

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

INSPECTION PERMIT

Permit Number 000028
PERMIT ISSUED
MAR 28 2006
CITY OF PORTLAND

This is to certify that GILSON JAMES K & GWYNETH B GILSON TRUSTEES on behalf of

has permission to repair and replace retaining wall to be located

AT 110 ISLAND AVE, P.I. in the City of Portland, Oregon, License No. 087 00028001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 3/28/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Close
A-16-2010

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 06-0328 Issue Date: **MAR 28 2006** CBL: 087 0028001

Location of Construction: 110 ISLAND AVE PI	Owner Name: GILSON JAMES K & GWENYTH	Owner Address: 1783 SUN GAZER DR	Phone:
Business Name: 	Contractor Name: Lionel Plant Associates	Contractor Address: 98 Island Avenue Peaks Island	Phone: 2077662508
Lessee/Buyer's Name: 	Phone: 	Permit Type: Alterations - Dwellings	Zone: I-B

Past Use: Single Family Home	Proposed Use: Single Family Home/ repair and replace retaining wall to beach	Permit Fee: \$246.00	Cost of Work: \$25,000.00	CEO District: 2
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Proposed Project Description: repair and replace retaining wall to beach	<p>FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>INSPECTION: Use Group: U Type: RIP-RAP</p> <p>Signature: _____ Date: 3/28/06</p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>
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Permit Taken By: ldobson	Date Applied For: 03/10/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>Within see DEP Approval</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>see site plan exemption approval</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>with conditions</i> 3/13/06</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input checked="" type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

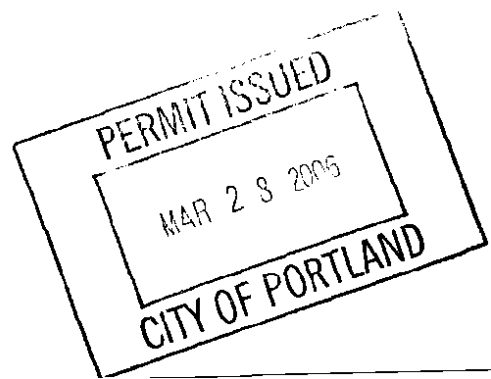
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0328	Date Applied For: 03/10/2006	CBL: 087 00028001
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Location of Construction: 110 ISLAND AVE	Owner Name: GILSON JAMES K & GWENYTH	Owner Address: 1783 SUN GAZER DR	Phone:
Business Name:	Contractor Name: Lionel Plant Associates	Contractor Address: 98 Island Avenue Peaks Island	Phone: (207) 766-2508
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ repair and replace retaining wall to beach	Proposed Project Description: repair and replace retaining wall to beach
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/13/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) All DEP requirements must be maintained during reconstruction.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 03/28/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>





General Building Permit Application

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

Location/Address of Construction: <u>110 Island Avenue Peaks Isl. ME 04108</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87 00 028</u>	Owner: <u>James Gilson</u>	Telephone: <u>7146-2638</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Lionel Plante Associates c/o Terry Mulhern 98 Island Ave Peaks Island, ME 04108</u>	Cost Of Work: \$ <u>25,000</u> Fee: \$ _____ C of O Fee: \$ <u>246⁰⁰/100</u>
Current Specific use: <u>Single Family Home</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>repair/ retaining wall replace</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Terrence Mulhern</u> Mailing address: <u>98 Island Avenue Peaks Island, ME 04108</u> Phone: <u>7146-2508</u>		<u>PLEASE DO NOT mail to homeowner!</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: <u>Terrence M. Mulhern</u>	Date: <u>3/10/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507
e-mail: lplante@maine.rr.com

February 14, 2006

Marge,

- The following is submitted for your review. Thank you in advance for your cooperation. We applied for a Maine Department of Environmental Protection permit-by-rule, a copy of which is enclosed. That permit was verbally approved by Chris Redman at the D.E.P. on December 27th, 2005. He can be reached at 822-6351.

