

Location of Construction: Unway Ave, Peaks Island		Owner: Cincotta, Phillip		Phone: 829-6896		Permit No 960700	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Phil Cincotta		Address: 8 Karen Lane Cumberland Ctr, ME 04021		Phone: 829-6806		Permit Issued: JUL 22 1996 CITY OF PORTLAND	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 23,000.00		PERMIT FEE: \$ 245.00	
Proposed Project Description: Construct Single Family Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 93 Type 77 Signature: [Signature]		Zone: CBL: 085-V-003 to 10	
		Signature:		Date:		Zoning Approval: 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: Mary Gresik		Date Applied For: 26 June 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't 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..

PERMIT ISSUED WITH LETTER

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 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

17 July 1996 - Permit Routed

6/26/96 829-6806

SIGNATURE OF APPLICANT [Signature]	ADDRESS: [Address]	DATE: [Date]	PHONE: [Phone]
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE [Signature]			PHONE: [Phone]

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 6

A Route

COMMENTS

9-3-96 Met owner at property. Interior of structure is going to have open ceiling. 2 bathrooms will be installed. The foundation has 6" saunas tubes. I mentioned to the owner about the sign. He said that he thought that they would be adequate. Should get an amendment for the porch which is going to extend the entire front & side of the house.

11-14-96 Deck is not completed. - Spraying is left to be done.

6-3-97 All work is completed. Ok for C of C

Inspection Record

Type	Date
Foundation: _____	_____
Framing: <u>Completed</u>	<u>9-3-96</u>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

086-A-014

Location of Construction: 536 Seashore Avenue, Peaks Island		Owner: Guy Gannett		Phone:		Permit No:	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner's agent Kirk Goodhue		Address: KK Port Island Realty POBox 7341, Portland 04112		Phone: 775-7253		Permit Issued:	
Past Use: Vacant		Proposed Use: single fam dwelling		COST OF WORK: \$		PERMIT FEE: \$ 50.00/fee	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Variance Appeal				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Zone: IR-1 CBL: 86-A-014 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: Vicki Dover		Date Applied For: April 1998					

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..
- MAY 7, 1998 Board of Appeals Hearing

APPEAL DENIED 5/7/98

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: _____

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:





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 40 Onway Ave, Peaks Island 085-V-003

Issued to Dorothy Gady

Date of Issue 04 June 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960700, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/5/98

(Date)

Inspector

R. Samuel

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

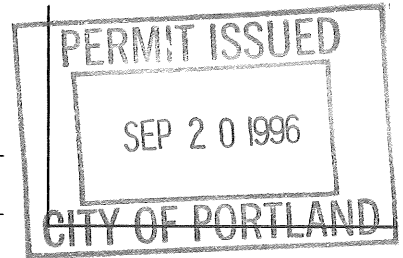
DATE: June 1, 1998

SUBJECT: Request for Certificate of Occupancy
40 Onway Avenue, Peaks Island (85-W-003 to 010)

The applicant has submitted a boundary survey for the parcel and has met the requirements of condition 14 of the site plan approval.

It is my opinion that all the conditions of site plan approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

960922



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960700 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Onway Avenue, Peaks Island Within Fire Limits? Dist. No.

Owner's name and address Phil Cincotta Telephone 829-6806

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Plans filed No. of sheets

Proposed use of building No. families

Last use No. families

Increased cost of work \$1,000.00 Additional fee \$25.00

Description of Proposed Work

Construct attached as per plans

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber - Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

