

**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
Terrence Edwards
Consultant/Agent
Applicant Ph: (207) 766-5660 Agent 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 _____
 Zoning Shoreland

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 \$50.00 Subdivision _____ Engineer Review _____ Date 04/24/2002
 Reviewer Jay Reynolds

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied
 Approval Date 05/15/2002 Approval Expiration 05/15/2003 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds signature 05/15/2002 date

Performance Guarantee

* 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		_____ signature
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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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Terrence Edwards
Applicant

238 Brackett St, Peaks Island, ME
Applicant's Mailing Address

Terrence 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

Approval Conditions of DRC

1 SEE COMMENTS TAB/APPROVAL LETTER

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.


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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2 - 2 Oak Street, Portland, Maine
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Applicant Ph: (207) 766-5660 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

Shoreland
Zoning

Proposed Building square Feet or # of Units _____
Acreage of Site _____

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____
Engineer Review _____
Reviewer Jay Reynolds Date 04/24/2002

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ 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

	date	amount	expiration date
<input type="checkbox"/> Performance Guarantee Accepted			
<input type="checkbox"/> Inspection Fee Paid			
<input type="checkbox"/> Building Permit Issue			
<input type="checkbox"/> Performance Guarantee Reduced			
<input type="checkbox"/> Temporary Certificate of Occupancy			
<input type="checkbox"/> Final Inspection			
<input type="checkbox"/> Certificate of Occupancy			
<input type="checkbox"/> Performance Guarantee Released			
<input type="checkbox"/> Defect Guarantee Submitted			
<input type="checkbox"/> Defect Guarantee Released			

Step 1 - Report Type: 2002-0108

Application With Approvals

Application With Department Comments

Dept Comments Addendum

Conditions of Approval Addendum

Conditions of Temporary COC Addendum

remaining balance

signature

Step 2 - Choose Review Area

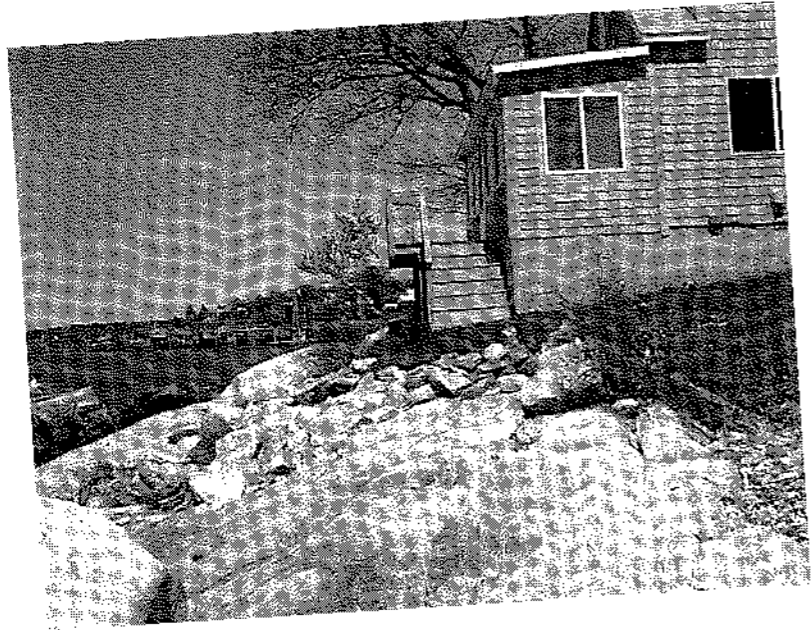
Choose All Departments

Choose One Dept

DRC

Print

Close



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		Square Footage of Lot 12,762	
Total Cubic Yardage of Proposed Fill 50 cubic yards		Owner: Harris W. Kennedy	Telephone: 766-2623
Tax Assessor's Chart, Block & Lot Chart# 84	Block# R	Lot# 21	
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

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:
 - 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.
 - 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.
 - 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 REVISED DEP-3MPO
(For use with DEP Regulation, Chapter 305)