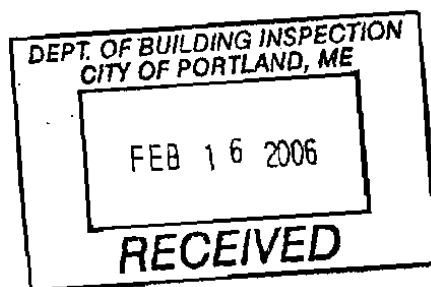
Coley and I were not certain that this paperwork was to be sent directly to you. If it is not, would you please forward it to the appropriate party?

Thanks again for your time.

Sincerely,



Terry
LPA Inc.



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

PLEASE TYPE OR PRINT IN BLACK INK ONLY

JAMES Gilson		110 Island Avenue	
Peaks Island		Maine	
04108	207-766-2638	Peaks Island	
United States	087	028	Portland Harbor
L.P.A. Inc.			207-766-2508
Casco Bay Ferry Terminal to Island Ave, turn left,			
9 th building down on left hand side, approx. 25 mi from			
ferry dock.			
Install rip rap retaining wall above high water			
mark, rebuild side area w/ crushed stone, fabric, gravel + topsoil.			
Remove slid clay pile from beach. X			

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

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adjacent to Protected Natural Res. | <input checked="" type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (14) REPEALED |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension |
| <input type="checkbox"/> Sec. (8) Movement of Rocks or Vegetation | <input checked="" type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$55 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach all other required submittals as outlined in the PBR Sections checked above.