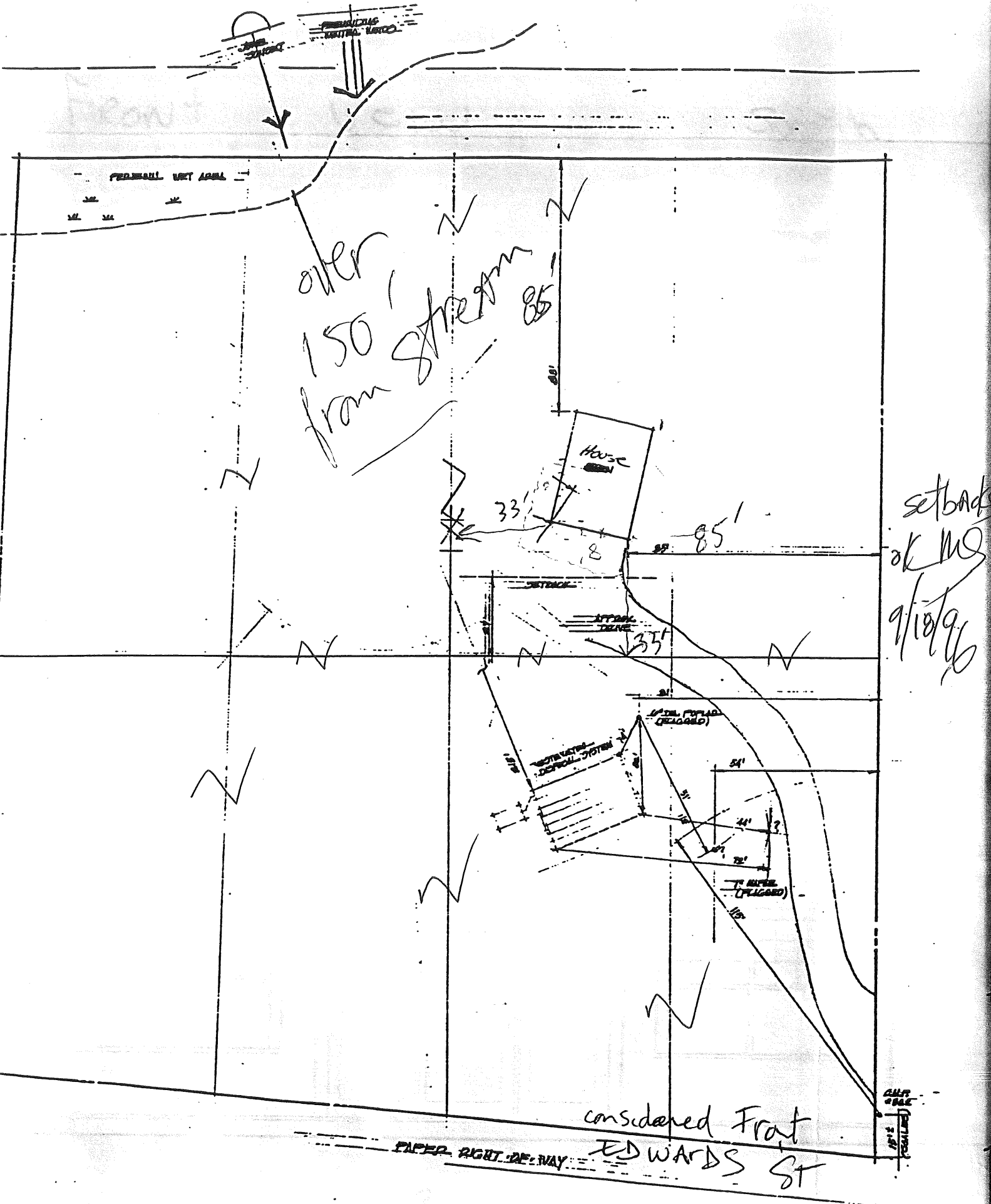
Joints and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

Approved: Signature of Owner Philip C. Cincotta

INSPECTION COPY - WHITE FILE COPY - PINK Inspector of Buildings
APPLICANT'S COPY - YELLOW ASSESSOR'S COPY - GOLDEN

