

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

Location of Construction: 10 Trefethan Ave, Peaks Isl		Owner: Trefethan Evergreen Improvement Assoc.		Phone: 766-5513	Permit No: 981316
Owner Address: SAA 04108		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Waterman Marine Brunswick, ME		Address: 725-8136		Phone:	
Past Use: Club Use		Proposed Use: Same		COST OF WORK: \$ 79,000.00	PERMIT FEE: \$ 370.00
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: Repair decks/add-replace pilings-mooring-floating docks				Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Permit Taken By: SP		Date Applied For: 17 September 1998			

PERMIT ISSUED
Permit Issued:
NOV 18 1998
CITY OF PORTLAND

Zone: **CBL:** 090-L-006

Zoning Approval:
[Handwritten]

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: *[Signature]*

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

06 November 1998
17 September 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

COMMENTS

9/19/06

Cloud

aj

Inspection Record

Type	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): Trefethen Ave Peaks Island, ME			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 90 Block# L Lot# 6		Owner: Trefethen Evergreen Improvement Assoc.	Telephone#: 766-5513
Owner's Address: Trefethen Ave P.I ME		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$70,000⁰⁰ Fee \$370⁰⁰
Proposed Project Description: (Please be as specific as possible) Repair docks, add/replace pilings/moorings/Flacking Docks			
Contractor's Name, Address & Telephone: Waterman Marine/Brunswick, ME 207-725-8136			Rec'd By
Current Use: Club Use		Proposed Use: Club Use	

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.

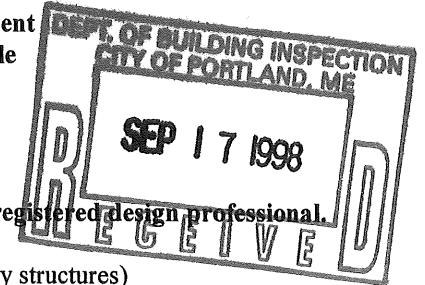
Certification

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: David S. Norton 766-5513 766-2697	Date: September 16, 1998
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 17 NOV. 98 ADDRESS: 10 Trefethen Ave. P.I. CBL 090-2-006
REASON FOR PERMIT: Reno - on decks / moorings / pilings / docks.
BUILDING OWNER: Trefethen Evergreen Imp. Assoc.
CONTRACTOR: Waterman Marine Brunswick, ME.
PERMIT APPLICANT: D. Norton
USE GROUP U1 BOCA 1996 CONSTRUCTION TYPE _____


CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *32

- X1. 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. (A 24 hour notice is required prior to inspection)
- 2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)

- 12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 13. 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. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 16. 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/1996), 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
 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. (Interconnection is required) Section 920.3.2
- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. 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).
- 27. 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)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 31. *IT Appears all permits To do This work are in order (Corp. of Army Eng. Harbor Commissioners and DEP.) Therefore This permit authorizes The proposed work as stated.*
- 32. _____
- 33. _____


 Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator



20 August, 1998

Mr. David Norton
TEIA, Peaks Island
Maine.

TEIA Pier & Float Systems

Dear David,

I write to you in response to your Association's request for an analysis of your current dock system and suggestions for future improvement. The following is a summary of our findings and recommendations:

Analysis and Observations

The whole system with the exception of the pier itself appears to have reached a state where some of the components either require substantial repair or have reached the end their useful life.

Specifically most of the floats require attention or should be retired. The 10' x 31' floats appear to be repairable but will have to be examined when on shore this fall. Their condition and useful life remaining will depend upon the status of their hardware fastenings.

For the time being they have been secured by the addition of two concrete mooring blocks

secured with chain and rope.

The 8' x 20' floats are not repairable and should be retired.

The dingy float appears to be in very poor condition and has likely reached the end of its useful life. The fastenings appear to have failed and the foam holders do not appear to have any integrity.

The ramp has lost some of its strength and appears to be repairable with some structural assistance and the replacement of the handrail .

The pilings (3 sets of two) have all been subject to considerable stresses as a result of the system configuration , with the middle set being worn to the extreme. The other two sets of pilings appear to have some integrity but should be examined under water to determine the degree of useful timber remaining.

The pier appears to be in good condition with the handrail requiring attention in several places. As you are aware the deck should be raised 16" to 24" to keep it out of storm tides and storm surge. Before any estimate of the cost for this work can be done we

Stephen Cove, P.E.



recommend that you retain the services of a diver to examine the condition of the pilings. In the event that their condition has deteriorated significantly we would suggest that they be replaced .

Recommendations

A repair and replacement program should be initiated to permit the Association to budget the repairs and capital cost of new floats and associated infrastructure work to meet the foreseeable requirements of the Association and system usage. We would normally suggest that improvements commence with work from the shore outward. Depending upon your needs and budget availability, the prosecution of all of the improvements we will suggest will likely involve substantial cash outlays. Work on repairs to the pier need not be attended to first but would result in a more orderly construction program .

Proposal

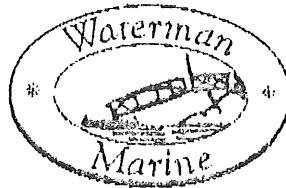
Please review the attached sketch in conjunction with this section of the report.

1. Raise pier deck and extend 30' seaward.
2. Drive new pilings to support new configuration (+- 14).
3. Repair existing ramp
4. Repair existing floats - 10' x 31'
5. Construct ~~two~~ new floats - 12' x 32'
6. Construct a new ramp - 32' x 32' ^{three (3)}
7. Install new moorings with required chain & hardware (3)

Most of the work outlined can be done off-season to cause minimal disruption to system usage. Please provide me with your comments and observations after you have had the opportunity to review this report. I trust you will find this helpful.

Yours truly

Peter F. Spencer



Custom Docks, Ramps & Float Systems

21 August, 1998
David Norton
TEIA, Peaks Island
Me.

TEIA Pier & Dock System Improvements

Dear David,
Proposal for Dock System costs:

Ramp: 32' x 32" old fashioned handrail, heavy duty custom steel pivots on both pier & float	\$3,870.
Floats: 12' x 32', fully foamed for stability, height at deck to match existing 10' x 31' floats, wooden bollards & cleats, D-channel boat bumper on exposed sides, heavy shoes for sitting on ledge or beach during winter storage @ \$9400 per, x 3	\$28,300.
Pilings: Southern yellow pine, 8" minimum tip diameter, treated .80 CCA, driven to refusal (6' minimum) @ approx \$850 per x 14 (more depending upon underwater survey)	\$11,900.
Moorings: 2250 lb. high strength concrete with appropriate galvanized hardware, 1/2" chain & nylon rope to secure to floats @ \$1,700 x 3	\$5,100.
Misc: Design, engineering, transportation, set-up, clean up	\$2,950.
Total, new construction costs	\$52,120.

