

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

Location of Construction:		Owner:		Phone:		Permit No: 000244	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: MAR 29	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>51</i> Type: <i>53</i> <i>BOCA 99</i>	
				Signature:		Signature: <i>Hoffses</i>	
Proposed Project Description:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Zone: CBL:	
				Approved with Conditions: <input type="checkbox"/>		Zoning Approval:	
				Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:		Signature:		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..

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: _____

PERMIT ISSUED
WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT _____ 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

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

11/2/00- went to site. Did complete inspections All complete Close-out JP

085-10103
000244

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): Brackett Ave. & Florida Street			
Total Square Footage of Proposed Structure	672 s.f.	Square Footage of Lot	20ac ±
Tax Assessor's Chart, Block & Lot Number	Owner: City of Portland 55 Portland Street Portland ME 04101	Telephone#: Robert Cook (207) 874-8300	
Chart# 85 Block# M Lot# 3			
Owner's Address: City of Portland 55 Portland Street Portland ME 04101	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work:	Fee \$ 200,000 \$ 0-
Proposed Project Description:(Please be as specific as possible) City of Portland Public Works Solid Waste Transfer and Recycling Facility. Project to include retaining walls, Hopper compactor, aggregate storage area, wood chipping, public works material storage			
Contractor's Name, Address & Telephone City of Portland Public Works Dept. 55 Portland Str, Portland ME 04101 (207) 874-8300 Robert Cook			Rec'd By
Current Use: Wooded	Proposed Use: Solid Waste Transfer Facility		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>Robert Cook</i> Cert. Sew. Mgr.	Date: 3/10/10
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Applicant: City of Portland

Date: 3/28/00

Address: Bracket Ave & Florida Ave
P.I.

C-B-L: 85-M-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - Contract Zone for Island Transfer Station

Interior or corner lot -

Proposed Use/Work - construct a Transfer Station for Peaks Island

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 - N/A

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

This is a contract zone that was created for this

very use a plan

besure the site plan is met Subject to

continued on other side

- ① Any subsequent Amendments to the approved site plan shall require approval by the Planning Board
- ② Exterior storage shall be limited to those areas specified
- ③ Hours of operation of the Transfer facility shall be limited to between 7:00 Am and 8:00 pm

A) Aggregate material may continue to be stored in the Gravel pit, but storage of such materials shall be phased out during the construction of the transfer facility and shall cease 12 months from the date on which a certificate of occupancy has been issued for a new Public Works Garage. A reclamation plan for the gravel pit shall be developed and submitted to the Planning Board for review as a condition for receiving the certificate of occupancy for the Public Works Garage

(note # 19 (F))

BUILDING PERMIT REPORT

DATE: 17 March 2008 ADDRESS: Brackett Ave. & Florida St. PI. CBL: 085-M-003

REASON FOR PERMIT: Solid Waste Transfer Facility (To Construct)

BUILDING OWNER: City of Portland

PERMIT APPLICANT: CONTRACTOR City of Portland Public Works

USE GROUP: S-1 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$200,000 PERMIT FEES: Waived

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

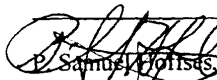
This permit is being issued with the understanding that the following conditions are met: *1, *2, *4, *11, *13, *27, *29, *32, *34, *36, *37 #31

85-M-003

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

3/13/08

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- *31. Please read and implement the attached Land Use Zoning report requirements. *Note important requirements & conditions on the zoning Devel Review Approval sheet*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *Sheet*
33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *36. Platform at Top of Stairs shall comply with Section 1014.3.2. (Minimum width of Stairway)
- *37. Floor Surface - The Floor surface on both sides of a door shall be at the same elevation. (Section 1012.1.1)
38. Hydrant location shall be approved by the Portland Fire Dept.
39. Gravel surfaces shall meet Portland Fire Dept Public Safety Standards


 P. Samuel, Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 PSH 1/26/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVILENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Accessory detached structure: Eighteen (18) feet.
(Ord. No. 29-85, § 1, 7-15-85; Ord. No. 162-89, 12-11-89)

Sec. 14-145.18. Other requirements.

[Other requirements include the following:]

- (1) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.
 - (2) *Offstreet parking:* Off-street parking shall not be required irrespective of the requirements of division 20 (off-street parking) of this article.
- (Ord. No. 29-85, § 1, 7-15-85; Ord. No. 15-92, § 14, 6-15-92)

Sec. 14-145.19. Reserved.