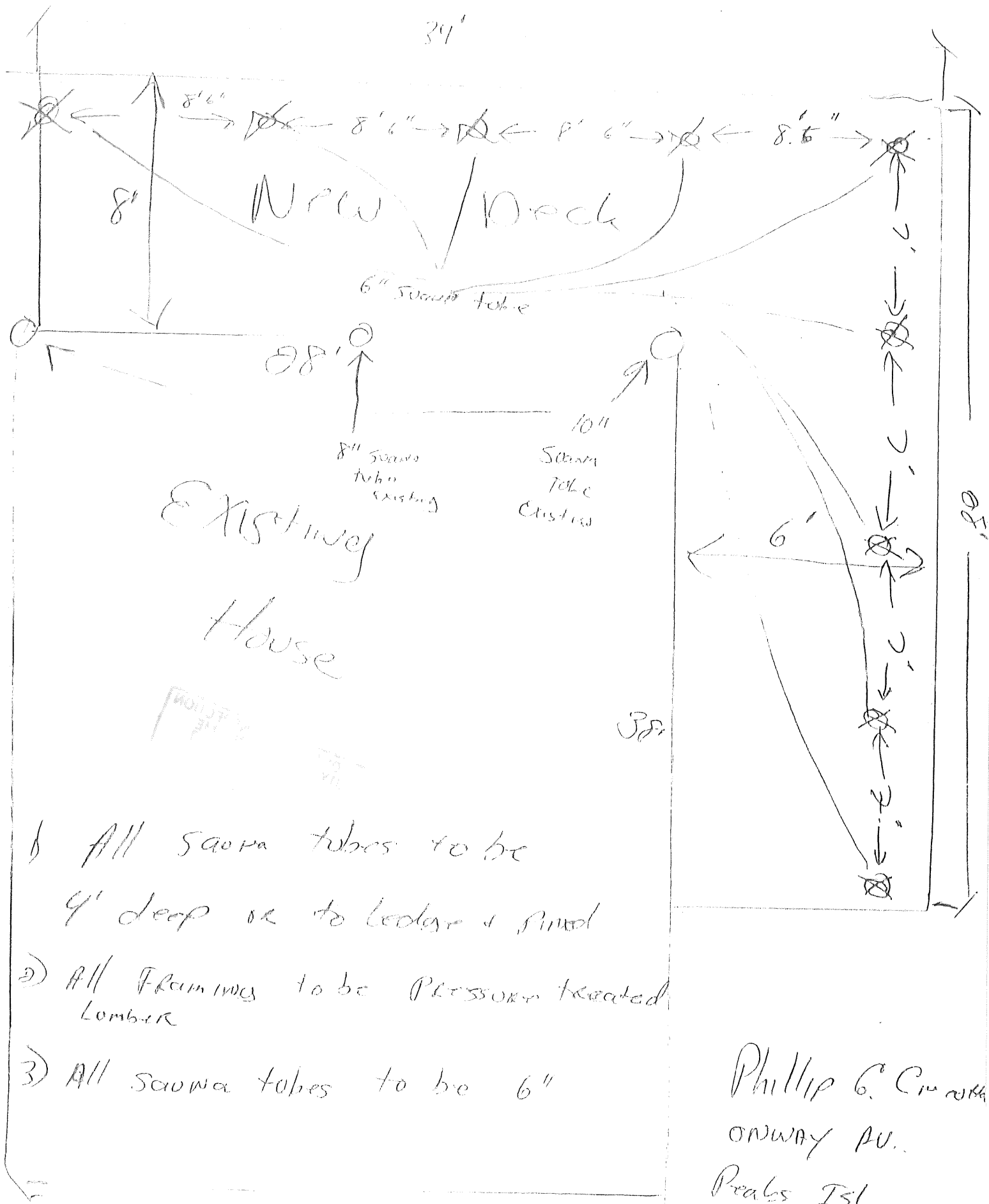


setbacks
 ok MG
 9/18/96

considered Front
 EDWARDS ST

ON WAY

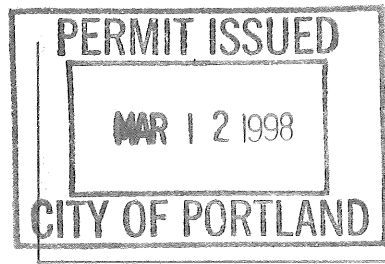




- 1) All sawna tubes to be 4' deep or to ledger & pinned
- 2) All Framings to be Pressure treated Lumber
- 3) All sawna tubes to be 6"