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 RECEIVED

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

[Signature] December 9th 2005

Keep a copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

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

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-8300

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

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

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	

NOAA
Portland

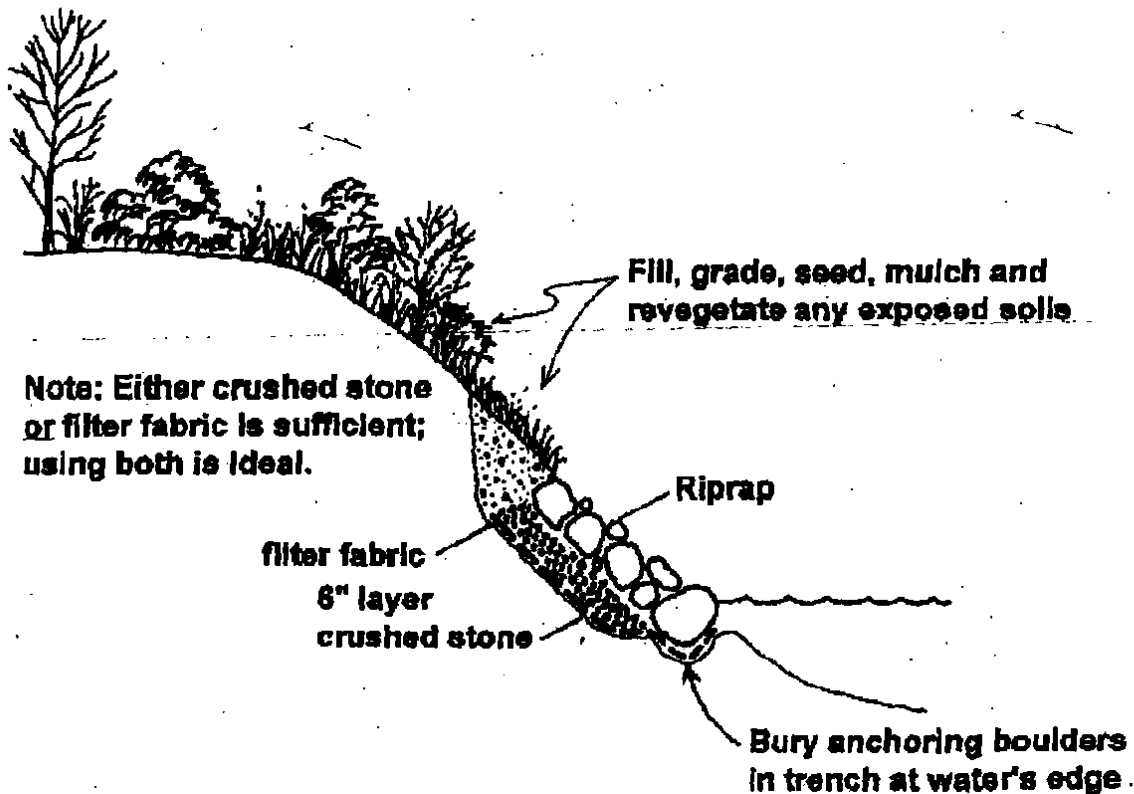


Additional
Information

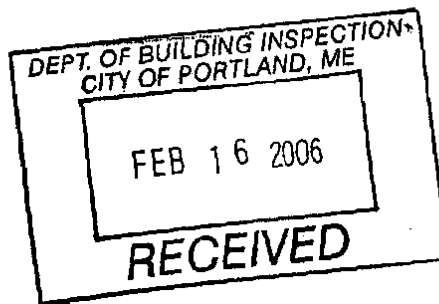
LIONEL PLANTE ASSOCIATES
98 ISLAND AVENUE
PEAKS ISLAND, ME 04108

For Gilson Job - Peaks Island P.B.R. application
date: 12-09-2005

SLOPING BANK RIPRAP



**Note: Either crushed stone
or filter fabric is sufficient;
using both is ideal.**





671

N^o 87
PEAKS ISLAND

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 20'
REVISION 11-1-78
THE YEAR 1978

↑
GILSON
PROPERTY

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 16 2006

RECEIVED

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507
e-mail: lplante@maine.rr.com

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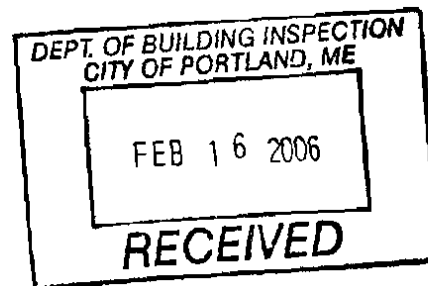
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Install rip rap retaining wall above high water mark, rebuild side area w/ crushed stone, fabric, gravel : topsoil. Remove slid clay pile from beach. X			

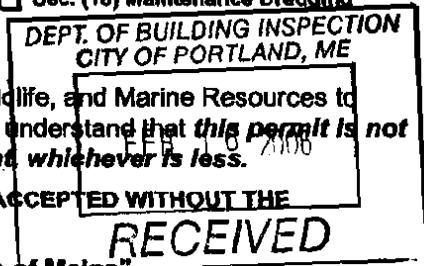
(CHECK ONE) This project: does does not involve work below mean low water.

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

- | | | |
|---|---|---|
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I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

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- Attach all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