DIVISION 7.5. ISLAND TRANSFER STATION OVERLAY ZONE

Sec. 14-145.20. Purpose.

The purpose of the Island Transfer Station Overlay Zone is to establish an appropriate location for a transfer station for municipal solid waste and municipal public works activities. This zone shall be established through a conditional rezoning process in order to ensure the imposition of appropriate conditions for the protection of neighboring properties.
(Ord. No. 50-98, 7-20-98)

Sec. 14-145.21. Permitted uses.

The following uses shall be permitted in the Island Transfer Overlay Zone:

- (1) Municipal solid waste facilities, including compactors and storage bins, provided that the compactor shall be located within a fully enclosed structure.
 - (2) Recycling facilities, provided that all recycling areas shall be buffered and screened from neighboring properties.
 - (3) Municipal garages, material storage, and parking for vehicles.
 - (4) Maintenance of municipal vehicles and equipment.
- (Ord. No. 50-98, 7-20-98)

Sec. 14-145.22. Conditional rezoning.

Requirements for setbacks and any operational limitations shall be established as part of the conditional rezoning process.
(Ord. No. 50-98, 7-20-98)

300
300K
12922
047

Know All Men by These Presents.

That CASCO BAY ISLAND DEVELOPMENT ASSOCIATION, a charitable

Corporation organized and existing under the laws of the State

of Maine and located at Portland

in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by CITY OF PORTLAND, a body politic and corporate located in the County of Cumberland and State of Maine

the receipt whereof it does hereby acknowledge, does hereby remit,

release, burgata, mill and tithing and Farrow Quit-Claims unto the said City of

Portland, its successors

and assigns forever.

A certain lot or parcel of land situated on Peaks Island, Portland Harbor, Cumberland County and State of Maine, bounded and described as follows:

Beginning at the most northwesterly corner of land conveyed by Peter O. Cloffi to the Grantor herein by deed dated November 21, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2981, Page 123; thence N 73° -10' E, by land of owners unknown, a distance of four hundred four and sixteen hundredths (404.16) feet, more or less, to a drill hole in ledge; thence continuing N 73° -10' E, by land of owners unknown, a distance of fifty-four and forty-three hundredths (54.43) feet, more or less, to a point; thence N 55° -30' E, by land of owners unknown, a distance of six hundred fifty-seven and eight hundredths (657.08) feet, more or less, to an iron bolt; thence, N 27° -20' E, by land of owners unknown, a distance of one hundred sixty-six and twenty-nine hundredths (166.29) feet, more or less, to a point; thence N 75° -10' E, by land now or formerly owned by Helen Barry, a distance of one hundred twenty-nine and nineteen hundredths (129.19) feet, more or less, to a point; thence N 14° -50' W, by said Helen Barry land, a distance of eighty-one and twenty-one hundredths (81.21) feet, more or less, to a point; thence N 78° E, by land now or formerly of Howard W. Johnson, and land now or formerly of Leslie A. and Margaret H. Dunn, a distance of eight hundred seventy and seventy-five hundredths (870.75) feet, more or less, to a drill hole in ledge; thence continuing N 78° E, by land now or formerly of Leslie A. and Margaret H. Dunn, a distance of eighty (80) feet, more or less, to a point and an intersection with the southwesterly boundary line of land of United States Government produced northwesterly and boundary line being the first described course of Parcel A-2, so-called, as excepted and reserved, all as described in deed of land conveyed by the United States of America to Peter O. Cloffi dated August 29, 1958 and recorded in said Registry of Deeds in Book 2434, Page 46; thence S 47° E, by the said southwesterly boundary line of land now or formerly of United States Government, and said boundary line produced northwesterly, a distance of four hundred forty (440) feet, more or less, to a point in said boundary line, said last course crossing Virginia Avenue; thence S 29° W and through land of the Grantor herein, a distance of two hundred forty-eight (248) feet, more or less, to a point; thence S 73° W and through land of the Grantor herein, a distance of eight hundred thirty-two (832) feet, more or less, crossing to the westerly side of Massachusetts Avenue, to a point; thence S 21° E and through land of the Grantor herein, a distance of twelve hundred (1200) feet, more or less, and crossing Brackett Avenue to a point at or near the westerly corner of Florida Avenue and Maine Avenue; thence S 49° W and through land of the Grantor herein and generally parallel to Florida Avenue, a distance of six hundred seventy-three (673) feet, more or less, to a point; thence S 78° W through land of the Grantor herein and continuing along the northerly side of Florida Avenue, a distance of two hundred eighty-two (282) feet, more or less, to a point; thence S 5° -26' W, through land of the Grantor herein, a distance of