Phillip G. Co. with
 ONWAY AV.
 Pearls ISL

980212



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 09 March 1998 085-W-003 to 006

The undersigned hereby applies for amendment to Permit No. 960922 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 40 Onway Ave Peaks Island Within Fire Limits? _____ Dist. No. _____

Owner's name and address Cady, Dorothy Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Robert DeSousa dba Cottage Renovations Telephone _____

Architect 11 Merriam St Peaks Island, ME 04108 Plans filed _____ No. of sheets _____

Proposed use of building 1--fam 766-2920 No. families _____

Last use 1--fam No. families _____

Increased cost of work 1,000.00 ~~XXXX~~ 1,000.00 Additional fee 20.00

Description of Proposed Work

Install skylight not shown on original permit. - See plans attached
 Change contractor from Phil Cincotta to Robert DeSousa
 Change ownership of property from Phil Cincotta to Dorothy Cady

HP-OK
[Signature]

Details of New Work

[Signature]
Robert DeSousa

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

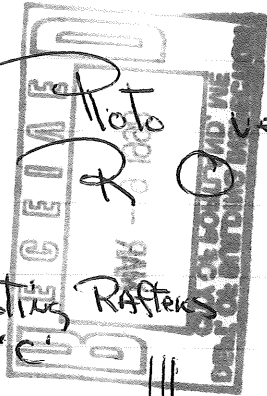
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: *ok - original application still apply 3/11/98*

Signature of Owner _____

Approved: *[Signature]*
Inspector of Buildings

Permit for Dorothy Brady



Photo

venting skylite

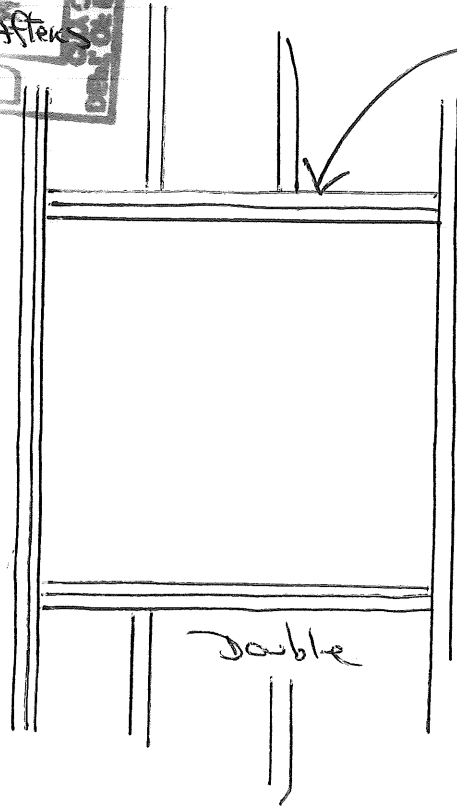
45 ⁵/₈ x 47 ¹/₄
W H

EXISTING RAFTERS
16 O.C.

Double Header

DOUBLE TRIMMER
RAFTER

Double



Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 22, 1996

Mr. Philip Cincotta
8 Karan Lane
Cumberland Ctr.
Maine 04021

RE: Onway Ave. Peaks Island (085-W 003-to 10)

Dear Sir,

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

Site Plan Requirements

Building Inspection : 1. Best management practices shall be maintained during construction. 2. Filling of material within a stream protection zone shall require a minor site plan review prior to any such work. M. Schmuckal
Dev. Rev. Coord. : Please read and implement attached standard conditions 2. See attached notice regarding erosion control requirements. 3. See attached disclaimer regarding poorly drained area. 4. Applicant shall be responsible for all environmental permits. 5. Applicant need to submit an approved - professional survey plan. J. Seymour

Building Code Requirements

1. Please read and implement items 1,7,9,11,13,14,15,16 of the attached building permit report.
2. The proposed foundation system must be pinned to the bed rock.