Other: Pier extension 30'; cost will not be determinable until an underwater survey of the condition of the piling supports of the existing pier have been concluded \$ 8,500
Ramp repair (existing); time & materials. See report for details

Float repairs (2 x 10' x 30'); time & materials. See report for details

Raising the pier deck; time & materials ; to include either stairs or inclined deck section to meet existing club veranda \$ 8,000 - 10,000

Est \$ 70,000 or
Total

Phase II: Piling/Raising Pier/Extend Pier: \$ 30,000 or
To be completed

Notes: All structural wood except pilings is 0.4 lb. CCA pressure treated southern yellow pine; all decking and handrails are western red cedar. All hardware is hot dipped galvanized or equivalent in strength and longevity. Fall 1998

Terms of payment: for new construction, 50% at time of contracting, 30% upon completion of construction of components, balance upon installation & completion.

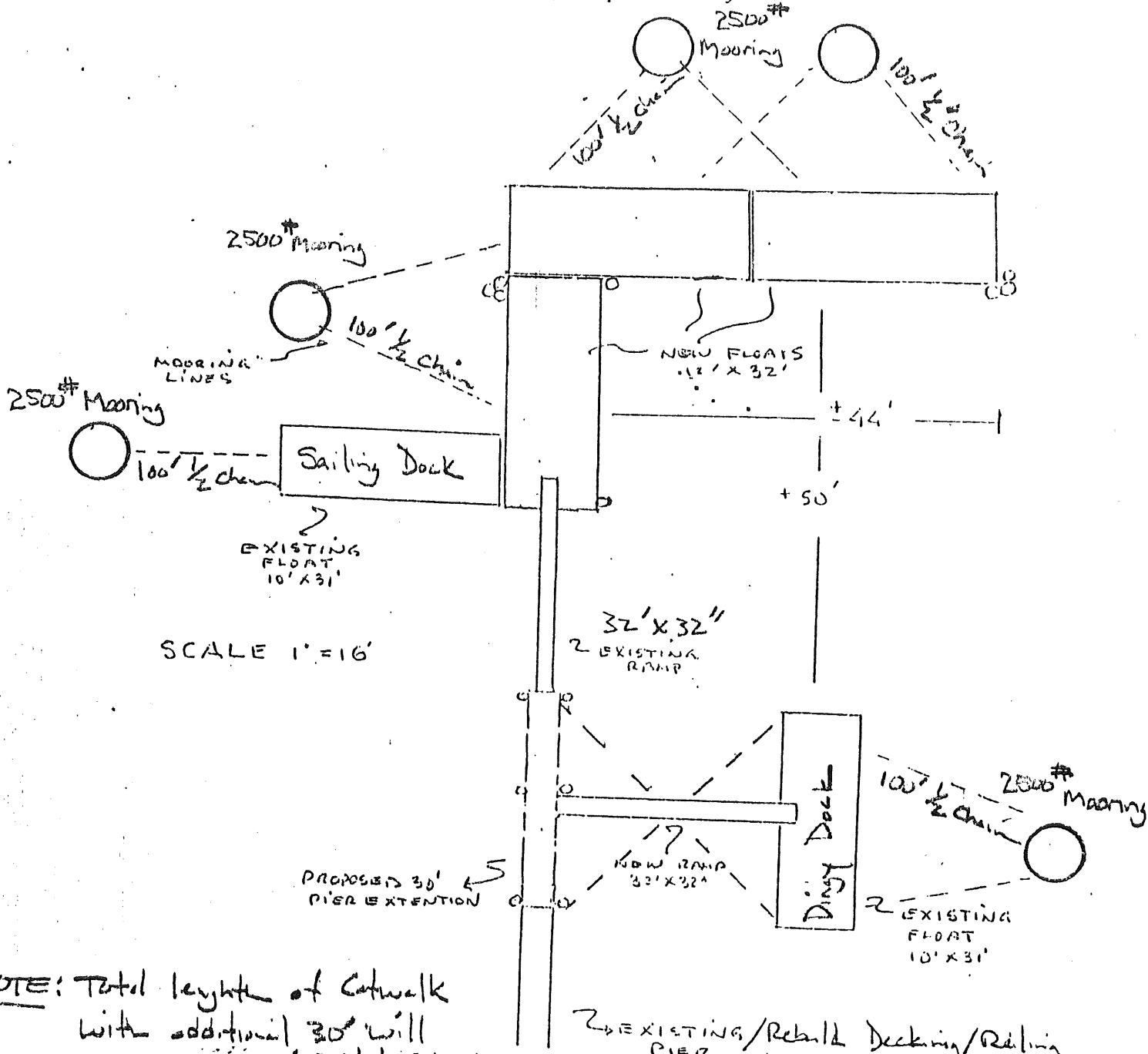
The figures for costs as quoted are valid for 60 days from the date

WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Harpswell, ME
(207) 725-8123 / Fax: (207) 725-8136



Custom Docks, Ramps & Float Systems



NOTE: Total length of Catwalk with additional 30' will now be 105'. Total Catwalk Dock area will extend 101' from the front of the Club House

EXISTING/Rebuild Decking/Railing Level with Deck Attached to The front of the Club House

