subject to all limitations imposed by law), to be sufficient to provide, in the aggregate, a fund adequate to pay all taxes, charges, sewer use fees, water rates, ground rents, assessments of every name and nature, or any other obligation which may have or acquire priority over this Mortgage, and which are assessed or payable with reference to the Property, 10 days at least before the same become delinquent; and whenever the holder determines that sums accumulated under the provisions of this Section 3 are insufficient to meet the obligations for which such deposits were made, the Mortgagee shall pay, on the demand of the holder, any amount required to cover the deficiency therein; every deposit may, at the option of the holder, be applied directly against the obligation with reference to which it was made, or to the fullest extent permissible according to law, any other obligation of the Mortgagor secured hereby;
4. to keep the Property in good order, repair and condition, damage from casualty expressly not excepted and not to permit or commit waste on the Property, nor remove or alter anything which constitutes a part of the Property without the consent of the holder; and that all construction on the Property shall comply with, and each and every part of the Property shall be maintained in accordance with, any lawful requirement or provisions, public or private, relating in the same or the use thereof;
5. to keep the Property insured against such casualties as the holder may from time to time require, to deposit with holder all insurance policies or certificates (with evidence of payment of premiums thereon satisfactory to the holder) required by the holder to be maintained, together with any other insurance policies with respect to the Property maintained by the Mortgagor, and, except for public liability coverage, to provide that such insurance shall be first payable in case of loss to the holder; that all renewals or replacements of such insurance from time to time in force, together with evidence of payment of premiums thereon satisfactory to the holder, shall be delivered to the holder 10 days at least before the expiration date of their current insurance; that all insurance required by the holder to be maintained with respect to the Property shall be written on such terms, in such form and for such periods and amounts as the holder shall from time to time approve; and that no settlement on account of any loss covered by such insurance shall be effected without the consent of the holder;
6. that the proceeds of any hazard insurance shall, at the option of the holder, be applied in or toward the indebtedness secured hereby in such order as the holder may determine (in which event the Mortgagee shall be relieved of the obligation in Section 4 of this Mortgage to the extent of the repair of that part of the Property damaged by the hazard) or the holder shall release with respect to which insurance is paid; or that if the holder shall require repair of that part of the Property as damaged by such insured-against hazard, the holder shall release to the Mortgagee insurance proceeds paid to it upon such conditions as the holder may prescribe; notwithstanding anything in this Section 6 to the contrary, however, if the insurer denies liability to the Mortgagee, the Mortgagee shall not be relieved of any obligation under Section 4 of this Mortgage, whether or not the proceeds of insurance are applied in or toward the indebtedness secured hereby;
7. that the awards of damages on account of any condemnation for public use or injury to the Property shall be paid to the holder; that such awards shall, at the option of the holder, be applied in or toward the indebtedness secured hereby in such order as the holder may determine, in which event the Mortgagee shall be relieved of the obligation in Section 4 of this Mortgage to the extent of the repair of that part of the Property which remains and which has been damaged or injured by such public action; or the holder may require restoration of that part of the Property which remains, in which event the holder shall release to the Mortgagee such awards paid to it upon such conditions as the holder may prescribe, but not more than such portion of such awards as may be required to repair such damage or injury; and any balance remaining shall be applied by the holder in or toward the indebtedness secured hereby in such order as the holder may determine;



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

I. D. Number _____

Address: _____

Cathy Plante

April 16, 1997

Applicant _____

Application Date _____

98 Island Ave, Peaks Island

Applicant's Mailing Address _____

Project Name/Description _____

Lionel Plante Assoc.

98 Island Ave., Peaks Isl

Consultant/Agent _____

Address of Proposed Site _____

766-2508

84-P-8 and 9

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) boat ramp extension

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>Minor</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/23/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |



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

I. D. Number _____

Address: _____

Cathy Fleute

April 16, 1997

Applicant _____

Application Date _____

98 Island Ave., Peaks Island

Applicant's Mailing Address _____

Project Name/Description _____

Lionel Fleute Assoc.

98 Island Ave., Peaks Island

Consultant/Agent _____

Address of Proposed Site _____

766-2308

98-1-B and 7

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) boat ramp extension

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------------|
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>Minor</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/23/97 Approval Expiration 4/23/98 Extension to _____ date _____ date _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |



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

I. D. Number _____

Address: _____

Cathy Plante

April 16, 1997

Applicant _____

Application Date _____

98 Island Ave, Peaks Island

Applicant's Mailing Address _____

Project Name/Description _____

Lionel Plante Assoc.