If you have any questions regarding these requirements, please do not hesitate to contact this office.


P. Samuel Hoffses
Chief of Inspection Services

cc : M. Schmuckal
J. Seymour

BUILDING PERMIT REPORT

DATE: 22/July/91 ADDRESS: Orway Ave. P.I. 085-16-0037010
REASON FOR PERMIT: To Construct a single family dwelling
BUILDING OWNER: Philip Piscotta
CONTRACTOR: _____ APPROVED: *1 *7 *9
PERMIT APPLICANT: _____ DENSED: *11 *13 *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

- 4 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.

- X 7. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- X 9. 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 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

X 11. Guardrail & 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, E-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

X 14. Headroom in habitable space is a minimum of 7'6".

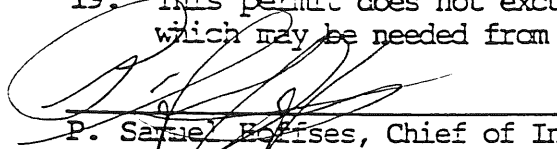
X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Saxe, Chief of Inspection Services

/el 3/16/95

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: PHILIP CINCOTTA
 ADDRESS: 8 CAROL LN, CUMBERLAND CTR. ME 04021
 SITE ADDRESS/LOCATION: ONWAY AVE, PEAKS ISLAND
 DATE: 7/15/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now ONWAY AVE, PEAKS ISLAND, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. _____ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ALL ENVIRONMENTAL PERMITS TO INCLUDE BUT NOT LIMITED TO WETLAND PERMITS ARE THE APPLICANTS RESPONSIBILITY TO DELINEATE AND OBTAIN THE NECESSARY REQUIREMENTS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR OTHER ENFORCING AGENCY.

cc: Katherine Staples, P.E., City Engineer

14. THE APPLICANT SHALL SUBMIT A STAMPED SURVEY PLAN FROM A REGISTERED /LICENSED PROFESSIONAL STATE OF MAINE SURVEYOR.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

Applicant: Phil Cincotta
Address: ONWAY AVE.
Assessors No.: 85 W-3 to 10

Date: 7/18/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1

Interior or corner lot -

Use - construct single family Dwelling 29' x 40' = 1160 #

Sewage Disposal - private - on city water

Rear Yards - 30' req. - 85' shown

Side Yards - 20' req. - (same as side st) 33' - 85' shown (towards onway)

Front Yards - 30' req. - 150'+ shown (Edwards St considered front) per owner

Projections -

Height - 1 story - less than 23'

Lot Area - 40000 # req. 95,061 #
HAS public water

Building Area -

Area per Family - ~~1 story~~

Width of Lot - 100' req. - ok

Lot Frontage - 100' req. - 100'+ shown

Off-street Parking - ok

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - NA - Zone C - map 15 of 17

Stream Protection - over 150' from Sack River

Ar. Then
M.S.
plumbing
per unit of
USE
HAVE
2002



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

I. D. Number _____

Applicant Philip Cincotta
8 Carol Ln Cumberland Ctr, 04021

26 June 1996
Application Date

Applicant's Mailing Address _____

Onway Ave, Peaks Island
Project Name/Description

Consultant/Agent Phil - 829-6806

085-W-003 to 010
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

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

1,026 GFC 1,539 Total
Proposed Building Square Feet or # of Units

95,061
Acreage of Site

IR-1
Zoning

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

- PLEASE SEE ATTACHED STANDARD CONDITIONS.
- SEE ATTACHED NOTICE REGARDING EROSION CONTROL REQUIREMENTS
- SEE ATTACHED DISCLAIMER REGARDING POORLY DRAINED AREAS.
- Applicant shall be responsible for all environmental permits
- Applicant needs to submit an approved professional survey plan.