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

Name of Applicant:	Terrence Edwards	Name of Owner:	Harris Kennedy
Mailing Address:	235 Brackett Av	Town/City:	Peaks Is. Me
State:	Maine	Daytime Telephone No. (include area code)	207-766-5660
Zip Code:	04108		
Name of Wetland, Water Body or Stream:	Casco Bay		
Detailed Directions to Site:	CBL to Peaks Is. will go ^{right} to Is. Av. take first right go down hill to ^{Greenwood St} Greenwood St. house is at the end on the edge of Beach #2 Oak St.		
Project Location (Town/City):	Peaks Is. Me	UTM Northing:	4339.186
Map #:	34	Lot #:	21
Description of Project:	Pin Boulder to ledge w/rip rap behind to porch	County:	Camden
	Put in lawn to plant - junipers & Rosa Rugosa to stabilize.	Part of a larger project?	<input type="checkbox"/> 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.

- Sec. (2) Soil Disturbance
- Sec. (3) Intake Pipes
- Sec. (4) Replacement of Structures
- Sec. (5) REPEALED
- Sec. (6) Movement of Rocks or Vegetation
- Sec. (7) Outfall Pipes

- Sec. (8) Shoreline stabilization
- Sec. (9) Utility Crossing
- Sec. (10) Stream Crossing
- Sec. (11) State Transportation Facilities
- Sec. (12) Restoration of Natural Areas
- Sec. (13) F&W Creation/Enhance/Water Quality Improvement

- Sec. (14) Piers, Wharves & Pilings
- Sec. (15) Public Boat Ramps
- Sec. (16) Coastal Sand Dune Projects
- Sec. (17) Transfers/Permit Extension
- Sec. (18) Maintenance Dredging

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: *[Signature]* Date: 4/10/02 *Roland Sent copy*

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 Rendide*

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

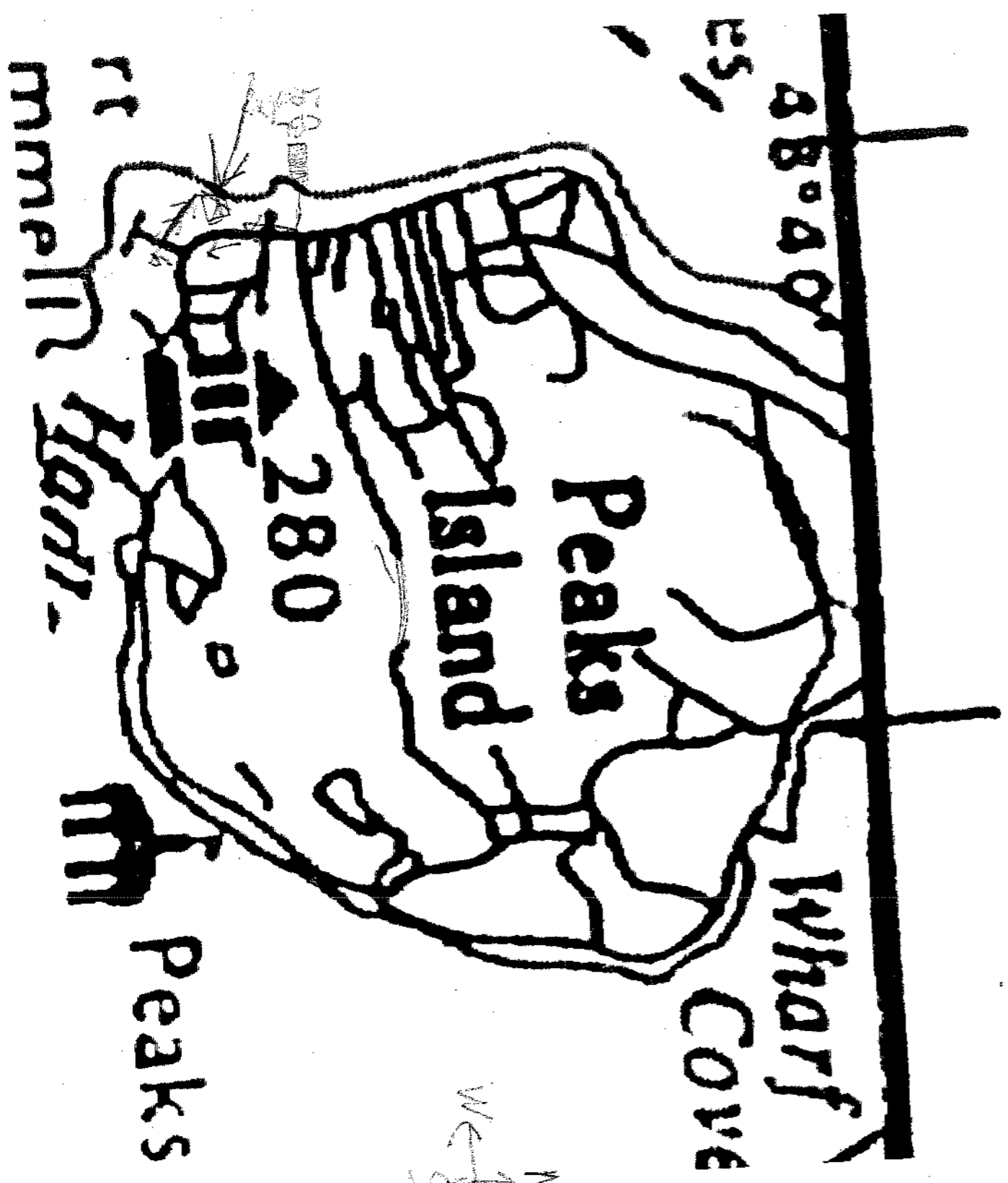
PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