WATERMAN MARINE CORPORATION

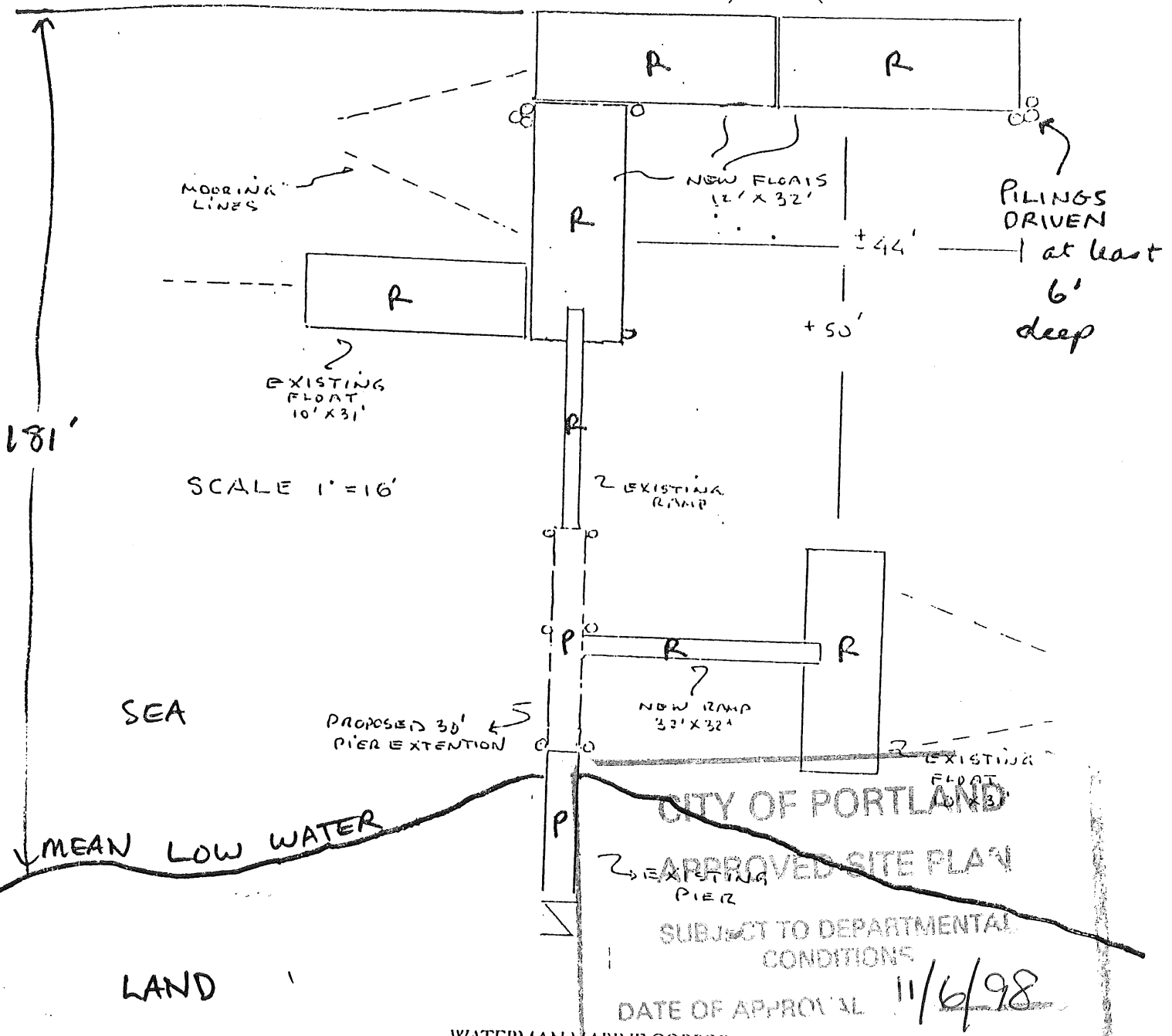
Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Hapswell, ME (207) 725-8123 / Fax: (207) 725-8136

