

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

January 12, 2000

84-U-6

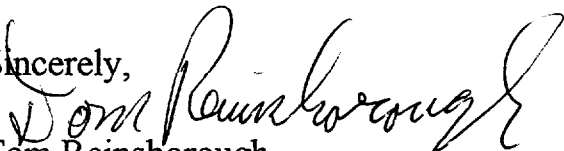
Tom Reinsborough
Inspection Services
City of Portland, ME.

RE: Thomas & Dorothy Finley
3 Torrington Point Road
Peaks Island, ME. 04108

Dear Mr. & Mrs. Finley;

This is a letter to Thank You for your utmost cooperation with the recent endeavor to connect your home to the Public Sewer System from the overhead discharge pipe that was previously in use at your residence. You have helped the citizens of Peaks Island and the State of Maine keep our coastal waters clean. I will Fax a copy of this letter to Susan Willard of the D.E.P. and Mike Lugli of Key Bank. I consider your plumbing connection legal and completed.

Sincerely,


Tom Reinsborough

cc:

Bill Goodwin, Engineering-Public Works
Susan Willard, D.E.P.
Mike Lugli, Key Bank



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

CBL 84-4-6

December 28, 1999

Thomas Finley
3 Torrington Point Road
Peaks Island, ME 04108

NOTICE OF VIOLATION

Dear Mr. Finley:

This morning I spoke with Mr. Reinsborough, P.I. of the City of Portland about your property. My understanding was that all the plumbing in your house had been connected to the city sewer. I had asked for a letter from Mr. Reinsborough stating that the necessary work had been completed.

Today he told me that you have a sink and washing machine in your basement, which is connected to your sump drain and that the sump drain discharges through the old pipe to waters of the State of Maine. The discharge of sink and washing machine water is a violation of M.R.S.A Chapter 38, Section 413, which prohibits the discharge of pollutants without a license. Continued discharge may lead to enforcement action. The only discharge permitted is uncontaminated ground water, which collects in your basement and is discharged by your sump pump.

Please let me know by January 15, 2000 how you intend to correct this violation. You also need to contact Mr. Reinsborough in order for him to do a final inspection to verify that the discharge has ceased.

If you have any questions, please call me at 822-6346.

Sincerely,

Susanne Willard

Susanne Willard
Division of Water Resource Regulation
Bureau of Land and Water Quality

cc: Phillip Garwood, DEP

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1335 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 764-3597



CITY OF PORTLAND

**Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716**

Fax Transmission Cover Sheet

Date: 12-28-99

To: Mike Lugli

Fax #:

*Re: 3 Torrington Pt. Rd.
Peaks Island Me.*

From: Tom Reinsborough CEO, L.P.I. city of Portland ME.

Mike This is a copy of a letter Susanne Willard will send to Mr.

Phone#: Finley Today

874-8709 Fax 874-8716

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

*C: Mike Nugent
Bill Goodwin*



KeyBank
One Canal Plaza
Portland, Maine 04101-4035

August 27, 1999

Tel: (800) 452-8762

C.B.L. 84-4-6+7

Donna M. Katsiaticas Esq.
Associate Corporate Counsel
City Of Portland
389 Congress Street
Portland, Maine 04101

Via Fax 874-8497

Re: Thomas Finley, 3 Torrington Point Road, Peaks Island

Dear Donna:

Please accept this letter as confirmation that Key is willing to cover up to \$4,800.0 in expenses and fees to connect the above property to the City sewer. I have asked Mr. Finley to communicate with Mike Nugent with regards to the timing of the work.

Should you have any other questions concerning this matter please feel free to contact me at 874-7274.

Thank you for your time and consideration.

Sincerely:

[Signature]
Michael V. Lugli
Vice President

*Casco Bay Plumbing
Don Smith
823-7910*

Corporation Counsel

Gary C. Wood



CITY OF PORTLAND

Associate Counsel

Charles A. Lane
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

August 27, 1999

Via Facsimile: 874-7002

Michael Lugli
KeyBank
One Monument Square
Portland, Maine 04101

RE: Thomas Finley, 3 Torrington Point Road, Peaks Island

Dear Mike:

I spoke with the City's environmental engineer regarding the work to be done on Mr. Finley's property. The engineer indicates that the City would hire the same contractor that Mr. Finley has received a quote from, and that the cost would be identical to the cost quoted to Mr. Finley - \$2,800. In addition to the \$2,800 for the actual work to be done, there is a \$2,000 sewer connection fee imposed by the Portland City Code which the City is powerless to waive.

The total cost of the project therefore should be \$4,800. Pursuant to our conversation, it is my understanding that you will speak with Mr. Finley and advise him that KeyBank is prepared to advance the sums in order to have this order taken care of and collect the sums at a later date from final settlement of the Finley matter.

Please advise if this solution is acceptable and when it is anticipated that the work could be conducted by Mr. Finley's contractor. Please contact me with any questions.