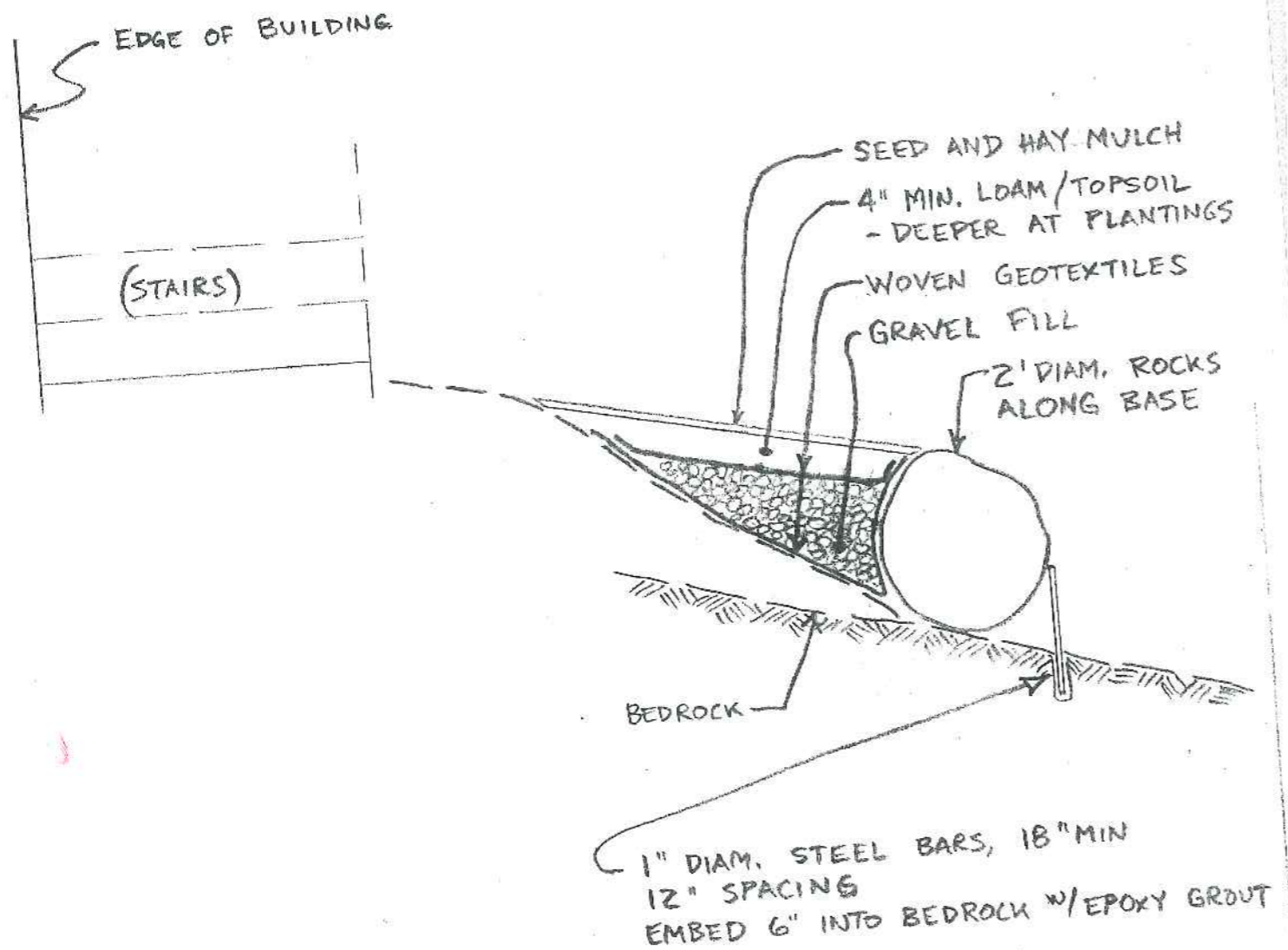
BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