TEEA / Proposed Catwalk/Dock



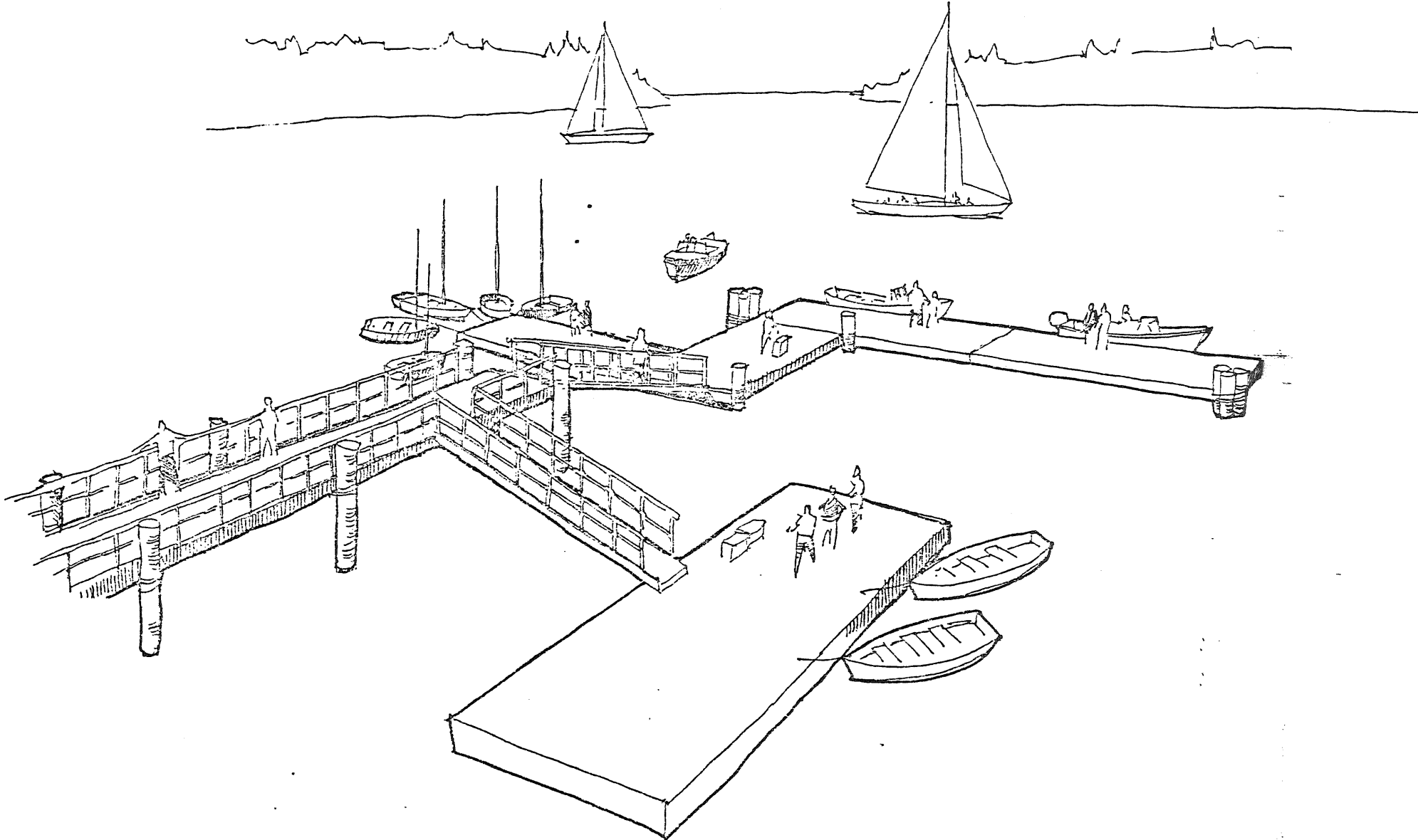
Custom Docks, Ramps & Float Systems

P = permanent structures
 R = removed



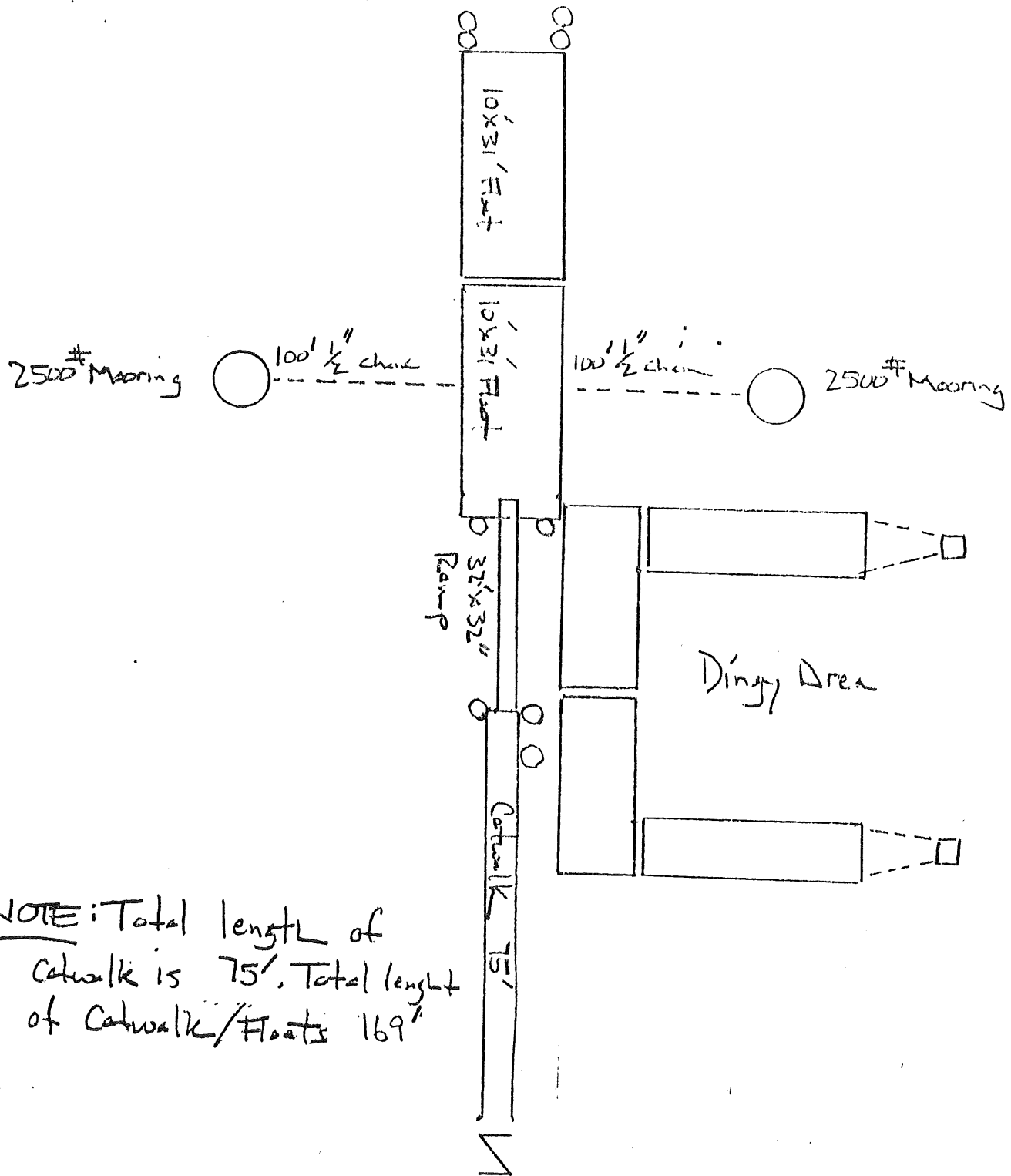
Proposed T.E.I.A. Dock Facility

