

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

**2002-0108**

Application I. D. Number

**04/24/2002**

Application Date

**2 oak st, Peaks Island, Fill permit**

Project Name/Description

**Terrence Edwards**

Applicant

**238 Brackett St, Peaks Island, ME**

Applicant's Mailing Address

**Terrance Edwards**

Consultant/Agent

**Applicant Ph: (207) 766-5660 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**2 - 2 Oak Street, Portland, Maine**

Address of Proposed Site

**084 R021001**

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  Parking Lot  Other (specify) **shoreland stabilization**

Proposed Building square Feet or # of Units

Acreage of Site

**Shoreland**  
Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **04/24/2002**

**DRC Approval Status:**

Reviewer **Jay Reynolds**

- Approved  **Approved w/Conditions**  Denied  
 See Attached

Approval Date **05/15/2002** Approval Expiration **05/15/2003** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jay Reynolds** **05/15/2002**  
 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 Issue	_____		
	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		expiration 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	

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

**2002-0108**

Application I. D. Number

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**2 - 2 Oak Street, Portland, Maine**

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---

**Approval Conditions of DRC**

1 SEE COMMENTS TAB/APPROVAL LETTER

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Department of Planning & Development  
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

May 15, 2002

Mr. Terrence Edwards  
238 Brackett Street  
Peaks Island, ME 04108

RE: Fill Permit/2 Oak Street, Peaks Island  
(ID # 2002-0108) (CBL# 084R021)

Dear Mr. Edwards:

On May 15, 2002, the Portland Planning Authority granted approval for a fill permit at 2 Oak Street. Attached are the conditions of approval for this fill permit:

1. All site work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
2. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
3. **All fill areas must be stabilized for winter by November 15, 2002.**
4. The expiration date of this approval is November 15, 2002.

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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.

If there are any questions, please contact the Planning Staff.

Sincerely,

  
Alexander Jaegerman

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 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 04/24/2002

**DRC Approval Status:**

Reviewer Jay Reynolds

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Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

**Step 1 - Report Type:** 2002-0108 Appl. ID.

Application With Approvals  Application With Department Comments  Conditions of Approval Addendum  Dept Comments Addendum  Conditions of Temporary COC Addendum

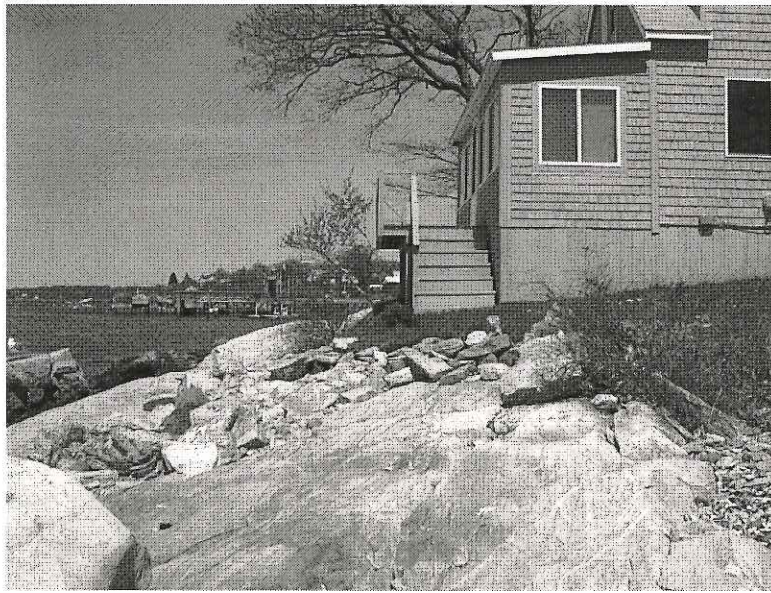
remaining balance \_\_\_\_\_ signature \_\_\_\_\_

**Step 2 - Choose Review Area:**

Choose All Departments  Choose One Dept  DRC

date \_\_\_\_\_

Close Print Go



# Fill 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 Fill Area: 2 Oak Street, Peaks Island		
Total Cubic Yardage of Proposed Fill 50 cubic yards	Square Footage of Lot 12,762	
Tax Assessor's Chart, Block & Lot Chart#            Block#            Lot# 84                 R                     21	Owner: Harris W. Kennedy	Telephone: 766-2623
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 766-5660 Terrence Edwards 238 Brackett Avenue Peaks Island, ME	500cy-less \$50.00 500cy-more \$100.00  Fee: \$ 50.00