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

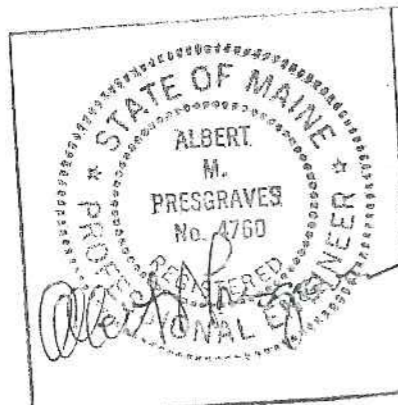
OFFICE USE ONLY	Ck.# 1741	Date 04/11/02	Staff <i>[Signature]</i>	Staff	After Photos
PBR # 29466	FP 50.00	Acc. Date 4/10/02	Def. Date		







0 1 2 3 4
 SCALE: 1" = 2'0"



CROSS SECTION

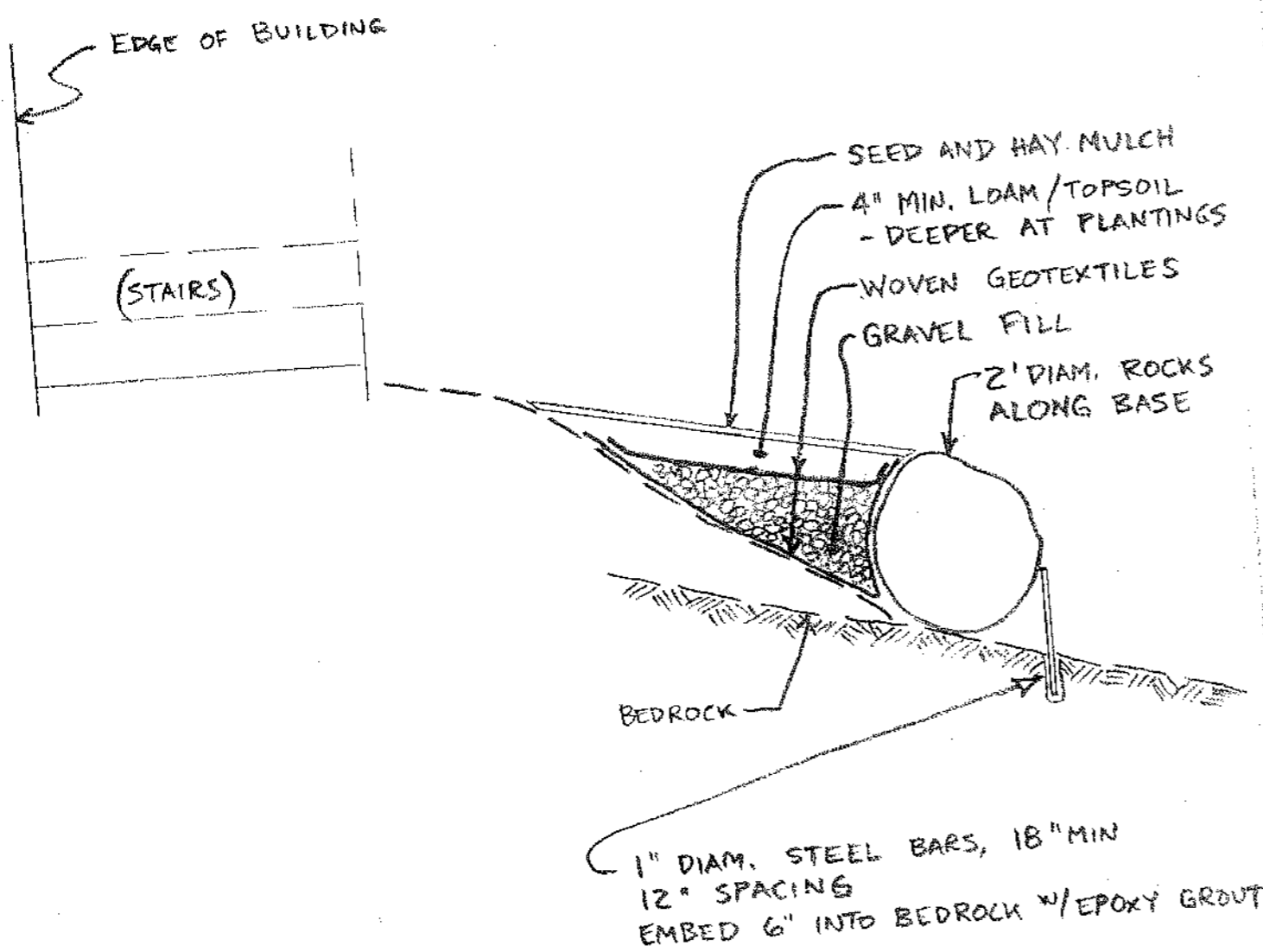
OWNER: HARRIS W. KENNEDY
 2 OAK AVENUE
 PEAKS ISLAND, MAINE

CONTRACTOR: TERENCE EDWARDS

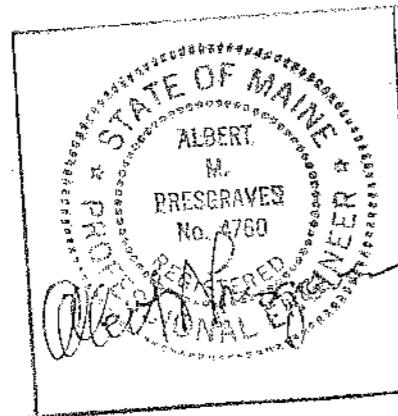
SHEET 2 OF 2

4-19-02

ALBERT PRESGRAVES, P.E. 207-766-2391

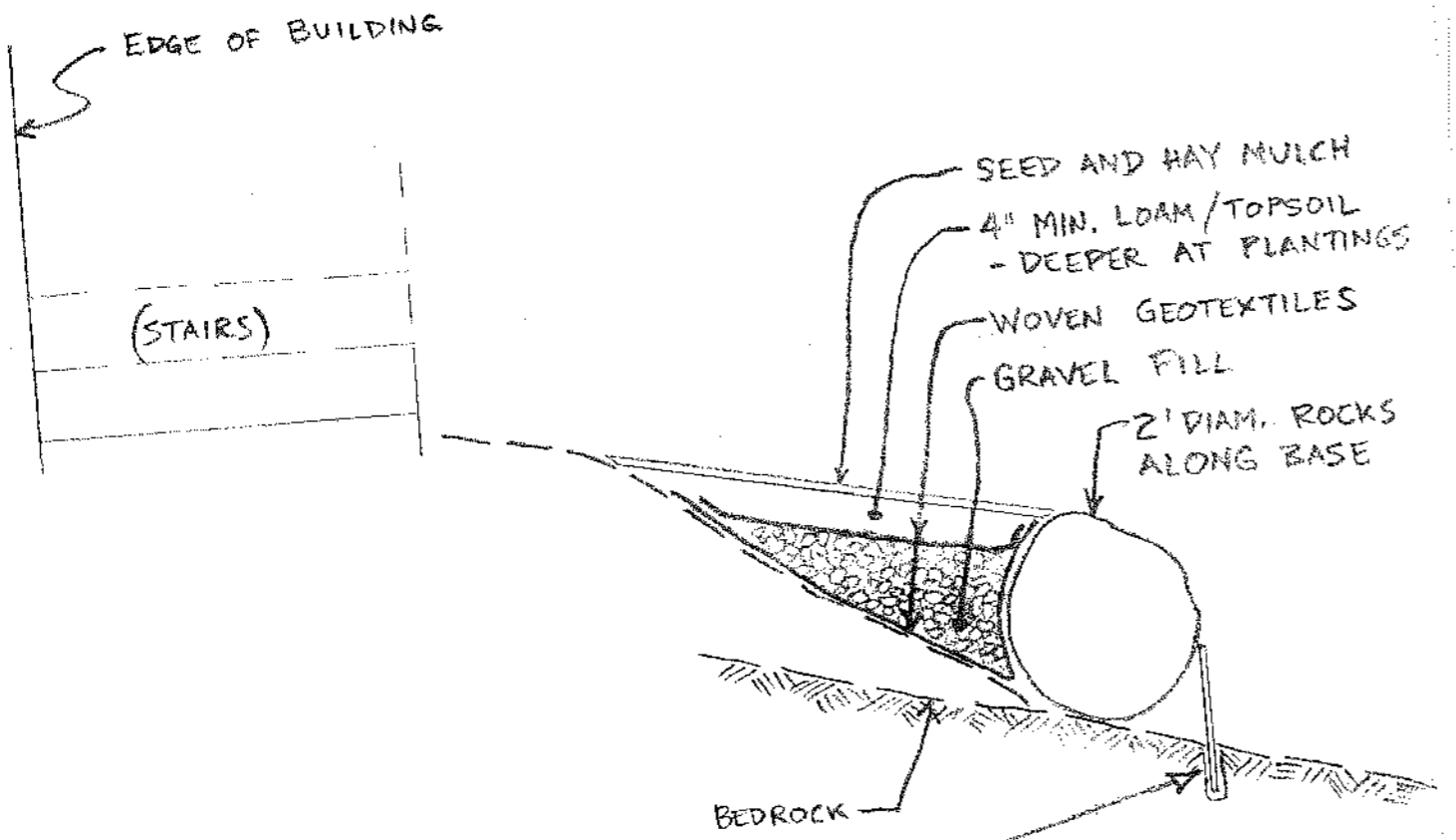


0 1 2 3 4
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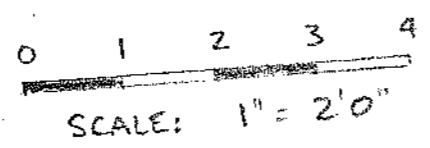


CROSS SECTION
 OWNER: HARRIS W. KENNEDY
 2 OAK AVENUE
 PEAKS ISLAND, MAINE
 CONTRACTOR: TERENCE EDWARDS
 SHEET 2 OF 2
 ALBERT PRESGRAVES, P.E. 207-766-239

