

~~90-K-003~~  
90-L-006

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

Carol DiBello, Submerged Lands Coordinator  
Department of Conservation  
22 State House Station  
Augusta, ME 04333-0022

December 2, 1998

cb

*File*

RE: Trefethen Evergreen Improvement Assoc. Float System Expansion on Peaks, Island

Dear Carol,

This letter is in response to your letter dated November 9, 1998. Please note that the City of Portland Planning Department and Inspection Services Division has approved the proposed work pending other State or Federal approvals. Attached is a copy of the Planning Department approval letter.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

90-K-006 Trefethen Assoc PT.



## 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:

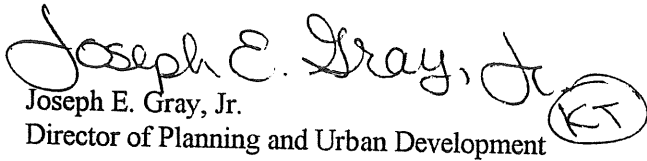
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant 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.

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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



STATE OF MAINE  
DEPARTMENT OF CONSERVATION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0022

NOV 13 1998

ANGUS S. KING, JR.

GOVERNOR

RONALD B. LOVAGLIO

COMMISSIONER

November 9, 1998

Municipal Officials  
City of Portland  
City Hall  
389 Congress St.  
Portland ME 04101-3503

RE: Trefethen Evergreen Improvement Association Float System Expansion

Dear Municipal Officials:

The Bureau of Parks and Lands (Bureau) has received an application from Trefethen Evergreen Improvement Association to expand an existing pier and float system on submerged lands in Casco Bay on Peak's Island.

Under the Bureau's standard review procedure, this correspondence is to provide the municipality with an opportunity to comment on any impacts the project may have as described in the enclosed NOTICE. Although this letter is addressed to the municipal officials, any interested party or anyone who is knowledgeable about the area is welcome to comment. If the municipality has a harbor committee, port authority, or other organization that has responsibility for reviewing coastal activities, please provide them with a copy of this NOTICE.

**Please post the enclosed NOTICE in the municipal office. Written comments must be received by the Bureau on or before December 9, 1998. Thank you.**

Sincerely,

Carol DiBello  
Submerged Lands Coordinator

Enc: notice, site plan, location map  
cc: Harbormaster w/ enclosures

BUREAU OF PARKS AND LANDS  
THOMAS A. MORRISON, DIRECTOR



PRINTED ON RECYCLED PAPER

PHONE: (207) 287-3821  
FAX: (207) 287-3823  
TTY: (207) 287-2213





STATE OF MAINE  
DEPARTMENT OF CONSERVATION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0022

NOV 2 1998

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RONALD B. LOVAGLIO  
COMMISSIONER

## NOTICE

**Applicant:** Trefethen Evergreen Improvement Association

**Proposal:** To extend an existing pier and expand an existing float system for non-commercial use on submerged land.

**Location:** Diamond Pass off Peak's Island, Portland, Cumberland County

The Bureau of Parks and Lands (Bureau) has received an application to occupy submerged lands for the project described above. Pursuant to Title 12 M.R.S.A., Section 1801 & 1862, the Bureau serves as trustee of submerged lands for the State of Maine. Submerged lands include all land from the mean **low-water** mark seaward to the 3-mile territorial limit including all land below the mean **low-water** mark of tidal rivers upstream to the farthest natural reaches of the tides.

Before the proposal may take place, the applicant must obtain a lease or easement from the Bureau. A lease or easement may be granted for the project if it will not:

- unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, recreation, and navigation) in, on or over the submerged lands;
- unreasonably interfere with fishing or other existing marine uses of the area;
- unreasonably diminish the availability of services and facilities necessary for commercial marine activities; and
- unreasonably interfere with ingress and egress of riparian owners.

A copy of the site plan is attached for information. Any interested party or anyone who is knowledgeable about the area is welcome to comment. **Written comments must be received by the Bureau on or before DECEMBER 9, 1998.**

For more information, please contact Carol DiBello, Bureau of Parks and Lands.