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: 	Date: 4/23/02
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**This is not a permit. You may not commence ANY work until the permit is issued.**

## FILL PERMIT SUBMISSION

- Your submission must include 4 copies of the site plan on 11" x 17" paper or greater.
- A site plan shall include: The shape and dimension of the lot, area and limits of the proposed fill area, and the distance from the actual property lines. **Any site plan not drawn to scale will not be accepted.**
- The following items are guidelines to help applicant(s) prepare a site plan for approval of land areas being filled. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Site plans shall contain the information suggested in the following guidelines:
  1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 side slope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
  2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditch line, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
  3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling or

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

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

Name of Applicant: <b>Terrence Edwards</b>		Name of Owner: <b>Harris Kennedy</b>	
Mailing Address: <b>238 Brackett Av</b>		Town/City: <b>Peaks Is. Me</b>	
State: <b>Maine</b>	Zip Code: <b>04108</b>	Daytime Telephone No: <b>207-766-5660</b> (include area code)	
Name of Wetland, Water Body or Stream: <b>Casco Bay</b>			
Detailed Directions to Site: <b>CBL to Peaks Is. will go <sup>right</sup> off Is. Av. take first right go down hill to <sup>Greenwood St</sup> <del>Greenwood</del> St. house is at the end on the edge of Beach #2 oak st.</b>			
Project Location: (Town/City): <b>Peaks Is. Me</b>	UTM Northing: <b>43 39.198</b>	UTM Easting: <b>70 12.008</b>	
Map #: <b>84</b>	Lot #: <b># 21</b>	County: <b>Cumberland</b>	
Description of Project: <b>Pin Border to ledge w/ Rip Rap behind to perch put in loam to plant - junipers &amp; Rosa Rugosa to stabilize.</b>			
Part of a larger project?		Yes	<input checked="" type="checkbox"/> No

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

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Soil Disturbance                | <input checked="" type="checkbox"/> Sec. (8) Shoreline stabilization              | <input 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).

*Roland, please send copy to Jay Rendalls, city of Port. Planning*

Signature of Applicant: 	Date: <b>4/10/02</b>
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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.** *Please send copy to Jay Rendalls*

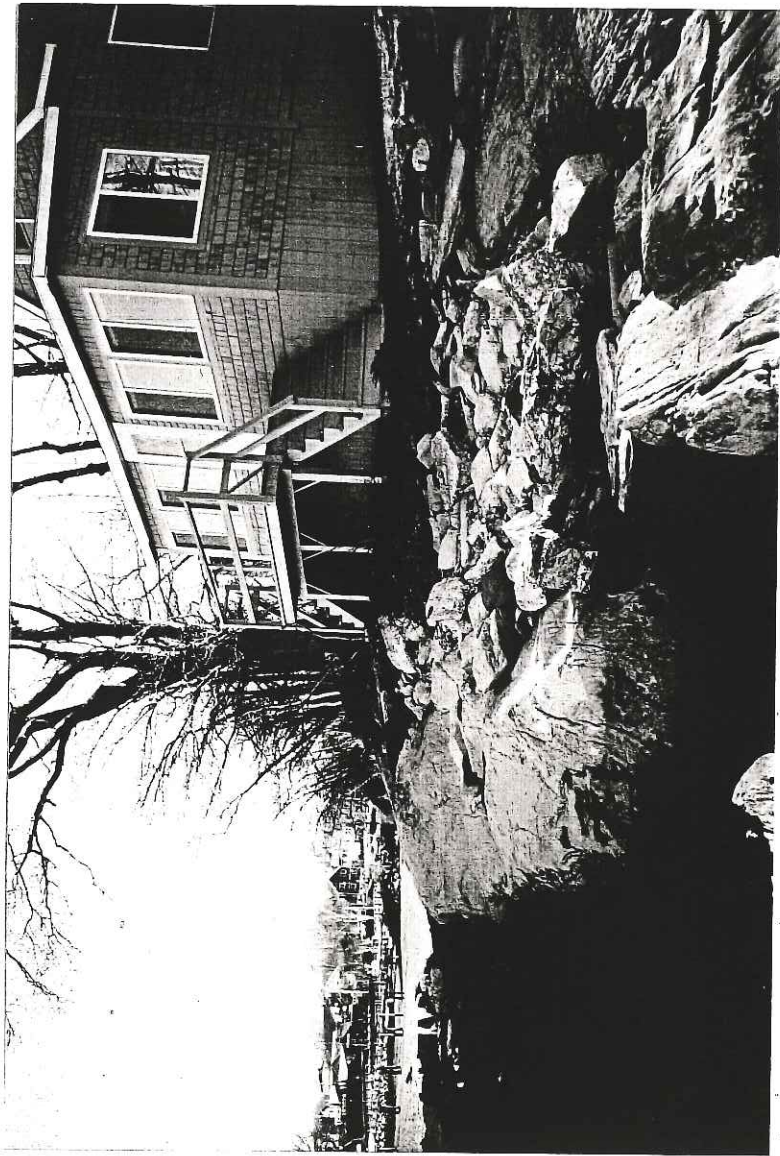
AUGUSTA DEP  
 STATE HOUSE STATION 17  
 AUGUSTA, ME 04333-0017  
 (207)287-2111