4-19-02



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



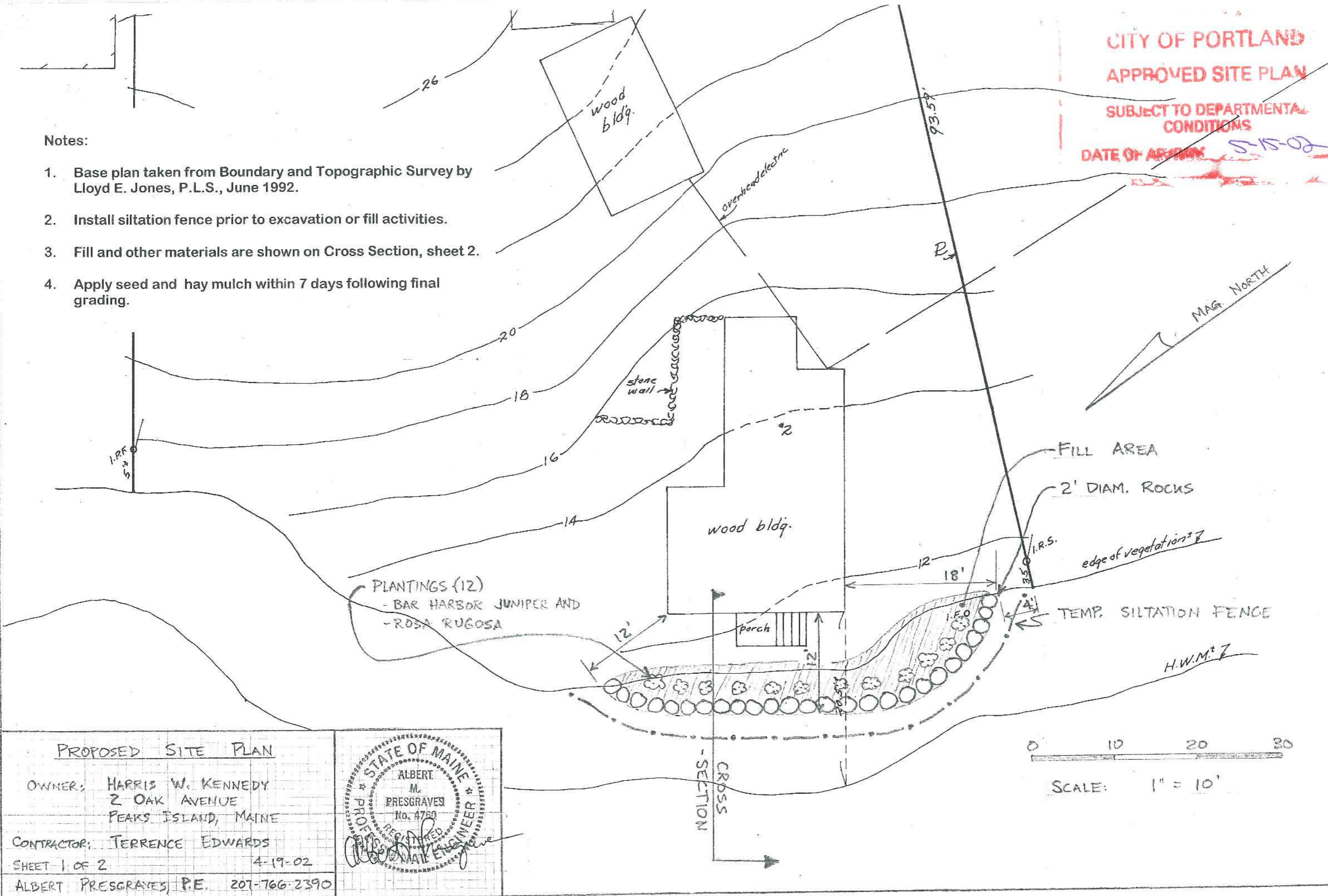
	CROSS SECTION	
	OWNER:	HARRIS W. KENNEDY 2 OAK AVENUE PEAKS ISLAND, MAINE
	CONTRACTOR:	TERRENCE EDWARDS
	SHEET 2 OF 2	4-19-01
ALBERT PRESGRAVES, P.E. 207-766-23		

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.