[Signature] December 9th 2005

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

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

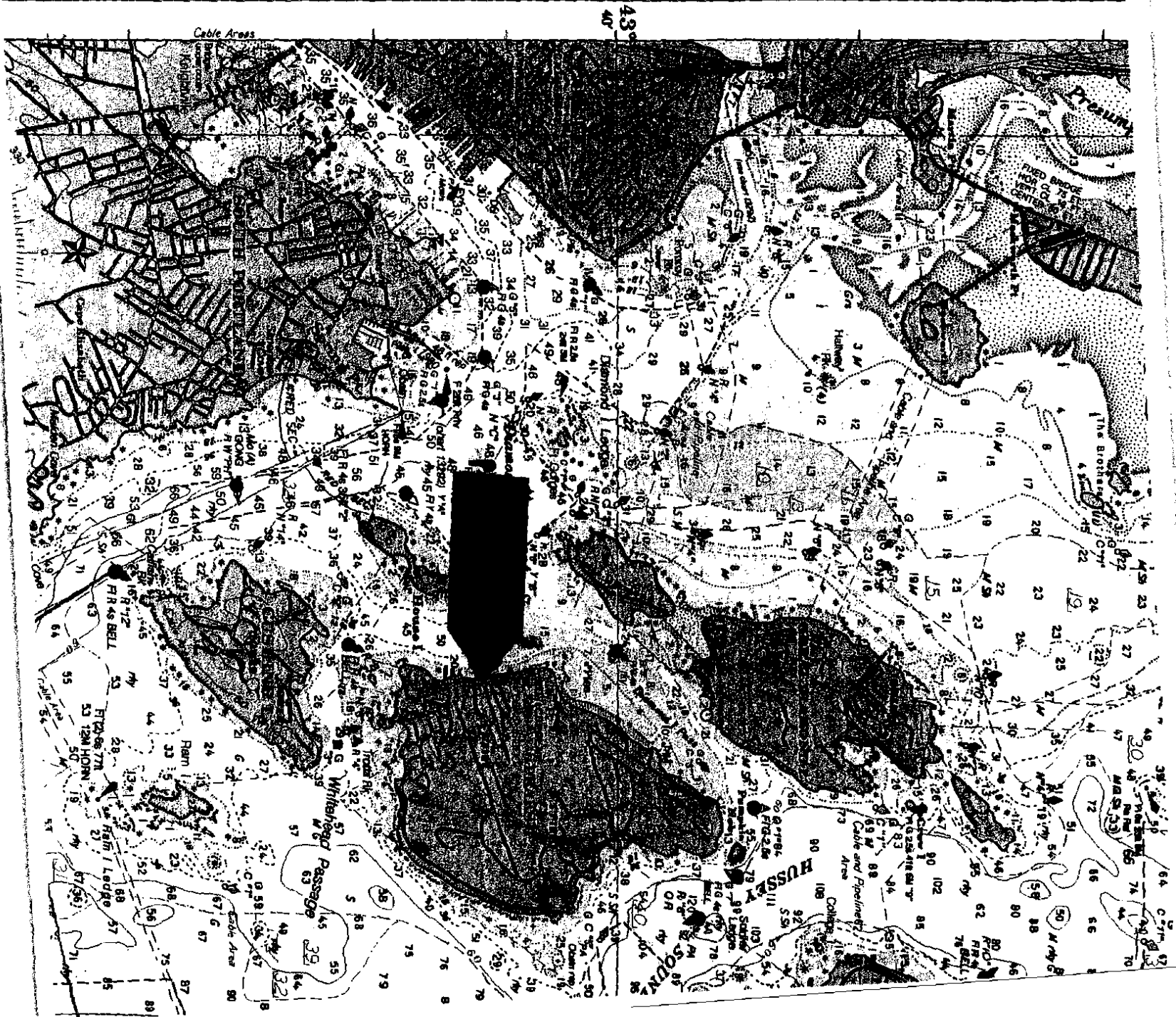
OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos

NOAA CHART #13290 "CASCO BAY"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 16 2006

RECEIVED

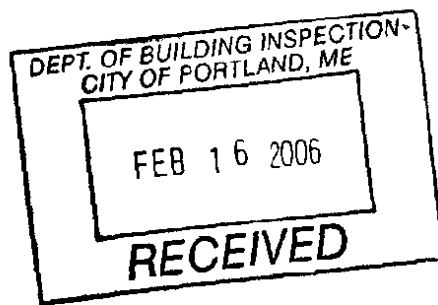
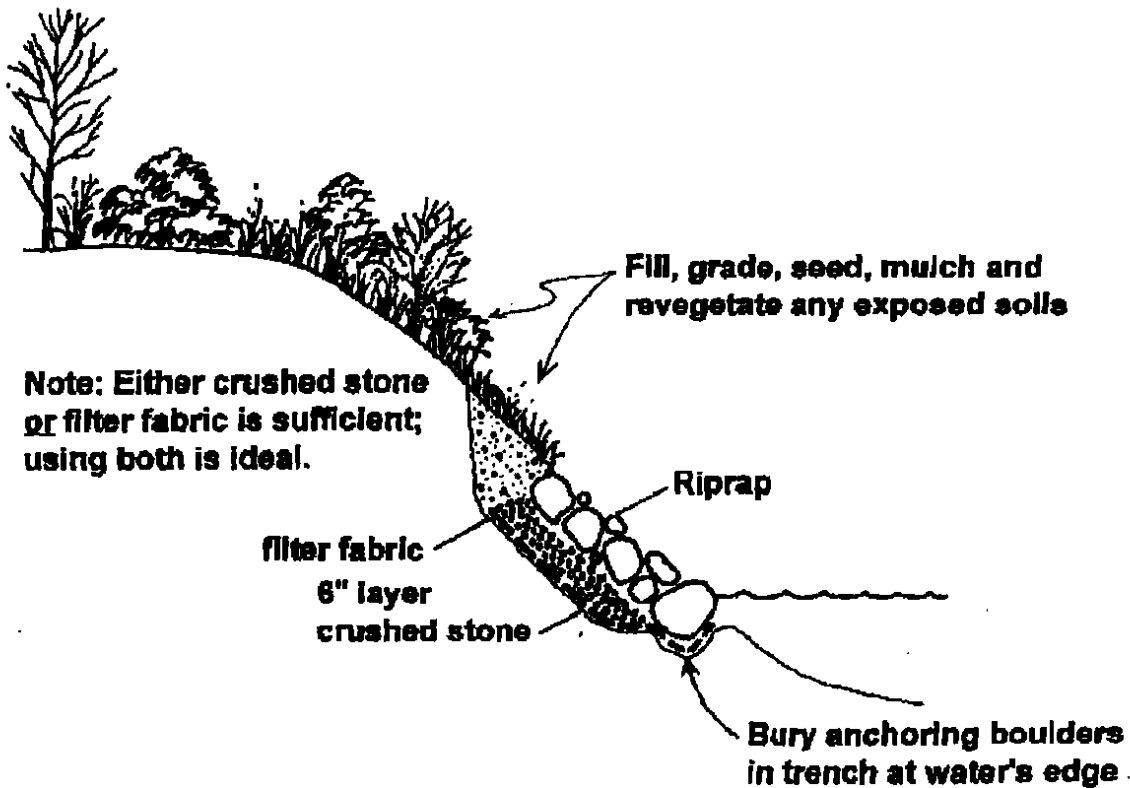