Phone: (207) 287-4922 or 1-800-454-9686 from within Maine

Fax: (207) 287-8111

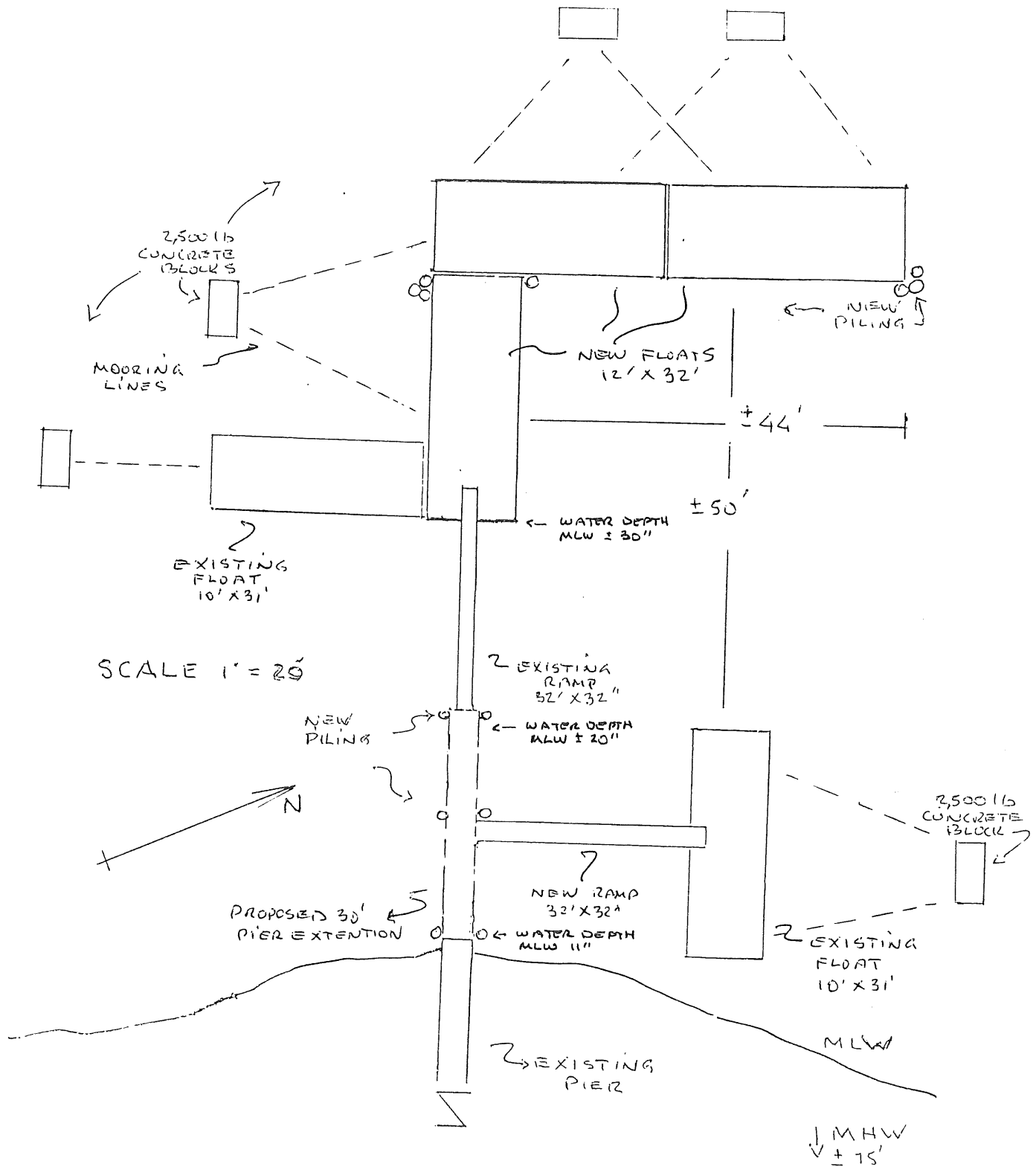
cc: Department of Marine Resources





EXHIBIT #2  
TEIA APPLICATION

Custom Docks, Ramps & Float Systems



WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Harpswell, ME

(207) 725-8133 / Fax: (207) 725-8136