Sincerely,

Donna M. Katsiaficas
Associate Corporation Counsel

DMK:mep

cc: Bill Goodwin, Environmental Engineer
Michael Nugent, Inspection Services Manager

O:\WP\DONNA\LETTER\LUGLILTR

(5)

City of Portland, Maine

84-4-6-7

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED 7/8/99		BY UB	DISTRICT	
NAME OF REQUESTOR [REDACTED]		[REDACTED]		
NAME OF OWNER unknown		ADDRESS [REDACTED]		
ADDRESS SERVICE REQUESTED AT Torrington Point Big White House (peaks Island)				
CONDITIONS: (leaking in air)				
There's a big pipe in sea wall below house and house is discharging raw sewage, onto rocks - when tide comes in it washes away -				
COMMENTS: 7-20-99 M.W. + T.R. visited house and did dye test Direct Discharge to the Rocks owner has agreeded to fix.				
SPECIAL INSTRUCTIONS:				
Finley, Thomas F. 3 Torrington Pt Rd				
Dorothy A. Try 8447-6				
ENVIRONMENTAL		HOUSING	BUILDING	
ROUTINE	URGENT	SPECIAL	REPORT TO	BY DATE

WHITE COPY FOR INSPECTOR

YELLOW COPY FOR FILE

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 28 day of July, 1999, I made service of the Notice of Violation

upon, Thomas + Dorothy, at 3 Torrington Pt. Rd
CBL 84-4-6-7

X

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

X

By (describe other manner of service) handed to him in his car
on New Island Ave.

DATED: 7-28

Don'tan Brown
Signature of Person Making Service

CEO City of Portland ME
Title

He Threaten me with a lawsuit
and that he will see me in court
and I should be seeing his lawyer
shortly in my office. (FR)

I have received the above referenced documents

No Signature

Person Receiving Service



CITY OF PORTLAND

**Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716**

Fax Transmission Cover Sheet

Date: 7-26-99

To: Suzanne Willard

Fax #: 822 6303

Re: 3 Torrington Pt. Peaks Is.

From: Tom Reinsborough

Phone#: 874 8709

You should receive 3 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693. Thank you!

11/19

QUITCLAIM DEED WITH COVENANT
(Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, THAT **THOMAS F. FINLEY** and **DOROTHY A. FINLEY** of Portland, County of Cumberland, and State of Maine, for consideration paid, GRANT to **KEYBANK NATIONAL ASSOCIATION** of Portland, County of Cumberland, and State of Maine, whose mailing address is One Canal Plaza, Portland, Maine 04101-4035, with quitclaim covenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

SEE ATTACHED SCHEDULE A

WITNESS Thomas F. Finley and Dorothy A. Finley's hands and seals this 19th day of the month of November, 1998.

Signed, Sealed and Delivered
in the Presence of

Dalei Ann Dyganski

Thomas F. Finley
Thomas F. Finley

Dalei Ann Dyganski

Dorothy A. Finley
Dorothy A. Finley

STATE OF MAINE
CUMBERLAND, ss.

November 19, 1998

Then personally appeared the above named Thomas F. Finley and Dorothy A. Finley, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

John S. Campbell
Notary Public/Attorney at Law

JOHN S. CAMPBELL
Typed or Printed Name

Key Express 1800 825 4539

K69235



CITY OF PORTLAND
Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 7-23-99

To: Anthony

Fax #: 776-7421

Re: Finley

From: Tom Reinsborough

Phone#: 874-8709

Sent
July 23. 10:09

You should receive 3 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

Mike Lugli 874 7274 Fax 874-7002
Special Assets Div Key Bank
1 canal plaza

7/21/99
15:00

City of Portland, Maine
Real Property
Account Inquiry Display
ACCOUNT NUMBER DOES NOT EXIST

DON
PB09

KEYBANK NATIONAL ASSOCIATION

Account Nbr
K09235-00

ONE CANAL PLAZA
PORTLAND

ME 04101

Tax Billed:	\$5,749.44	Tax Paid:	\$.00
+ Demo Cost:	\$.00	Interest Paid:	\$.00
+ Secure Cost:	\$.00	Tax Owed:	\$5,749.44
Last Payment Date:	00/00/00	Tax Abated:	\$.00
Supp or Abate Date:	00/00/00	Advance Adjs:	\$.00
		Advance Amount:	\$.00

CBL: 084	U 006 001	Planning Description:	Land Value:	\$101,520
		84-U-6-7	+ Building Value:	\$125,820
Bank Code:		TORRINGTON AVE		-----
		PEAKS ISLAND	Total Value:	\$227,340
		13982 SF	- Exempt Value:	\$0

Continue [_] Prior Year Acct [_] Next Account K09235-99 [_] Done [_]

+-----+

Book : 14318 Page: 056

Chart: 084 Ltr: Block: U Lot: 006 Unit: 001 Card: 01

Unit#:

Sale Date - m: 11 d: 19 y: 98 Is Sale Valid? (Y/N): Sale Amount: 0

Land Use: 11 Bldg Age: 0 Planning Dist: 0 Zone: Sqft: 0

Units In Sale: 0 Cama/Deed 1 to 1 (Y/N): Prt Cards (Y): Y Part-deed 0

Remarks: +7

Grantor: FINLEY THOMAS F & DOROTHY A FI NLEY

Grantee: KEYBANK NATIONAL ASSOCIATION

Last change performed by User: SWJ Via: PBOE On: 98 12 22 At: 08:15:13

+-----+

: Data Set : Land Value : Building Value : Total Value : Price Ratio :