Additional
Information

LIONEL PLANTE ASSOCIATES
98 ISLAND AVENUE
PEAKS ISLAND, ME 04108

For Gilson Job - Peaks Island P.B.R. application
date: 12-09-2005

SLOPING BANK RIPRAP





6711

No 87
PEAKS ISLAND

CITY OF PORTLAND
DEPT. OF BUILDING INSPECTION
1000 MARKET ST. 3RD FL.
PORTLAND, ME 04102

↑
GILSON
PROPERTY

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 16 2006

RECEIVED

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

P-SMRE

DEC 22 2005

PLEASE TYPE OR PRINT IN BLACK INK ONLY

370028

JAMES Gilson		110 Island Avenue	
Peaks Island		Maine	
04108	207-766-2638	Peaks Island	
United States	087	028	Portland Harbor
L.P.A. Inc.		(include address)	207-766-2508

Casco Bay Ferry Terminal to Island Ave., turn left,
9th building down on left hand side, approx. 25 mi from
ferry dock.

Install rip rap retaining wall above high water
mark, rebuild side area w/ crushed stone, fabric, gravel + topsoil.
Remove slid clay pile from beach.

(CHECK ONE) This project: does does not involve work below mean low water. *See additional revised description (CR)*

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

- | | | |
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- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature: *[Signature]* Date: December 19th 2005

Keep a copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

- | | | | |
|--|---|---|---|
| AUGUSTA DEP
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111 | PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300 | BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570 | PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477 |
|--|---|---|---|

OFFICE USE ONLY	Ck.# 20417	Date 12-22-05	Staff CR	Staff	After Photos
PBR # 39666	FP 55.00	Acc. Date 12-28-05	Def. Date		

39666



LIONEL PLANTE ASSOCIATES

DATE: DECEMBER 28, 2005

RE: GILSON JOB

Send to: D.E.P. -- PORTLAND
Attention: CHRIS REDMAN
Office Location: CANCO ROAD
Fax Number: 207-622-6303

From: COLEMAN MULKERN
Office Location: PEAKS ISLAND
Phone Number: 207-766-2508
Number of Pages, Including Cover: 2

URGENT REPLY ASAP PLEASE COMMENT PLEASE REVIEW FOR YOUR INFORMATION

COMMENTS:

Good morning Chris,

Per our phone conversation I would like to clarify what I intend to do with the riprap "retaining wall." I used this term to describe the riprap I intended to install per D.E.P. publication # DEPLW96-24. (See enclosed drawing). These riprap stones shall be placed at a slope of approximately 2:1 and no higher than expected waves during coastal storms (approximately 3' above sand).

The remainder of the washed out area shall be filled with geotextile and crushed stone as depicted, compacted gravel to a subgrade of 12" below surface grade then 12" of loam to finish grade. The loam shall be seeded and we will revegetate it. If work is done prior to the spring growing season then loamed area shall be protected with suitable erosion control blankets, otherwise standard mulch. I hope this answers all of your questions, if not, please give me a call.