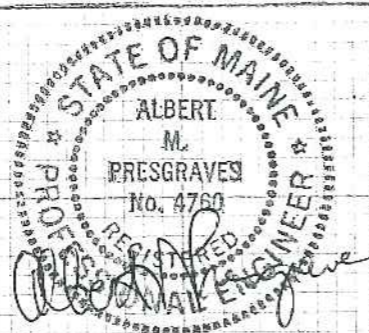
PROPOSED SITE PLAN

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

CONTRACTOR: TERENCE EDWARDS

SHEET 1 OF 2 4-19-02

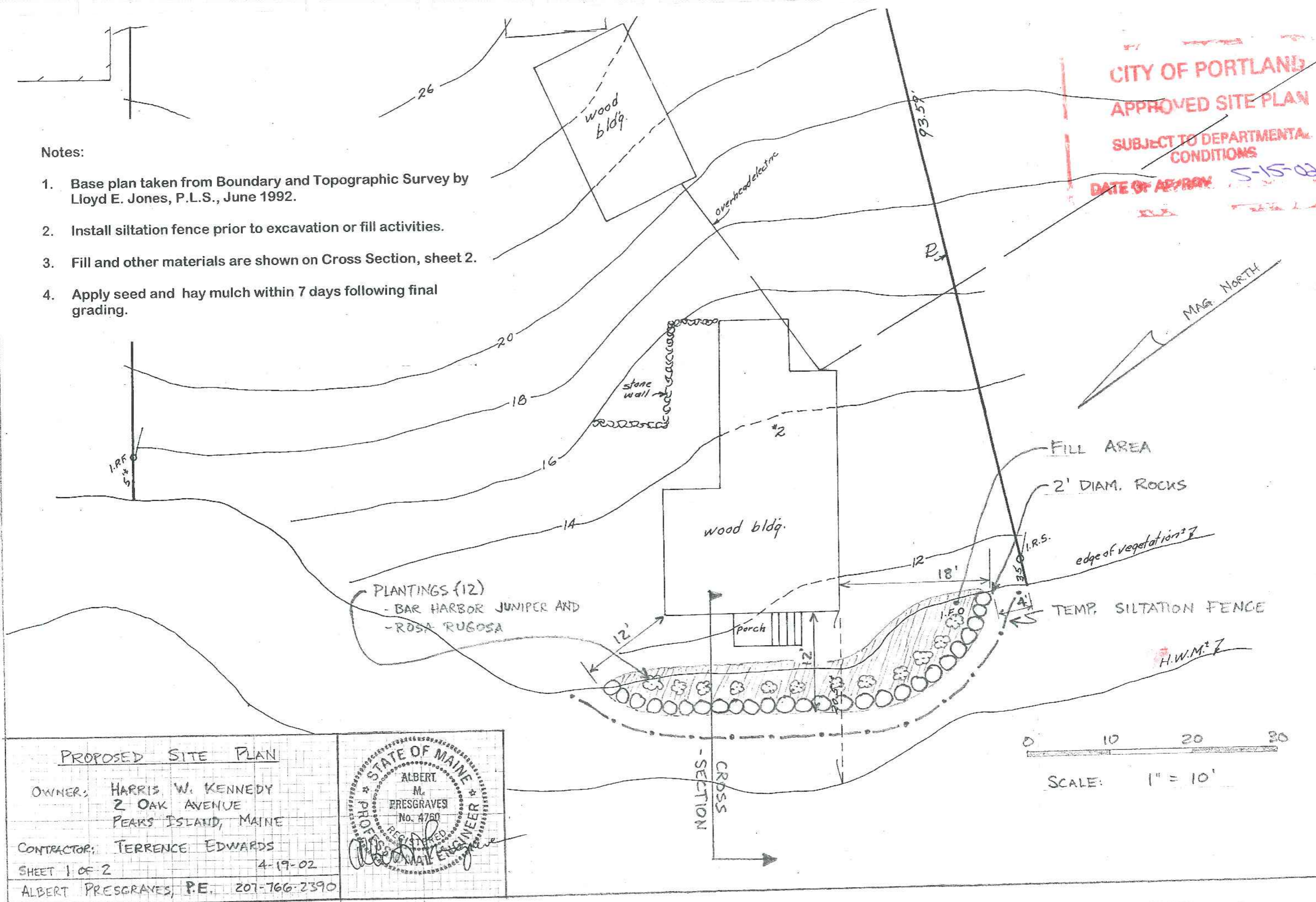
ALBERT PRESGRAVES, P.E. 207-766-2390



CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS

DATE OF APPROVAL 5-15-02

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OWNER:	HARRIS W. KENNEDY 2 OAK AVENUE PEAKS ISLAND, MAINE
CONTRACTOR:	TERRENCE EDWARDS
SHEET 1 OF 2	4-19-02
ALBERT PRESGRAVES, P.E. 207-766-2390	

STATE OF MAINE
 ALBERT M. PRESGRAVES
 No. 4760
 REGISTERED PROFESSIONAL ENGINEER