98 Island Ave., Peaks Isl

Consultant/Agent _____

Address of Proposed Site _____

766-2508

64-P-8 and 9

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

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 Office Retail Manufacturing Warehouse/Distribution Other (specify) boat ramp extension

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------------|
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>Minor</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/19/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

- | | | | |
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| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Address: _____

Cathy Plante
Applicant
98 Island Ave, Peaks Island
Applicant's Mailing Address
Lionel Plante Assoc.
Consultant/Agent
766-2508
Applicant or Agent Daytime Telephone, Fax

April 16, 1997
Application Date

98 Island Ave., Peaks Isl
Project Name/Description
84-P-8 and 9
Address of Proposed Site
Chart-Block-Lot
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) boat ramp extension

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning I-B

Check Review Required:

- | | | | |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>Minor</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions listed below Denied

1. The recently faxed Flood plan permits (the basic permit is 2 part permit & Non Residential elevation certificate) shall be completed and returned

Approval Date 4/29/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

98 Island Ave Peaks Island

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Lionel PLANTE ASSOC Address: 98 Island Ave,
Peaks Is.
Ph. No: 766-2508
Applicant: owner Address: SAME
Ph. No: _____
Contractor: Lionel PLANTE ASSOC Address: SAME
Ph. No: 766-2508

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: 84-P-1,1899 Lot #: _____

Address: 98 Island Ave.
Street/Road Name

Zip Code: Peaks Island, ME 04108
Town/Zip Code

General explanation of proposed development: construct an extension to Boat Ramp

Estimated value of proposed development: \$ 8,000.00

Proposed lowest floor elevation [for new or substantially improved structure]: \$ _____

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private
 existing proposed not applicable Type _____

Water Supply: Public Private

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Ocean

- VI-30 Zone VE Zone AE Zone ^{A2} A1-30 Zone AO Zone A Zone
 FRINGE FLOODWAY (½ width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site 9 NGVD [Required for New Construction or Substantial Improvements]

Lowest floor elevation of existing structure _____ NGVD [Required for New Construction or Substantial Improvements]

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study, please note the Nearest Cross Section Reference Letter and Elevation of Base Flood at Nearest Cross Section above and below the site.

Cross Section Letter
 Above Site _____
 Below Site _____

Base Flood Elevation
 Above Site 9
 Below Site _____

Panel 15 of 17
 Zone A-2 - elev. 9

Basis of unnumbered A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
 From a State Agency: MDOT Other _____
 Established by Professional Land Surveyor
 Established by Professional Engineer HEC II HY 7 Quick-2 Other _____
 Highest Known Water Level
 Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the **Market Value** of existing structure before improvements: \$ _____

- New Construction or Substantial Improvement: Minor improvement or minor addition to existing development:

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested, and complete information for each applicable line:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> <input type="checkbox"/> 1. Residential Structure Dimensions _____ Cubic Yards _____ <input type="checkbox"/> 1a. New Structure _____ <input type="checkbox"/> 1b. Addn. to Structure _____ <input type="checkbox"/> 1c. Renovations/repairs/maintenance <input type="checkbox"/> 2. Non-Residential Structure <input type="checkbox"/> 2a. New structure _____ <input type="checkbox"/> 2b. Addn. to Structure _____ <input type="checkbox"/> 2c. Renovations/repairs/maintenance <input type="checkbox"/> 2d. Floodproofing <input checked="" type="checkbox"/> 3. Water Dependent use: <input type="checkbox"/> 3a. Dock _____ <input type="checkbox"/> 3b. Pier _____ <input checked="" type="checkbox"/> 3c. Boat Ramp _____ <input type="checkbox"/> 3d. Other _____ <input type="checkbox"/> 4. Paving _____ </p> | <p> <input type="checkbox"/> 5. Filling¹ _____ <input type="checkbox"/> 6. Dredging _____ <input type="checkbox"/> 7. Excavation _____ <input type="checkbox"/> 8. Levee _____ <input type="checkbox"/> 9. Drilling _____ <input type="checkbox"/> 10. Mining: _____ <input type="checkbox"/> 11. Dam: Water surface to be created _____ <input type="checkbox"/> 12. Water Course Alteration Detailed description must be attached with copies of all applicable notifications, state and federal permits. <input type="checkbox"/> 13. Storage of equipment or materials <input type="checkbox"/> 14. Sewage disposal system <input type="checkbox"/> 15. Water supply system <input type="checkbox"/> 16. Other: Explain _____ </p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

¹Certain prohibitions apply in Velocity Zones

Attach a Site Plan - Drawn to scale with north arrow.