Approval Date 7/15/96 Approval Expiration 7/97 Extension to _____ date date

Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

Address: Onway Ave., Peaks Island



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

I. D. Number

Applicant Philip Cincotta
8 Karol Ln Cumberland Ctr, 04021

Application Date 26 June 1996

Applicant's Mailing Address

Consultant/Agent Phil - 829-6806

Project Name/Description Onway Ave, Peaks Island
Address of Proposed Site 085-W-003 to 010

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): [X] New Building [] Building Addition [] Change of Use [X] Residential
Office [] Retail [] Manufacturing [] Warehouse/Distribution [] Other (specify)
1,026 GFC 1,539 Total 95,061 Zoning IR-1

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 [X] Single-Family Minor [] Other []

Fees paid: site plan 50.00 subdivision

Approval Status:

Reviewer Marge Schmuckel

- Approved [] Approved w/Conditions [X] Denied []

- 1. BEST MANAGEMENT PRACTICES shall be maintain during construction
2. Filling of material within a stream protection zone shall require a minor site plan review prior to any such work

Approval Date 7/19/96 Approval Expiration date Extension to date Additional Sheets Attached []

Condition Compliance [] signature date

Performance Guarantee [] Required* [] Not Required

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

- Performance Guarantee Accepted [] date amount expiration date
Inspection Fee Paid [] date amount
Performance Guarantee Reduced [] date remaining balance signature
Performance Guarantee Released [] date signature
Defect Guarantee Submitted [] submitted date amount expiration date
Defect Guarantee Released [] date signature

Address: Onway Ave, Peaks Island

SHORT FORM WARRANTY DEED

Phillip G. Cincotta and Mary S. Cincotta, of 46 Cumberland Avenue, North Yarmouth, Maine, FOR CONSIDERATION PAID, grants to Dorothy M. Cady, of 270 Allen Road, Pownal, Maine, with WARRANTY COVENANTS, the following described real property located on Peaks Island, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, with any improvements thereon, situated on the westerly side of Onway Avenue (sometimes known as Onway Street), Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a #5 steel rebar with cap (PLS 2246) set on the northwesterly side of Onway Avenue (or Street), said point being the southwesterly corner of the premises herein conveyed and being the northwesterly corner of land of Mary Ellen Rollins, formerly of Cincotta; thence

Turning and running NORTH 35 49' 38" WEST along the northwesterly side of Onway Avenue, a distance of one hundred sixty-four and 69/100 (164.69) feet, more or less, to a #5 steel rebar set on the southerly side of 4th Proposed Street, so-called; thence

Turning and running SOUTH 59 27' 02" WEST along said 4th Proposed Street, a distance of two hundred ninety and 32/100 (290.32) feet, more or less, to an iron pipe; thence

Turning and running SOUTH 33 01' 46" EAST a distance of one hundred sixty-four and 02/100 (164.02) feet, more or less, to a #5 steel rebar set at the southwesterly corner of the premises herein conveyed and the northwesterly corner of the premises herein conveyed and the northwesterly corner of land of said Rollins; thence

Turning and running NORTH 59 28' 48" EAST along land of said Rollins, a distance of two hundred ninety-eight and 38/100 (298.38) feet, more or less, to point of beginning.

The said parcel is also shown as Lots 216, 218, 220 and 222 on Plan of H. M. Brackett Estate recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 57 and also City of Portland Tax Map 85 Section W, Lots 3, 4, 5 and 6.

The foregoing description was taken from a plan entitled Cincotta Lot Survey Between Onway Avenue, Edwards Street and 4th Proposed Street, Peaks Island, Portland, Maine by TKM Land Surveyors, Inc. dated December 5, 1996, the premises being the 1.11 acre parcel of said plan.

Excepting and reserving therefrom, an easement granted to Central Maine Power Company and New England Telegraph and Telephone, dated November 13, 1996 and recorded in the said Registry of Deeds in Book 12871, Page 254.