Waterman Marine: Architect/Builder



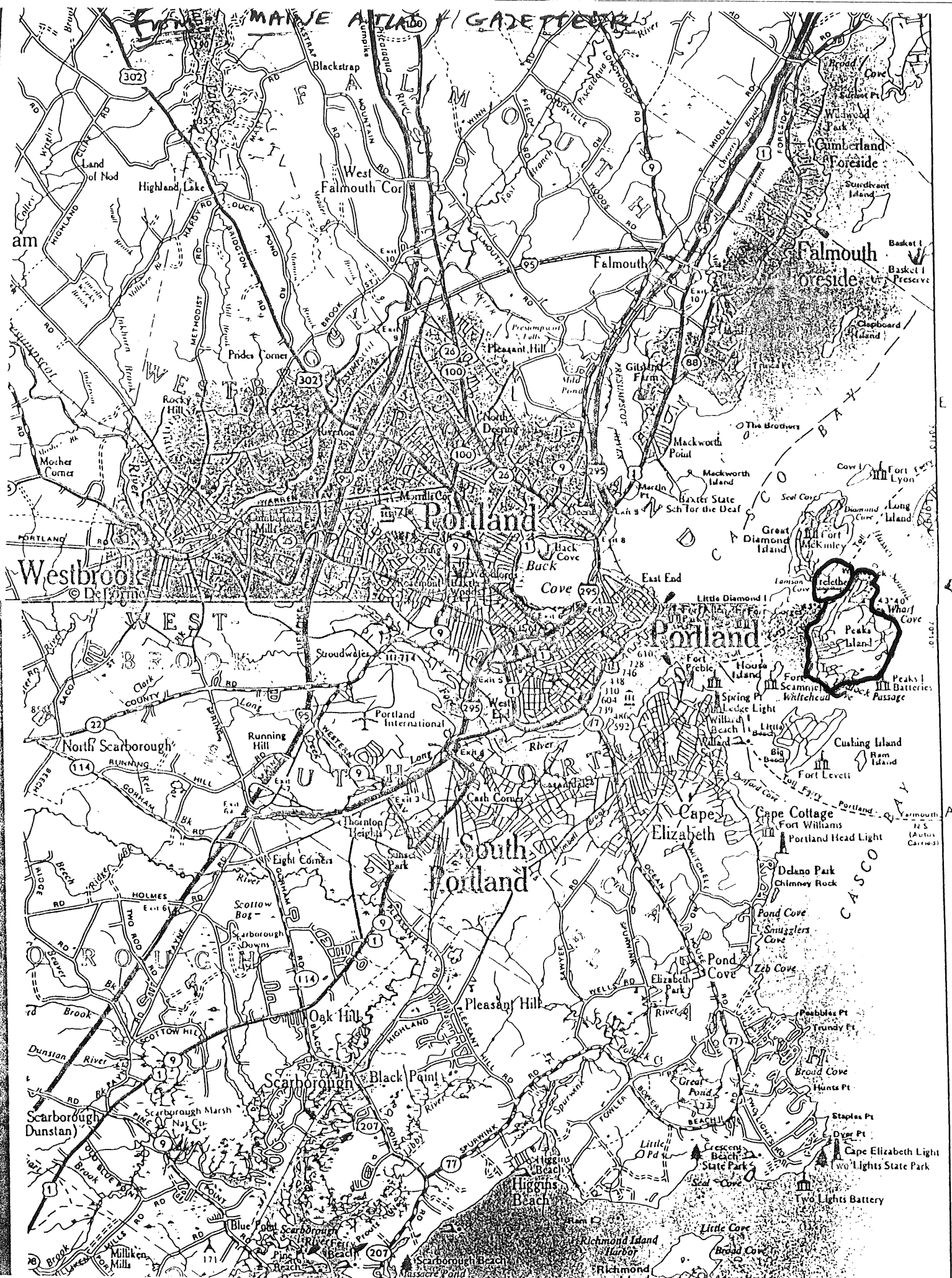
9/4/98

TEHD/Existing Catwalk/Dock

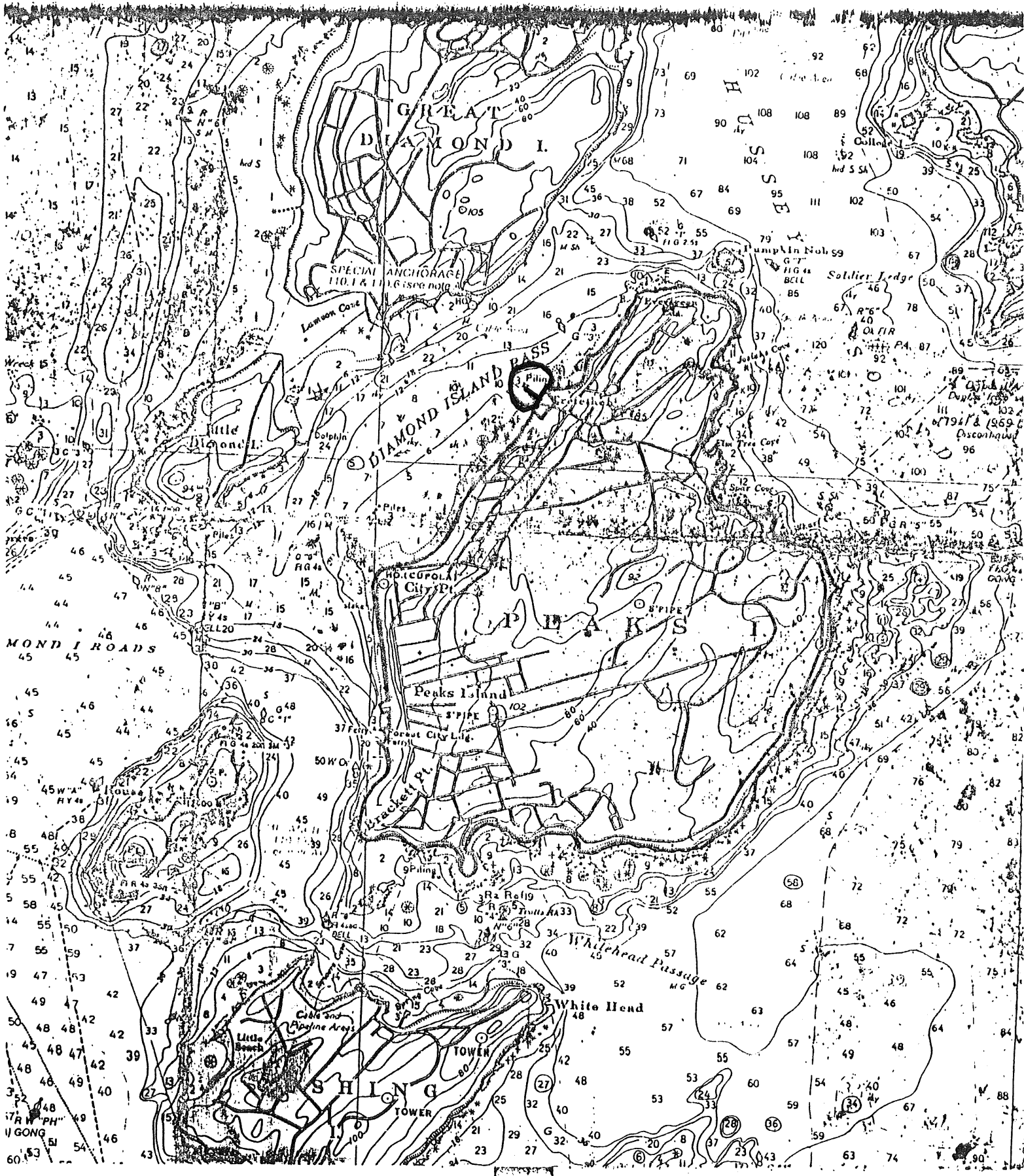


NOTE: Total length of catwalk is 75'. Total length of catwalk/floats 169'