+-----+

: (A) : 0 : 0 : 0 : 0.0 :

: (B) : 0 : 0 : 0 : 0.0 :

+-----+

: F1:Refresh Screen F2:Next Record F4:Update Record MsgWait:Menu Xmit:[_] :

: TQL Messages for DON -< >-

Anthony Wolverton

~~Momomaker~~
moument Sq
Key Bank
776-7421

Anthony
~~A~~

RPPLST6 CAMA Real Property System - Residential Display 7/21/99

RPP092 Parcel Id: 084- - U-006-001 01/01 Acct: K0923500 14:39

Property Address 3 TORRINGTON PT *800-452-8762*

Owner Name1 KEYBANK NATIONAL ASSOCIATION (l, f, i)

Name2 *Legal Dept ME. 776-7720*

Address ONE CANAL PLAZA ← *874-7387 christina*

City/State/Zip PORTLAND ME 04101

Entrance Code Land Use 11 # of Units 1

Route 159 Zone IR2 Nbhd 100 District 17 Traffic 1

Total Sq Ft

Utilities 2 Desc 84-U-6-7 Living Area 2,814

TORRINGTON AVE

PEAKS ISLAND

13982 SF

House Style 5 Year Built 1900 Total Rms 08 Total Bedrms 04

Baths Full 2 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

Attic 1 Phy Cond 3 CDU GD Heating Type 2 4 4 Wood/Coal Burn 0



Portland Water District

225 Douglass Street
 PO Box 3553
 Portland, ME 04104-3553

Tel 774-5961
 Fax 761-8307
 www.pwd.org

Test Results Report

Date: Monday, July 19, 1999

Mr. Arthur Rowe
 City Of Portland - Code Enforcement
 City Hall
 389 Congress St.
 Portland ME 04101

Job Number:

Sample # 6404

Sample Date: 07/16/1999

Location: Finitely Torrington Pt. Portland Grab

For Bacteria: A is Absence, P is Presence

Parameter	Sign	Numeric	Unit Of Measure	Nominal	Analysis Date	Minimum Detection Limit	METHOD
Fecal Coliform Mem	>	1200	per 100 mL		07/16/1999	0	SM 9222 D

Susanne Willard D.E.P.
 Fax 822 6303 copies of letter

MRS S m.
 Sec 413 chapter 38



Portland Water District

225 Douglass Street
PO Box 3553
Portland, ME 04104-3553

Tel 774-5961
Fax 761-8307
www.pwd.org

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Monday, July 19, 1999

Page 1 of 1

560 MARGINAL WAY PORTLAND ME.
Phone: 207-781-8320 EXT3601
Fax: 207-781-8321



Fax

To: Tom Reinsborough From: TREATMENT PLANT
 Fax: 174 9716 Date: January 6, 1998 7/19/99
 Phone: _____ Pages: _____
 Rec: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

Comments: Peter Rush PWD

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

July 26, 1999

Thomas & Dorothy Finley
3 Torrington Point Rd
Peaks Island ME 04108

RE: 3 Torrington Point Rd
CBL: 084-U-006&007
DU: 1

Dear Mr. & Mrs. Finley:

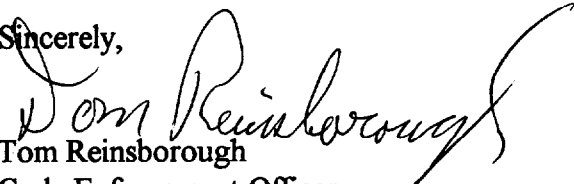
An evaluation of your property at 3 Torrington Point Rd on July 21, 1999 at or around 11:50 a.m. revealed that you have a direct discharge of untreated sewerage into the waters of the State of Maine. M.R.S.A. 413 Chapter 38.

This condition also constitutes a malfunction as defined and a violation of Section 100.8 of the Maine Subsurface Wastewater Disposal Rules.

This is a notice of violation pursuant to Section 113.2 of the rules. A contractor must be hired, and a Licensed Plumbing must obtain a permit, to redirect the waste flow to the supplied sewer pump that was brought to your property when the public sewer lines were installed a year and a half ago. Copies of contracts need to be sent to this office no later than August 1, 1999 and work is to be completed by August 23, 1999. Failure to have this violation completely corrected by this date will result in this office referring the matter to the City of Portland's Corporation Counsel for legal action and possible civil penalties as provided for in Title 30-A M.R.S.A. ss 445.2.

Susan Willard of Maine D.E.P. has expressed her concerns for a rapid resolve to this issue and at this time will defer enforcement action to the City of Portland. As I mentioned your economic position to her but if a rapid resolve is not met she will seek fines and penalties.

Sincerely,


Tom Reinsborough
Code Enforcement Officer