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

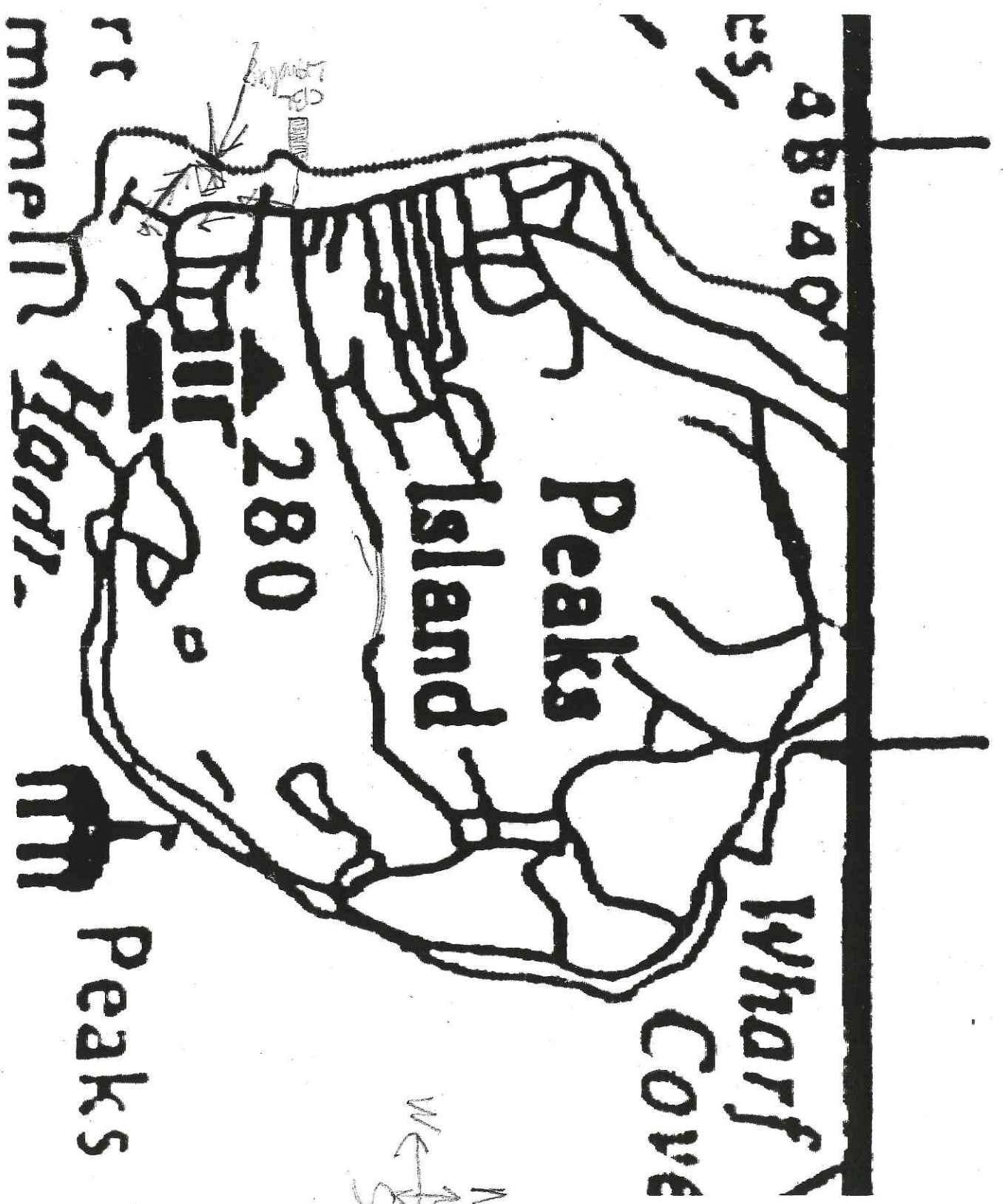
BANGOR DEP  
 106 HOGAN ROAD  
 BANGOR, ME 04401  
 (207)941-4570