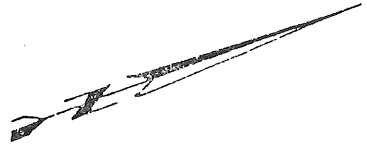
MAINE ATLAS & GAZETTEER



From: Nautical Chart

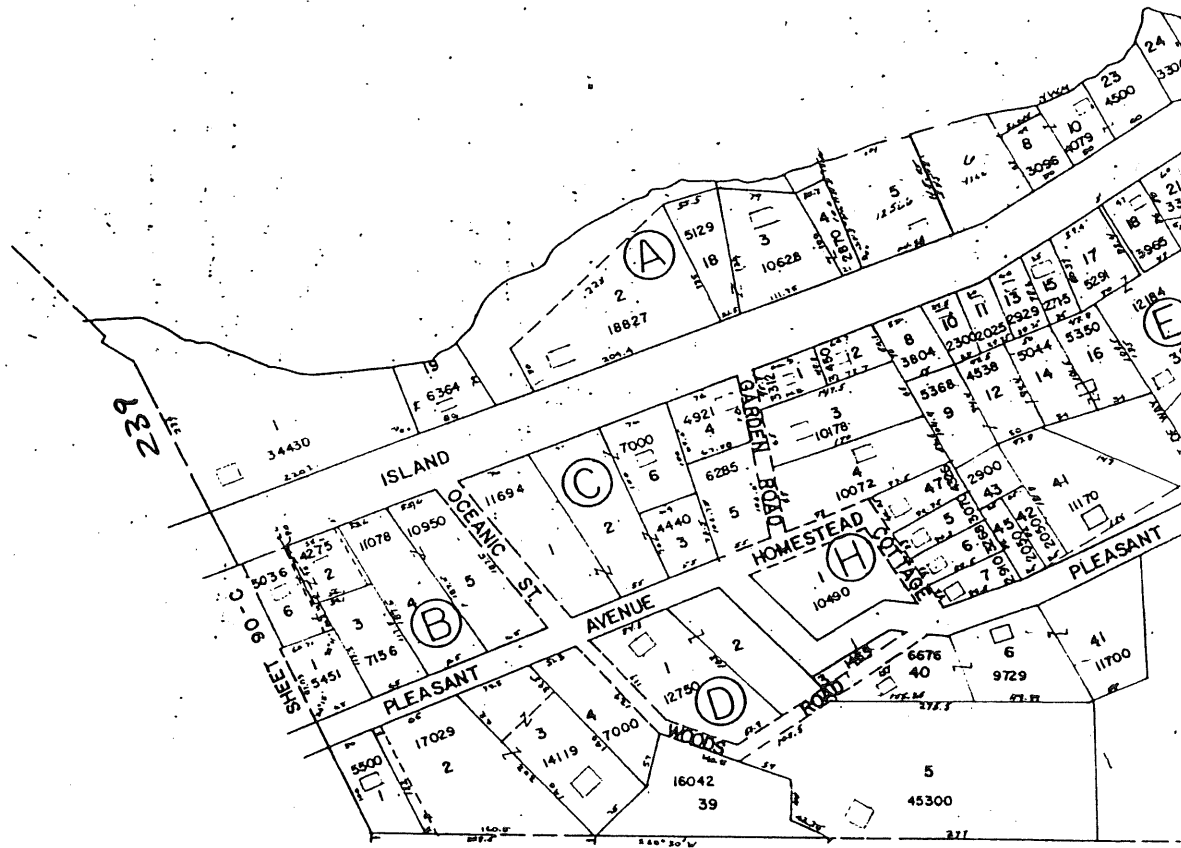
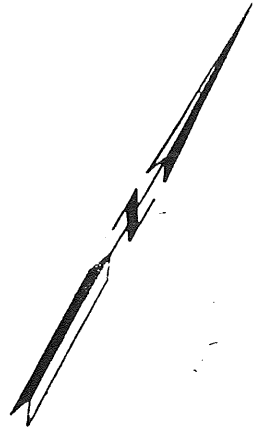