seven hundred thirty (730) feet, more or less, to the north side of Orway Avenue and also being the terminus of the third described course of land conveyed by Peter O. Cioffi to the said Grantor herein by deed as aforementioned; thence S 72° -14' W, along north side of Orway Avenue, a distance of four hundred thirty (430) feet, more or less, to land now or formerly of Deering Realty Company; thence, N 17° -46' W, by said land of Deering Realty Co. a distance of two hundred fifty-one (251) feet, more or less, to land now or formerly of George Collins; thence N 21° -55' W, by land of said Collins, a distance of seven hundred thirty (730) feet, more or less, to land now or formerly of Robert Edgecomb; thence N 19° -35' W, by land of said Edgecomb, a distance of one hundred thirty-one and four tenths (131.4) feet, more or less, to the southerly side of Brackett Avenue; thence N 69° -11' E, along the southerly side of Brackett Avenue, a distance of one hundred four and six hundredths (104.06) feet to a point; thence N 19° -25' W, crossing Brackett Avenue and by land now or formerly of Gilman Brackett Estate, a distance of two hundred one and one tenth (201.1) feet, more or less, to a point; thence S 70° W, a distance of twenty-eight and nine tenths (28.9) feet, more or less, to land now or formerly of Thomas McKeague; thence N 19° -43' W by land of McKeague, a distance of one hundred seventy-five (175) feet, more or less, and crossing "A" Street to the north side of "A" Street; thence S 70° -32' W, a distance of fifteen (15) feet, more or less, along the north side of "A" Street to land now or formerly of Ralph Pettingill; thence N 19° -43' W, by said land of Pettingill, a distance of one hundred thirty-five and one tenth (135.1) feet, more or less, to land now or formerly of Herman C. Littlejohn; thence N 17° -8' W, by said land of Herman C. Littlejohn, a distance of three hundred forty-five and one tenth (345.1) feet, more or less, to a copper bolt; thence N 14° -50' W, by land of owners unknown a distance of four hundred fifty-seven and twenty-three hundredths (457.23) feet, more or less, to the point of beginning.

Being a portion of the property conveyed by Peter O. Cioffi to the Grantor herein by deed dated November 21, 1966 and recorded in said Registry of Deeds in Book 2981, Page 123 and subject to all exceptions and reservations as described in a deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in said Registry of Deeds in Book 2434, Page 46.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to it the said City of Portland, its successors and assigns forever.

AND the said Grantor Corporation does COVENANT with the said City of Portland, its successors and assigns, that it will WARRANT and FOREVER DEFEND the premises to it the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

~~XX~~
~~XX~~
~~XX~~
~~XX~~

In Witness Whereof, the said CASCO BAY ISLAND DEVELOPMENT ASSOCIATION,
 has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Winthrop K. Deane

, its Treasurer
 thereunto duly authorized, this 30th day of March
 in the year one thousand nine hundred and sixty-seven,

Signed, sealed and delivered
 in presence of

Henry W. Thayer

CASCO BAY ISLAND DEVELOPMENT ASSOCIATION
 By *Winthrop K. Deane*
 Its Treasurer

Know all Men by these Presents,

123

That I, **PETER O. CIOFFI** of Trenton, in the County of Mercer and State of New Jersey,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by **CASCO BAY ISLAND DEVELOPMENT ASSOCIATION**, a charitable corporation organized and existing under the laws of the State of Maine, located in Portland, in the County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby witness, bargain, sell and convey and forever quit-claim unto the said **CASCO BAY ISLAND DEVELOPMENT ASSOCIATION**, its successors

Meine and Assigns forever,

A certain parcel or parcels of land located on Peaks Island, Portland Harbor, Cumberland County, State of Maine, bounded and described as follows:

Beginning at a point on the Atlantic Ocean, said point being on the extension of the northeasterly side of Street "D" so-called; thence along the northeasterly side of Street "D" N 52° 53' W 800 feet, more or less, and N 87° 04' W 63.0 feet, more or less, to the easterly side of 3rd Proposed Street, so-called; thence N 5° 26' E along the easterly side of 3rd Proposed Street, 385 feet, more or less, to the northerly side of Orway Avenue; thence S 72° 14' W along the northerly side of Orway Avenue, 430 feet, more or less, to land now or formerly of Deering Realty Co.; thence N 17° 46' W by land now or formerly of Deering Realty Co., 251.0 feet, more or less, to land now or formerly of George Collins; thence N 21° 55' W by land now or formerly of George Collins 730.0 feet, more or less, to land now or formerly of Robert Edgecomb; thence N 19° 35' W by land now or formerly of Robert Edgecomb 131.4 feet, more or less, to the southerly side of Brackett Street; thence N 69° 11' E along the southerly side of Brackett Street 104.06 feet, more or less, to a point; thence crossing Brackett Street and continuing by land now or formerly of Gilman Brackett Estate N 19° 25' W 201.1 feet, more or less, and S 70° W 28.9 feet, more or less, to land now or formerly of Thomas McKeague; thence by land now or formerly of Thomas McKeague N 19° 43' W 175.1 feet, more or less, crossing "A" Street, to the northerly side of said "A" Street; thence S 70° 32' W 15 feet, more or less, along the northerly side of said "A" Street to land now or formerly of Ralph Pettingil; thence N 19° 43' W by land now or formerly of said Ralph Pettingil 135.1 feet, more or less, to land now or formerly of Herman C. Littlejohn; thence N 17° 08' W by land now or formerly of Herman C. Littlejohn 345.1 feet, more or less, to a copper bolt; thence by land of owners unknown N 14° 50' W 457.23 feet, more or less, and N 73° 10' E 404.16 feet, more or less, to a drill hole in ledge; thence continuing by land of owners unknown, N 73° 10' E 54.43 feet, more or less, N 55° 30' E 657.08 feet, more or less, to an iron bolt; thence continuing by land of owners unknown N 27° 30' E 166.29 feet, more or less, N 75° 10' E 129.19 feet, more or less, N 14° 50' W 81.21 feet, more or less, N 78° E 370.75 feet, more or less, to a drill hole in ledge and N 78° E 260 feet, more or less, to the Atlantic Ocean; thence in a general southerly direction by said Atlantic Ocean 5,400 feet, more or less, to the point of beginning.

The above-described property is conveyed subject to existing easements for roads, rights of way, highways, public utilities, railroads and pipelines.

There are excepted and reserved from the above-described property certain lots or parcels of land and certain rights for the benefit of the United States of America as are more particularly excepted and reserved in a deed from the United States of America acting by and through the Administrator of General Services to Peter O. Cioffi dated August 29, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2436, Page 46.

2981/123

Being the same premises conveyed to the Grantor herein by the United States of America acting by and through the Administrator of General Services by deed dated August 29, 1958 and recorded in said Registry of Deeds in Book 2434, Page 46.

do hereby and do grant the same, together with all the privileges and appurtenances thereunto belonging to the said

CASCO BAY ISLAND DEVELOPMENT ASSOCIATION, its successors

Heirs and Assigns forever.

In Witness Whereof, I the said PETER O. CIOFFI

and DIANA W. CIOFFI

wife of the said

PETER O. CIOFFI

joining in this deed as Grantor, and relinquishing and conveying

all rights by descent and all other rights in the above

described premises have hereunto set our hands and seals this

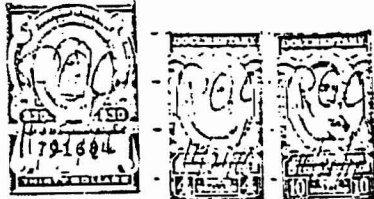
21 day of November

in the year of our Lord

one thousand nine hundred and sixty-six.

Signed, Sealed and Witnessed in presence of

Peter O. Cioffi
Diana W. Cioffi



State of New Jersey
~~State of New Jersey~~
COUNTY OF MERCER } ss.

1966

Personally appeared the above named Peter O. Cioffi

and acknowledged the above instrument to be his free act and deed.

Before me,

[Signature]
Notary Public

REGISTRY OF DEEDS, COUNTY OF MERCER, MAINE NOV 28 1966
Received at 10 H 21 H M, and recorded in
BOOK 2981 PAGE 123 *[Signature]*

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

19980087

I. D. Number

City of Portland/Larry Mead

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Sebago Tech/Owens

Consultant/Agent

856-0277 856-2206

Applicant or Agent Daytime Telephone, Fax

7/15/98

Application Date

Peaks Transfer Station Facility

Project Name/Description

Brackett Ave, Peaks Island

Address of Proposed Site

085-M-003

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) **Public Works Trans Station**
4400 40+

Proposed Building square Feet or # of Units **4400** Acreage of Site **40+** Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> P&D 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"/> Other _____ |

Fees Paid: Site Plan **\$0.00** Subdivision _____ Engineer Review _____ Date: _____