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

OFFICE USE ONLY	Ck.# <b>1741</b>	Staff: 	Staff
PBR # <b>29466</b>	FP <b>50.00</b>	Date <b>04/11/02</b>	Acc. Date <b>4/10/02</b>
			Def. Date
			After Photos







88°40'

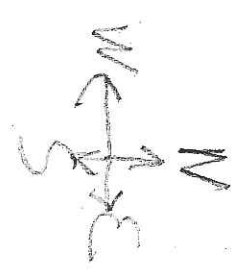
Wharf  
Cove

Peaks  
Island

280

Peaks

Peaks  
Island



EDGE OF BUILDING

(STAIRS)

SEED AND HAY MULCH

4" MIN. LOAM/TOPSOIL  
- DEEPER AT PLANTINGS

WOVEN GEOTEXTILES

GRAVEL FILL

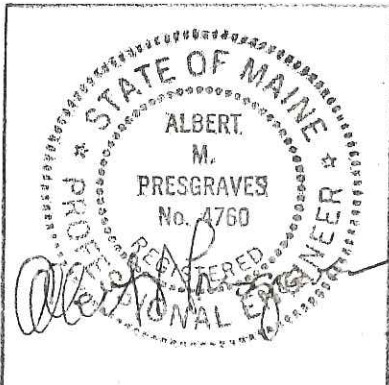
2' DIAM. ROCKS  
ALONG BASE

BEDROCK

1" DIAM. STEEL BARS, 18" MIN  
12" SPACING  
EMBED 6" INTO BEDROCK w/ EPOXY GROUT



SCALE: 1" = 2'0"



CROSS SECTION

OWNER: HARRIS W. KENNEDY  
2 OAK AVENUE  
PEAKS ISLAND, MAINE

CONTRACTOR: TERENCE EDWARDS

SHEET 2 OF 2

4-19-02

ALBERT PRESGRAVES, P.E. 207-766-2390

EDGE OF BUILDING

(STAIRS)

SEED AND HAY MULCH

4" MIN. LOAM/TOPSOIL  
- DEEPER AT PLANTINGS

WOVEN GEOTEXTILES

GRAVEL FILL

2' DIAM. ROCKS  
ALONG BASE

BEDROCK

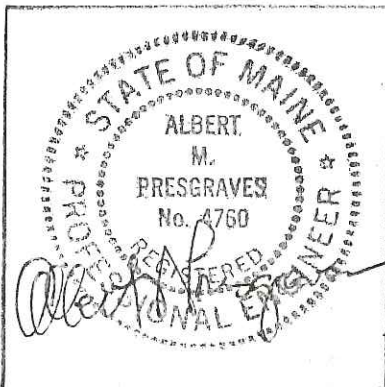
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0 1 2 3 4



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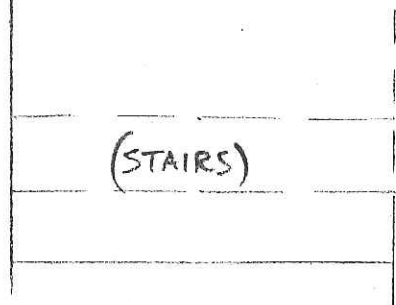
CONTRACTOR: TERRENCE EDWARDS