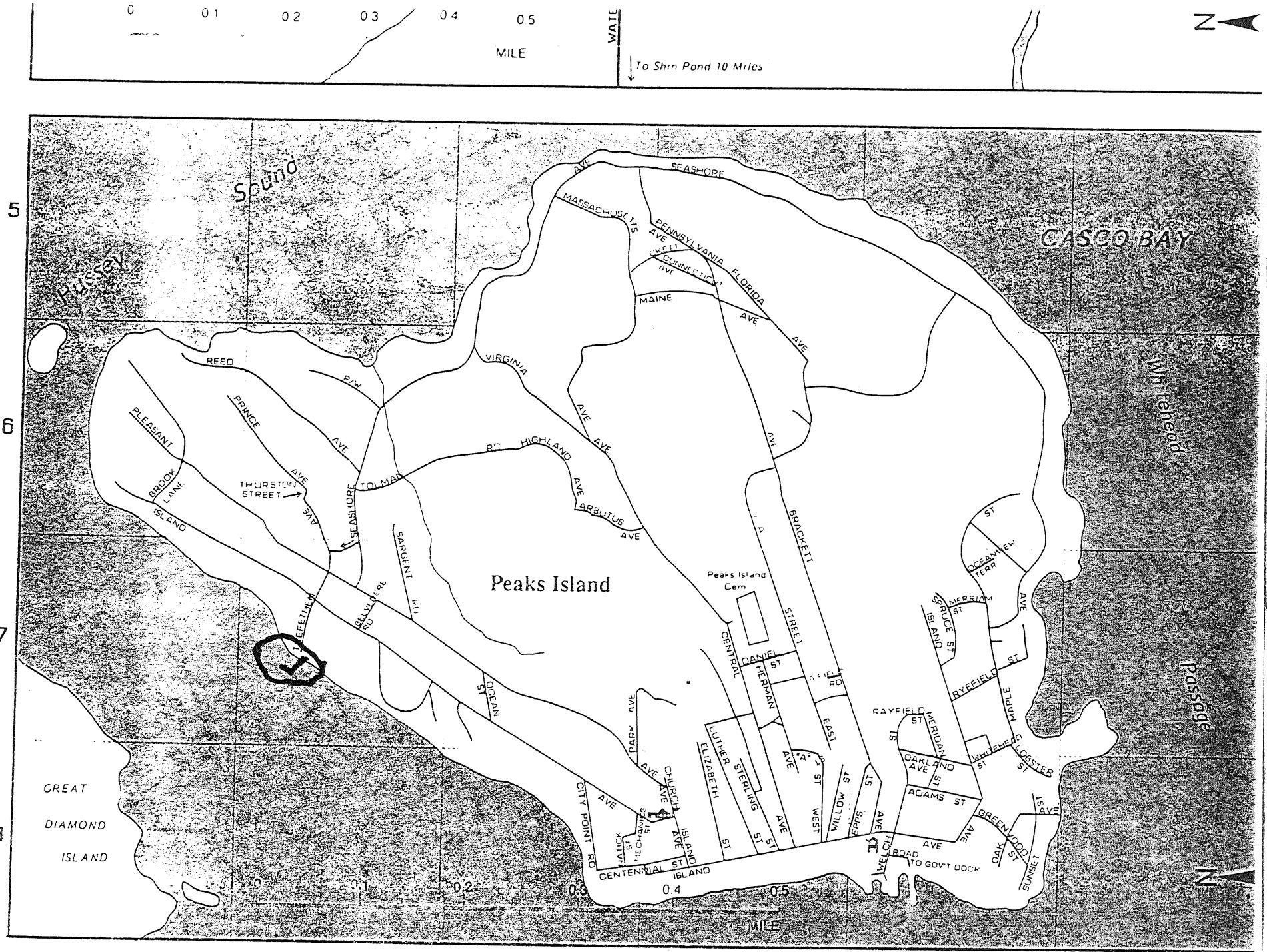
N^o 90
PEAKS ISLAND



No 92

PEAKS ISLAND





PATTEN PEAKS ISLAND

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

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

Form fields including Name of Applicant (PETER F SPENCER), Name of Owner (TRAFLETEN & UYELLERUP IMPROVEMENT ASSOCIATION), Mailing Address (Rt # 5 Box 2357A), Town/City (BURNSVILLE), State (ME), Zip Code (04011), Daytime Telephone No (207-725-8123), Name of Wetland/Water Body/Stream (CASC BAY, PORTLAND MARINA AREA), Detailed Directions to Site (LOCATION NORTH EAST SHORE POINTS 75000), Town/City (BERNARD), Map # (042A), Lot # (2, 15), County (CUMBERLAND), Description of Project (REPAIR EXISTING 78' FIXED PIER, EXTEND PIER 30', REMOVE OLD PILE DRIVEN SUPPORTS; DRIVE NEW PILE SUPPORTS; REMOVE TWO EXISTING SEASONAL PLOTS 10'6" X 30'6"; BUILD RAMP 3'-6" (SEASONAL); BUILD 3 FLOATS 12' X 32' (SEASONAL)), and a checked box for 'This project involves work below mean low water.'

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

- Checkboxes for various DEP sections: Sec (2) Soil Disturbance, Sec (3) Intake Pipes, Sec (4) Replacement of Structures, Sec (5) Movement of Rocks or Vegetation, Sec (6) Outfall Pipes, Sec (7) Riprap, Sec (8) Utility Crossing, Sec (9) Stream Crossing, Sec (10) State Transportation Facilities, Sec (11) Restoration of Natural Areas, Sec (12) Fish & Wild. Creation/Enhance, Sec (13) Piers & Pileings, Sec (14) Public Boat Harbors, Sec (15) Select Sand Dune Project, Sec (16) Transfers/Permit Extension, Sec (17) Maintenance Dredging.

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

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

- Attach a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: [Handwritten Signature] Date: 09/22/98

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

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

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04763
(207)764-0477

OFFICE USE ONLY table with columns for PBR #, Ck.#, Date, Staff, Staff, Acc Date, Del Date, and App. Photo.



11/4/98

4:41 PM

1/1



DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT CORPS OF ENGINEERS
699 VIRGINIA ROAD
CONCORD MASSACHUSETTS 01742-2751

REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY PROGRAMMATIC GENERAL PERMIT
STATE OF MAINE. SUMMARY OF SCREENING AND STATUS

PETER SPENCER
TREFETHEN EVERGREEN
IMPROVEMENT ASSOCIATION
RR5, BOX 2357A
BRUNSWICK, MAINE 04011

CORPS PERMIT # 199802570
CORPS PGP ID# 98-425
STATE ID# PBR

DESCRIPTION OF WORK AS ON ATTACHED STATE APPLICATION:

Repair and upgrade an existing communal pier, ramp and float system in Diamond Pass, off Peaks Island at Portland, Maine. Improvements will include the repair of the existing pile and timber pier, extending it 30' to the northwest with a 30' x 4' pile and timber section, and reconfiguring the existing floats. A 10' x 31' dinghy float will be located off the northeast side of the new pier extension, and will be accessed by a 32' x 32' ramp. Off the end of the extension, another 32' x 32' ramp will access a 12' x 32' base float, a 10' x 31' sailing float attached perpendicular to the west, and a 12' x 64' line of floats attached perpendicular to the east.

STATE ACTIONS: PENDING ISSUED DENIED DATE 9/22/98

LEVEL OF STATE REVIEW: PERMIT BY RULE: X, TIER 1: , TIER 2: , TIER 3: (LURC)

II. EXCLUSIONS:

	APPLIES	N/A		APPLIES	N/A
St. John/St. Croix	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	New/Extended Boating Fac	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nat'l Refuge/Forest/Park Serv.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Wild & Scenic R.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Threat/Endangered Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M.X./Canadian Waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Corps Navigation Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Projects requiring EIS	<input type="checkbox"/>	<input checked="" type="checkbox"/>

UTM GRID COORDINATES N: 4835600.0 E: 403800.0 UTM QUAD: PORTLAND EAST, ME

III. FEDERAL ACTIONS.

DATE STATE FILE REVIEWED: 9/24/98 (PGP JP MEETING)

LEVEL OF CORPS REVIEW: CATEGORY 1: CATEGORY 2: X

AUTHORITY: SEC 10 X, 404 , 10/404 , 103

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA NO, USF&WS NO, NMFS NO

We have determined that your project as proposed and as shown on the plans submitted to the Corps is eligible under the State of Maine Programmatic General Permit. Accordingly, other than possibly performing a compliance inspection (condition 22 of the permit) at some later date, we do not plan to take any further action on this project.

Please note that all work is subject to the conditions contained in the general permit and any additional special conditions listed on any attached sheets. No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. ADDITION SPECIAL CONDITIONS ATTACHED YES NO (CIRCLE)

If you have any questions on this matter, please contact Shawn Mahaney or Rod Howe of my staff at 207-622-2367 at our Manchester, Maine Project Office.

Jay L. Clement
JAY L. CLEMENT
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

David H. Killoy
DAVID H. KILLOY, P.E./C.P.G. DATE 10/27/98
CHIEF, PERMITS & ENFORCEMENT SECTION
REGULATORY BRANCH

BOARD OF HARBOR COMMISSIONERS HARBOR OF PORTLAND PERMIT

COPY

TO BE POSTED IN A CONSPICUOUS PLACE AT THE CONSTRUCTION SITE

To Trefethen Evergreen Improvement Association
 P.O. Box 87, Trefethen Avenue, Peaks Island, ME 04108
 The undersigned, Board of Harbor Commissioners for the Harbor of Portland, has carefully considered your application dated the 3rd day of September 1998, for a permit authorizing the replacement of existing pilings, the extension of the existing catwalk by 30', the construction of a new 32'x 32" ramp, and the replacement of existing floats with three new 12'x 32' floats at their club on Peaks Island.