Together with an easement over land of said Rollins, formerly of Cincotta, to maintain a driveway as it is presently located to service the existing dwelling on this land. Maintenance of said driveway shall be the sole responsibility of the owners of this lot benefitted thereby, and the grant shall be subject to the condition that said driveway surface shall consist or either packed gravel, dirt, grass or crushed stone. Mary Ellen Rollins and her Grantees shall have the right to use said driveway in common, but if they use it , shall share a proportionate share of maintenance and plowing, expense.

Said driveway shall not be paved with asphalt or similar paving materials.

Together with the right and easement over land of said Rollins, formerly of Cincotta, to install and maintain water lines, electrical lines and telephone or similar lines in or on said driveway, or such other location as may be agreed upon by grantees and Mary Ellen Rollins, her heirs and assigns.

Said easement rights are conveyed subject to the condition that said driveway shall be maintained in good and neat condition, and after any driveway or utility installation or repairs, the land shall be returned to a neat condition and returned to at least its former condition. Said Rollins, her heirs and assigns, shall not be responsible for any injuries suffered by grantees, their heirs and assigns, and their invites or guests, on the driveway.

Also conveyed, but without covenants of any kind, is Grantor's right, title and interest in that portion of 4th Proposed Street which abuts the premises described herein.

Also conveyed are the rights to connect the premises to the Southgate Water Association water lines as granted under the terms of an Escrow Agreement between Phillip Cincotta and Southgate Water Association of recent date, but subject to the obligations set forth in said agreement and under the rules of said Association.

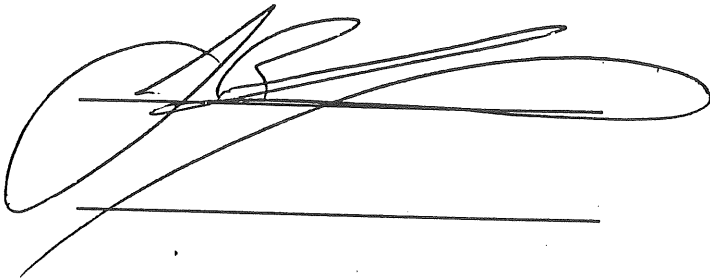
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

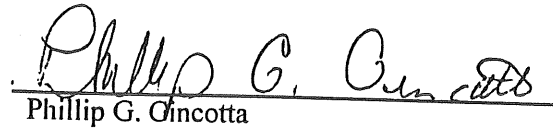
Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the Grantors herein by deed of Robert W. Coombs, dated May 1, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11925, Page 131.

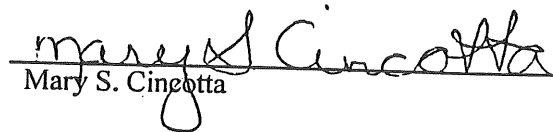
WITNESS our hands and seals this 30th day of January, 1998.

WITNESS



A large, stylized handwritten signature in black ink, appearing to be 'Phillip G. Cincotta', written over a horizontal line.


Phillip G. Cincotta

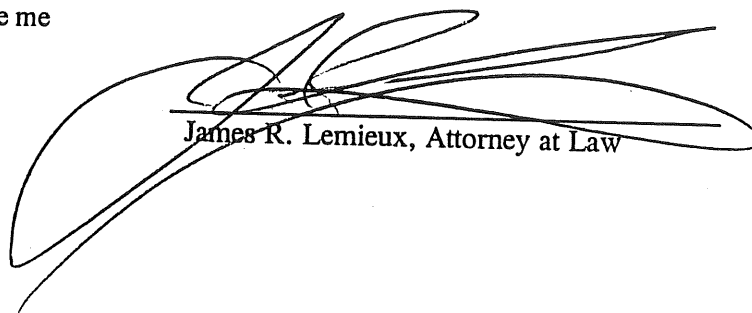

Mary S. Cincotta

STATE OF MAINE
County of Cumberland, ss

January 30, 1998

Personally appeared the above named Phillip G. Cincotta and Mary S. Cincotta and acknowledged the foregoing instrument to be their free act and deed.

Before me


James R. Lemieux, Attorney at Law