SHEET 2 OF 2

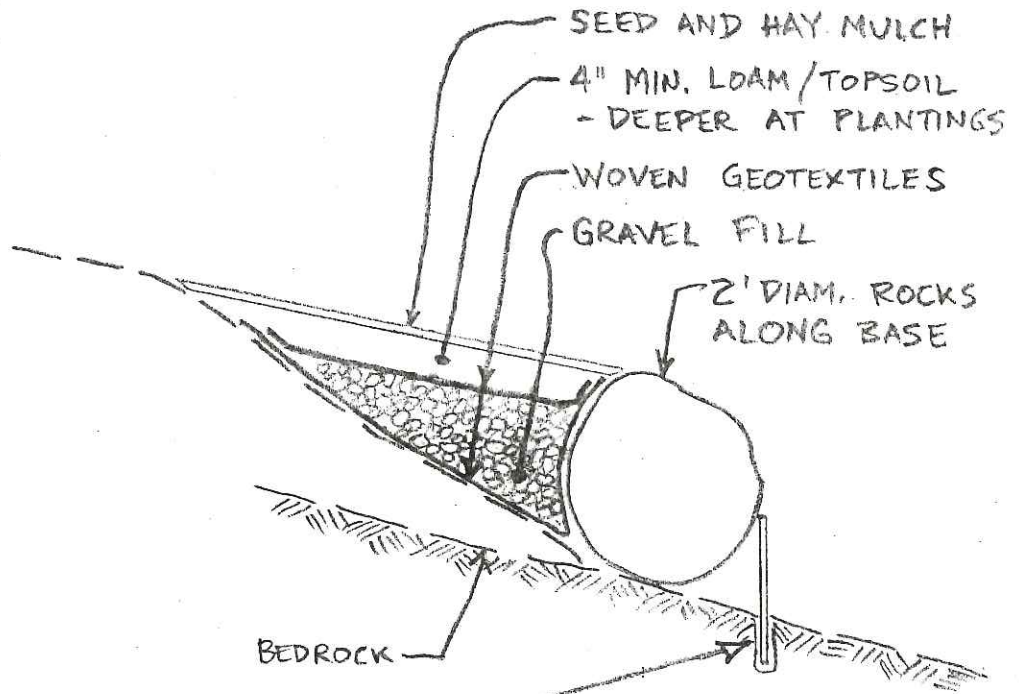
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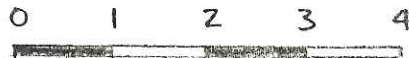
EDGE OF BUILDING