Having given public notice of this pending application, as required by law, and therein designated Thursday, the 8th day of October 1998, 5 o'clock in the afternoon prevailing time, as the time when they would meet at South Portland City Council Chambers to examine this issue and hear all interested parties, and having met at the time and place mentioned and examined the location of this proposed replacement and construction

and having heard all interested parties, the Board of Harbor Commissioners for the Harbor of Portland hereby issues this permit which authorizes you to proceed under all applicable local and federal regulations hereinafter stated, and to maintain within the limits mentioned, namely none

In addition, the construction project described above must be surrounded by a containment boom unless the Board of Harbor Commissioners for the Harbor of Portland has waived this requirement, in writing, either as part of the above-listed conditions, or in a separate statement.

This permit is a limited authorization which contains a stated set of conditions with which the permit holder must comply. If a contractor performs the work for you, both you and the contractor are responsible for assuring that the work is done in conformance with the conditions and limitations of this authorization. Please be sure that the person who will be performing the work has read and understands these conditions.

Performing any work not specifically authorized by this permit, or that fails to comply with its conditions, may subject you to the enforcement provisions of Harbor Commission regulations. If any change in plans or construction methods is found necessary, please contact the Harbor Commission immediately to discuss modifications to your authorization. Any change must be approved by the Harbor Commission before it is undertaken.

Nothing in this permit shall be construed to justify or authorize any invasion to the private rights of others. Moreover, nothing in this permit shall limit or modify the authority of the Board of Harbor Commissioners for the Harbor of Portland within its applicable statute. Attested copies will be submitted to the U.S. Army Corps of Engineers, the Department of Environmental Protection, the City of Portland, and the City of South Portland.

In Witness Whereof, the members of the Board of Harbor Commissioners for the Harbor of Portland hereunto set their hands and affix their corporate seal on this 8th day of October 1998.

Richard D. [Signature]
Edwin [Signature]
David P. Coffey [Signature]
Christopher [Signature]
Ed [Signature]

The work authorized by this permit must be completed on or before the 8th day of October 1999.

Board of Harbor Commissioners for the Harbor of Portland





CBL 090 2006

CITY OF PORTLAND

November 16, 1998

David Norton
Waterman Marine Corporation
RR #5, 2357-A
Brunswick, ME 04011

RE: Trefethen Pier Improvements

Dear Mr. Norton:

On November 6, 1998 the Portland Planning Authority granted minor site plan approval for pier improvements located at Trefethen Avenue, Peaks Island.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

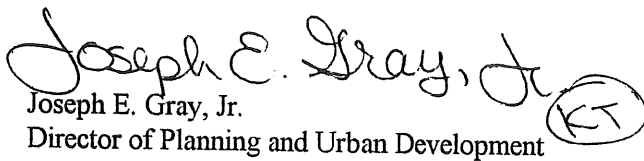
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

OP\LANDEVRE\VTREFETH\APPR\VLTR.WPD

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. 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 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.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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

19980122

I. D. Number

Trefethen Evergreen Improvemen

Applicant

Trefethen Ave, Peaks, ME 04108

Applicant's Mailing Address

Waterman Marine/Peter Spencer

Consultant/Agent

725-8123 725-8136

Applicant or Agent Daytime Telephone, Fax

9/17/98

Application Date

Trefethen Landing

Project Name/Description

Trefethen Ave, Peaks Island

Address of Proposed Site

090-L-006

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) **Dock Replacement**

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 **\$400.00** Subdivision _____ Engineer Review _____ Date: **9/17/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall**



Approved Approved w/Conditions see attached Denied

Approval Date **9/21/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **9/21/98**
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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19980122

I. D. Number

Trefethen Evergreen Improvemem

Applicant

Trefethen Ave, Peaks, ME 04108

Applicant's Mailing Address

Waterman Marine/Peter Spencer

Consultant/Agent

725-8123 725-8136

Applicant or Agent Daytime Telephone, Fax

9/17/98

Application Date

Trefethen Landing

Project Name/Description

Trefethen Ave, Peaks Island

Address of Proposed Site

090-L-006

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) **Dock Replacement**

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 HistoricPreservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$400.00** Subdivisio _____ Engineer Review _____ Date **9/17/98**

Planning Approval Status:

Reviewer **Kandice Talbot**

Approved Approved w/Conditions See Attached Denied

Approval Date **11/6/98** Approval Expiration **11/6/99** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** **11/6/98**
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 Issue	_____		
	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	_____	_____	
	date	signature	

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

19980122

I. D. Number

Trefethen Evergreen Improvemen

Applicant

Trefethen Ave, Peaks, ME 04108

Applicant's Mailing Address

Waterman Marine/Peter Spencer

Consultant/Agent

725-8123 725-8136

Applicant or Agent Daytime Telephone, Fax

9/17/98

Application Date

Trefethen Landing

Project Name/Description

Trefethen Ave, Peaks Island

Address of Proposed Site

090-L-006

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) **Dock Replacement**

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 HistoricPreservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Revis _____ Date: **9/17/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attache Denied

Approval Date **11/6/98** Approval Expiration **11/6/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **11/6/98**
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	_____		
	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	_____	_____	
	date	signature	

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

19980122

I. D. Number

Trefethen Evergreen Improvemen

Applicant

Trefethen Ave, Peaks, ME 04108

Applicant's Mailing Address

Waterman Marine/Peter Spencer

Consultant/Agent

725-8123 725-8136

Applicant or Agent Daytime Telephone, Fax

9/17/98

Application Date

Trefethen Landing

Project Name/Description

Trefethen Ave, Peaks Island

Address of Proposed Site

090-L-006

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) Dock Replacement

Proposed Building square Feet or # of Units

Acreage of Site

I-B

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 \$400.00 Subdivision _____ Engineer Review _____ Date: 9/17/98

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions see attached Denied
 Approval Date 11/16/98 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			

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

Trefather Evergreen Improvement Association 9/16/98

Applicant
Trefather Ave, P.I, Maine 04108
Applicant's Mailing Address

Application Date
Dock Replacement

Project Name/Description
Trefather Landing / TEIA Club
Address Of Proposed Site
Trefather Ave, P.I, ME 04108

Consultant/Agent
Waterman Merrin / Spencer Peter
t: 207-725-8123 F 725-8136
Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot# 90-4-006

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) Dock/Flot Replacement

Proposed Building Square Footage and /or # of Units

Acres of Site

Zoning

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)



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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>David S. Nosta</u>	Date: <u>September 16, 1998</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.