Planning Approval Status:

Reviewer **rk**

- Approved Approved w/Conditions See Attached Denied

Approval Date **9/8/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **r.knowland** **12/15/99**
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 Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

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

19980087

I. D. Number

City of Portland/Larry Mead

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Sebago Tech/Owens

Consultant/Agent

856-0277 856-2206

Applicant or Agent Daytime Telephone, Fax

7/15/98

Application Date

Peaks Transfer Station Facility

Project Name/Description

Brackett Ave, Peaks Island

Address of Proposed Site

085-M-003

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

1. prior to a building permit being issued for the public works garage, subsurface waste disposal information and ilding building elevations shall be submitted for planning staff review and approval.
2. that additional landscaping shall be planted by the applicant if tree preservation areas are disturbed during construction construction, as required by the city arborist.
3. that the proposed landscaping at the corner of brackett ave. and florida ave. be reviewed by the city arborist to make it denser, larger, and deer-proof as possible; and that the Upper A Street and Brackett Avenue site be left in its natural state by the city.

Inspections Conditions of Approval

Fire Conditions of Approval

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

19980087
I. D. Number

City of Portland/Larry Mead

7/15/98

Applicant

Application Date

389 Congress St, Portland, ME 04101

Peaks Transfer Station Facility

Applicant's Mailing Address

Project Name/Description

Sebago Tech/Owens

Brackett Ave, Peaks Island

Consultant/Agent

Address of Proposed Site

856-0277 **856-2206**

085-M-003

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 Parking Lot Other (specify) **Public Works Trans Station**

4400 **40+**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$0.00** Subdivision _____ Engineer Review _____ Date: _____

DRC Approval Status:

Reviewer **jw/rk**

- Approved**
- Approved w/Conditions** see attached
- Denied**
- Approval Date **9/8/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance **r.knowland** **12/15/99**
signature date

Performance Guarantee **Required*** **Not Required**

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

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

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

19980087

I. D. Number

City of Portland/Larry Mead

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Sebago Tech/Owens

Consultant/Agent

856-0277

856-2206

Applicant or Agent Daytime Telephone, Fax

7/15/98

Application Date

Peaks Transfer Station Facility

Project Name/Description

Brackett Ave, Peaks Island

Address of Proposed Site

085-M-003

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

1. prior to a building permit being issued for the public works garage, subsurface waste disposal information and liding building elevations shall be submitted for planning staff review and approval.
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3. that the proposed landscaping at the corner of brackett ave. and florida ave. be reviewed by the city arborist to make it denser, larger, and deer-proof as possible; and that the Upper A Street and Brackett Avenue site be left in its natural state by the city.

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Any subsequent amendments to the approved site plan shall require approval by the Planning Board.
3. Exterior storage shall be limited to those areas specified.
4. Hours of operation of the Transfer facility shall be limited to between 7:00 am and 8:00 pm
5. Aggregate material may continue to be stored in the gravel pit, but storage of such materials shall be phased out during the construction of the transfer facility and shall CEASE 12 months from the date on which a certificate of occupancy has been issued for a new Public Works Garage. A reclamation plan for the gravel pit shall be developed and submitted to the Planning Board for review as a condition for receiving the certificate of occupancy for the Public Works garage [note #19 (f) on the approved site plan].

Fire Conditions of Approval

Inspectors
PLEASE take Note ↗

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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Sebago Tech/Owens
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856-0277 856-2206
Applicant or Agent Daytime Telephone, Fax

7/15/98
Application Date
Peaks Transfer Station Facility
Project Name/Description

Brackett Ave, Peaks Island
Address of Proposed Site
085-M-003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Public Works Trans Station**
 New Building Building Addition Change Of Use Residential
4400 **40+** **Island Transfer zone**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" 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"/> Other _____ | |

Fees Paid: Site Plan \$0.00 Subdivision _____ Engineer Review _____ Date: _____

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
Reviewer **Marge Schmuckal**
Approval Date **3/28/00** 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

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

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

19980087

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Consultant/Agent

856-0277 **856-2206**

Applicant or Agent Daytime Telephone, Fax

7/15/98

Application Date

Peaks Transfer Station Facility

Project Name/Description

Brackett Ave, Peaks Island

Address of Proposed Site

085-M-003

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) **Public Works Trans Station**

4400 **40+**
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$0.00** Subdivision _____ Engineer Review _____ Date: _____

Fire Approval Status:

Reviewer **Lt. Mc Dougall**

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date **7/16/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **7/16/98**
 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 Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date