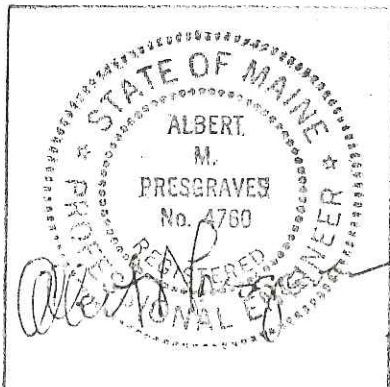
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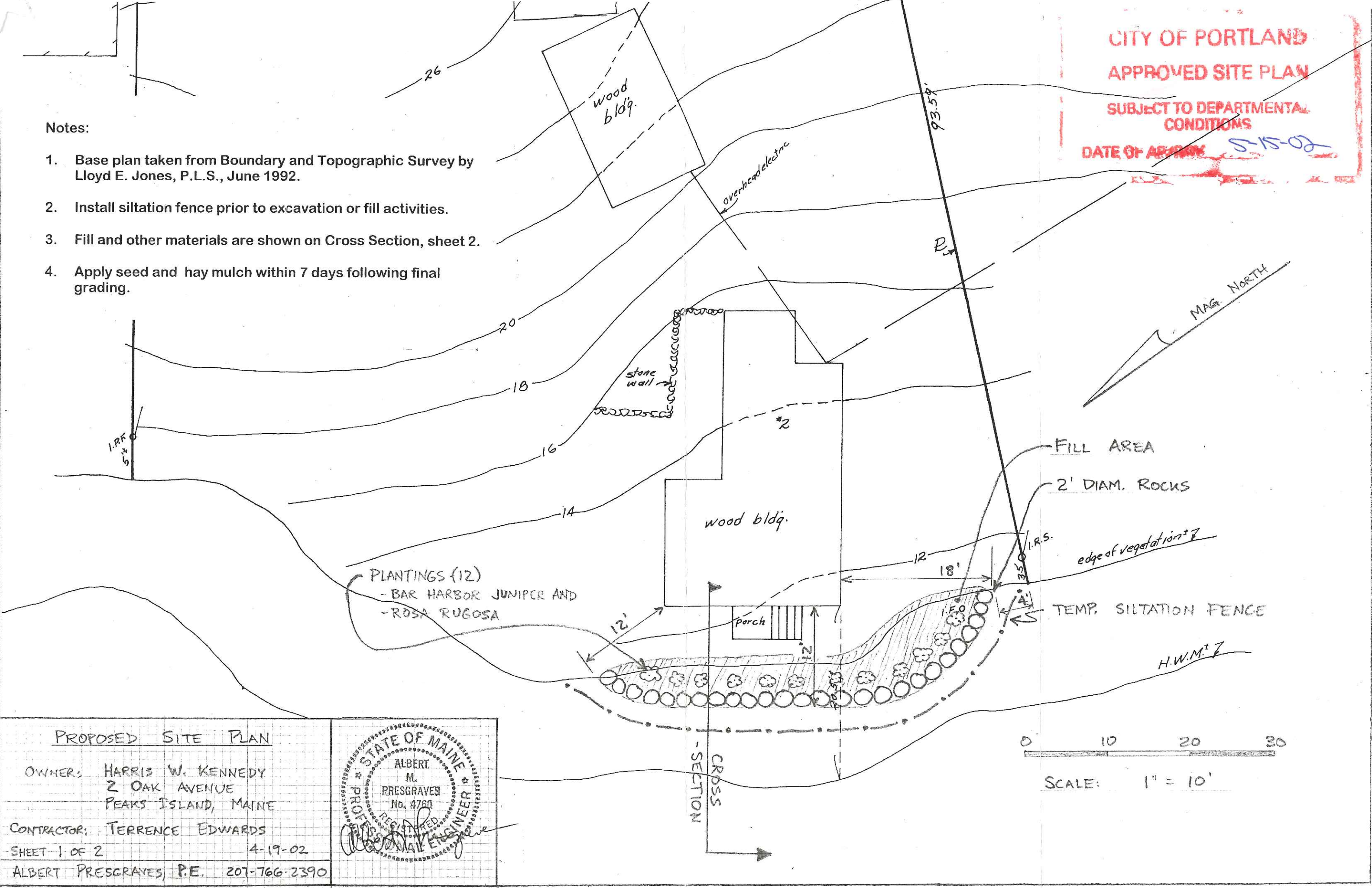
CITY OF PORTLAND  
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL  
CONDITIONS

DATE OF APPROVAL 5-15-02

Notes:

1. Base plan taken from Boundary and Topographic Survey by Lloyd E. Jones, P.L.S., June 1992.
2. Install siltation fence prior to excavation or fill activities.
3. Fill and other materials are shown on Cross Section, sheet 2.
4. Apply seed and hay mulch within 7 days following final grading.



PLANTINGS (12)  
- BAR HARBOR JUNIPER AND  
- ROSA RUGOSA

FILL AREA  
2' DIAM. ROCKS  
edge of vegetation  
TEMP. SILTATION FENCE  
H.W.M.



SCALE: 1" = 10'