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Location and elevation of temporary elevation reference mark on the site.

Special Note:

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

The applicant understands and agrees that:


- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------|----------------------------------|
|  (This Section to be completed by Municipal Official) | | | |
| Date: Submitted _____; | Fee Paid _____; | Reviewed by CEO _____; | Reviewed by Planning Board _____ |
| Permit # _____ | Issued by _____ | Date _____ | |

FLOOD HAZARD DEVELOPMENT PERMIT

PART I

Portland, Maine

(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an Elevation Certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue.

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance.

Tax Map: 84-P- Lot #: 1,849.

Project Description: construct an extension to Boat Ramp

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____
signature

or
Authorized Agent: _____ Date: _____
signature

Issued by: _____ Date: _____

Permit #: _____

FLOOD HAZARD DEVELOPMENT PERMIT

PART II

Portland, Maine

(For completion of New Construction or Substantial Improvements)

The following information has been submitted and found compliant with the Development Standards of the Floodplain Management Ordinance:

FEMA Elevation Certificate Form 81-31

For Construction in Zones V1-30 and VE only: N/A

Review of the structural design, specifications, plans and construction methods by a Professional Engineer or Architect certifying that they meet or exceed the technical criteria contained in the FEMA/Coastal Construction Manual and are in accordance with accepted standard of practice for meeting the criteria of Article VI.L.2.

A Part II Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance.

Tax Map: 84-P- Lot #: 1, 8 & 9,

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the elevation certificate;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____
signature

or

Authorized Agent: _____ Date: _____
signature

Issued by: _____ Date: _____

Permit #: _____

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOODPROOFING CERTIFICATE
FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or effect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

| | |
|-----------------------------------------------------------------------------------------------|---------------------------|
| BUILDING OWNER'S NAME | FOR INSURANCE COMPANY USE |
| | POLICY NUMBER |
| STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER | COMPANY NAIC NUMBER |
| OTHER DESCRIPTION (Lot and Block Numbers, etc.) | |
| CITY | STATE ZIP CODE |

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM INDEX | FIRM ZONE | BASE FLOOD ELEVATION (in AO Zones, use depth) |
|------------------|--------------|--------|--------------------|-----------|--------------------------------------------------|
| | | | | | |

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is feet.

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III CERTIFICATION (By a Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

I certify that based upon development and/or review of structural design, specifications, and plans for construction that the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

| | |
|------------------|--------------------------------|
| CERTIFIER'S NAME | LICENSE NUMBER (or Affix Seal) |
| TITLE | COMPANY NAME |
| ADDRESS | CITY STATE ZIP |
| SIGNATURE | DATE PHONE |

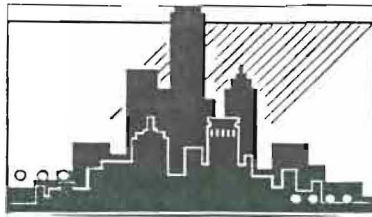
Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

PAPERWORK BURDEN DISCLOSURE NOTICE

GENERAL - This information is provided pursuant to Public Law 96-511, (The Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

AUTHORITY - Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

DISCLOSURE OF BURDEN - Public reporting burden for the collection of information entitled "Post-Construction Elevation Certificate/Floodproofing Certificate" (FEMA Form 81-31 and 81-65) is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W. 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0077), Washington, D.C. 20503.



CITY OF PORTLAND, MAINE

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101
FAX # (207) 874-8716

DATE: 4/29/97

TIME:

TO: Cathy Plante

FAX # 766-2507

COMPANY/BUSINESS: Lionel Plante

FROM: Marge Schmeckel

PHONE # (207)874-8300

EXT 8695

DIVISION: Insp Services

TOTAL # OF PAGES INCLUDING COVER SHEET: 8

MESSAGE: Cathy,
I'm late as usual, but here's
The floodplain info — Thanks
Marge
↑
pam?
is
right