Thank you,

Coleman A. Mulkern

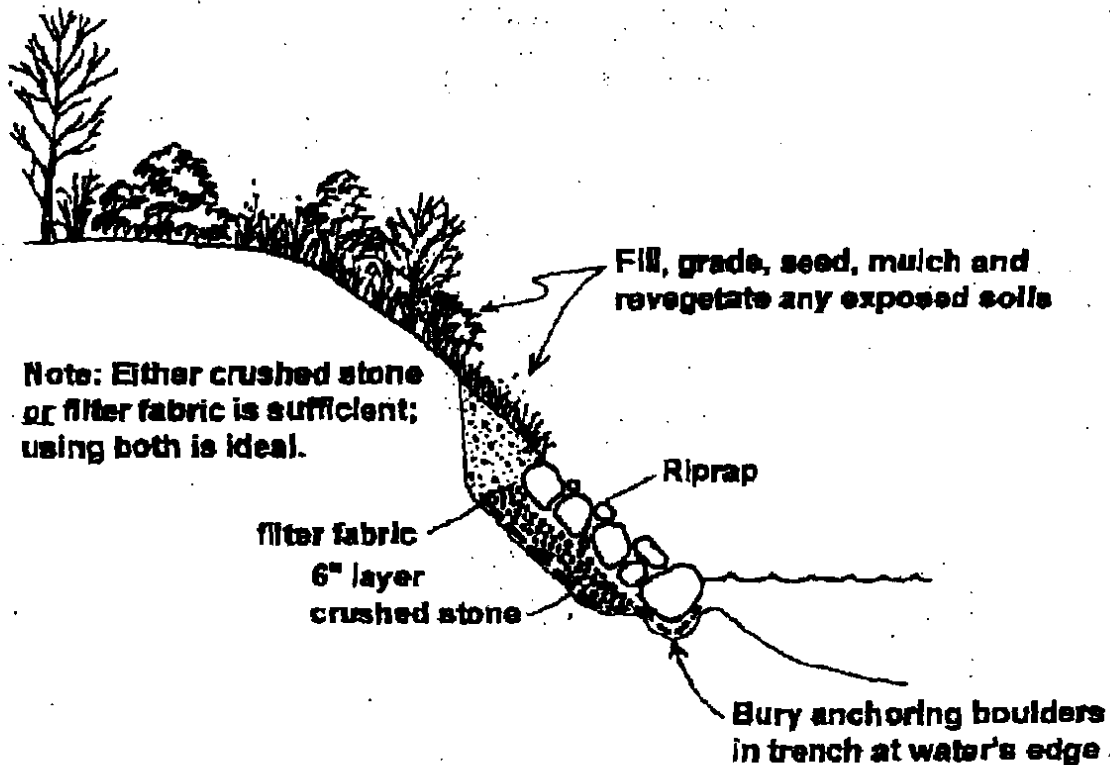
fax cover

Additional
Information

LIONEL PLANTE ASSOCIATES
98 ISLAND AVENUE
PEAKS ISLAND, ME 04108

For Gilson Job - Peaks Island P.B.R. application
date: 12-09-2005

SLOPING BANK RIPRAP



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Foundation Inspection: | Prior to placing ANY backfill |
| <input type="checkbox"/> Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

Date


Signature of Inspections Official

Date

CBL: 08700028

Building Permit #: 060328



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

JAMES GILSON

FEBRUARY 14, 2006

Applicant

Application Date

110 ISLAND AVE. PEAKS ISLAND, ME 04108

EROSION REPAIR

Applicant's Mailing Address

Project Name/Description

LPA INC. 98 ISLAND AVE. PEAKS ISL.
Consultant/Agent/Phone Number 766-2508

110 ISLAND AVE. PEAKS ISLAND
Address of Proposed Site

CBL: 087 00 LOT 28

Description of Proposed Development:

INSTALL RIP RAP RETAINING WALL ON APPLICANT'S PROPERTY AND RESTORE WASHED OUT SECTION OF BANK PER D.E.P. RECOMMENDATIONS (SEE ENCLOSED DRAWING #DEPLW91a-24)

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A