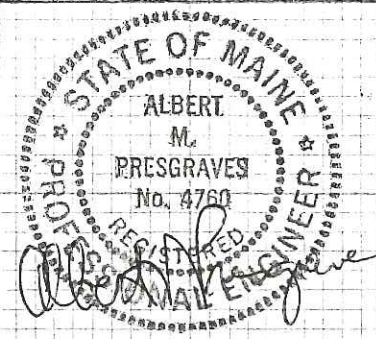
PROPOSED SITE PLAN

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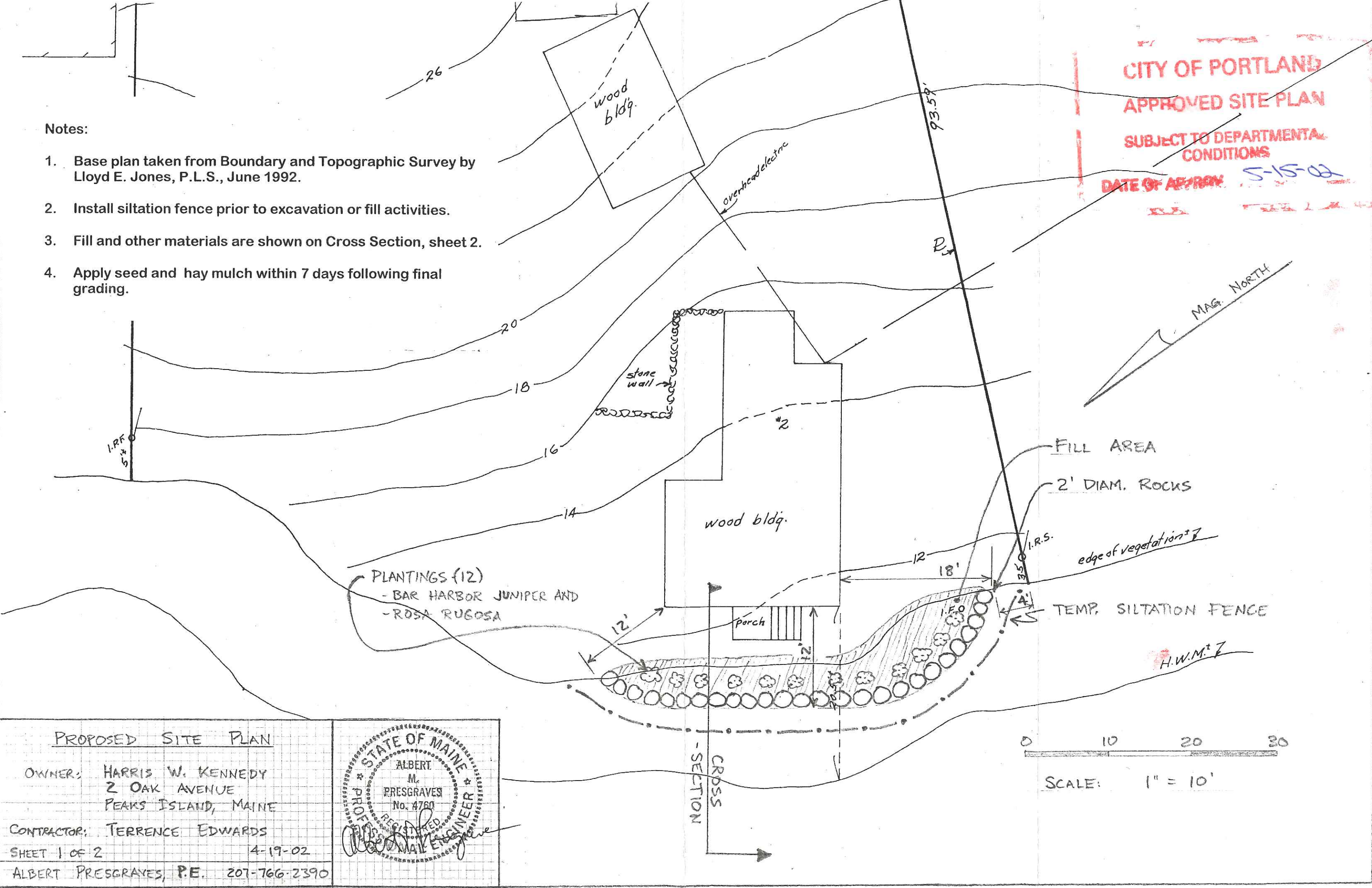
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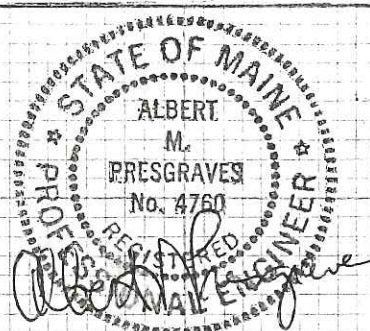
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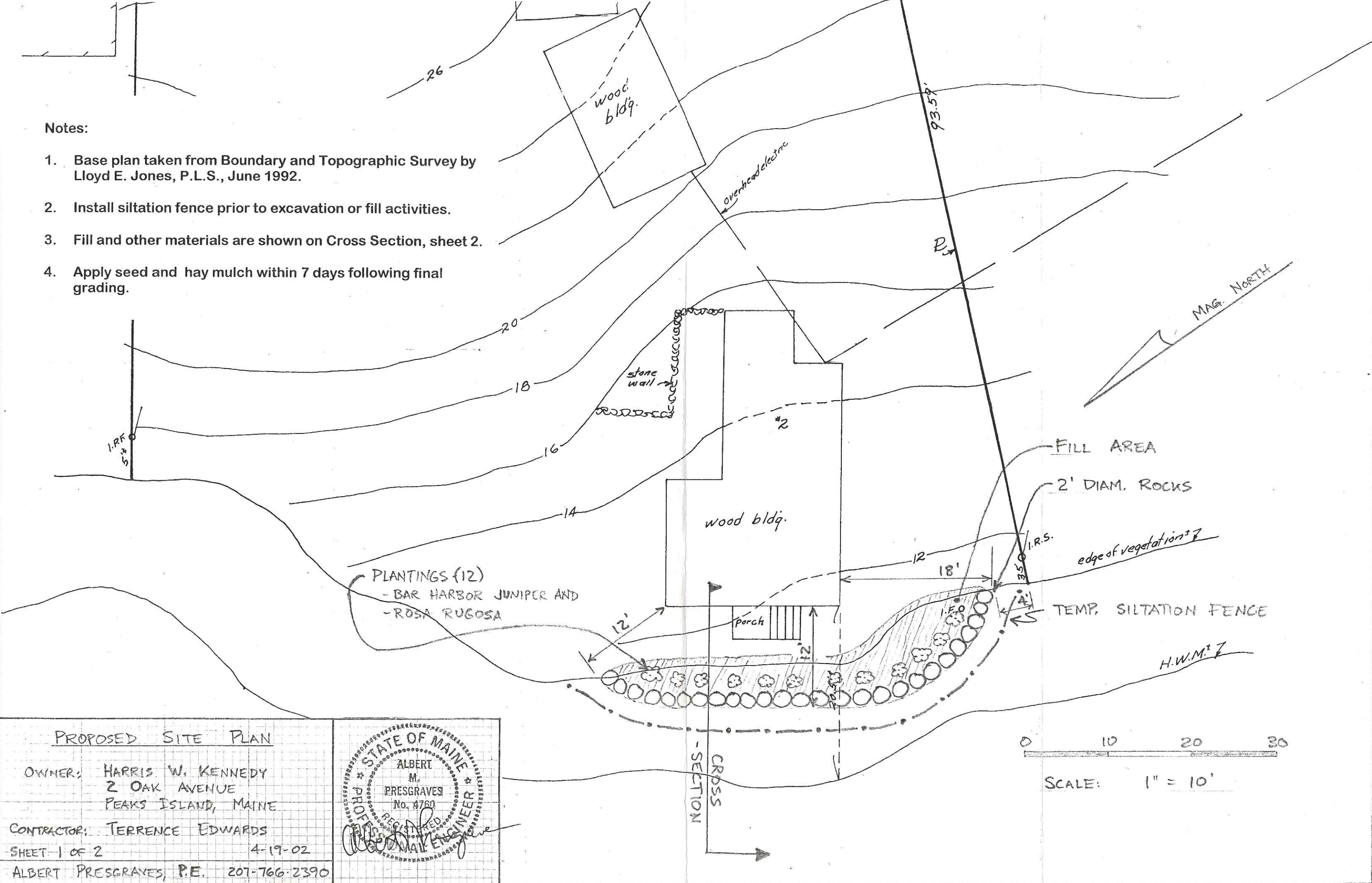
ALBERT PRESGRAVES, P.E. 207-766-2390



SCALE: 1" = 10'

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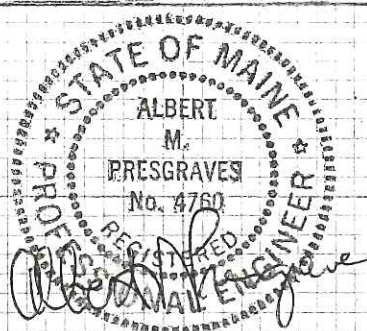
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