

92-A-11

1997-0094

Island Ave. - P.I.

Pier / dock

Mary Ann Sanford

on Spreadsheet

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

19970094
I. D. Number

Sanford, Mary Ann
Applicant
Peaks Island, ME
Applicant's Mailing Address
Peter Spencer/Waterman Marine
Consultant/Agent
888-729-4290 207-725-8136
Applicant or Agent Daytime Telephone, Fax

11/4/97
Application Date
Pier/Dock Peaks Island
Project Name/Description

Island Ave, Peaks Island
Address of Proposed Site
092-A-011
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) Pier/Dock

6,800 Sq Ft

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
---	-----------------	--------

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivisio _____ Engineer Review \$96.00 Date 11/26/97

Planning Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 11/13/97 Approval Expiration 11/13/98 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi Kandice Talbot signature 11/26/97 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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | |
| <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 | |

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Proposed Building square Feet or # of Units 6,800 Sq Ft Acreage of Site Zoning

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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 \$300.00 Subdivision _____ Engineer Review \$96.00 Date: 11/26/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attache Denied

Approval Date 11/13/97 Approval Expiration 11/13/98 Extension to _____ Additional Sheets Attached
 Condition Compliance Jim Wendel 11/26/97
signature date

Performance Guarantee Required* Not Required

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<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
ADDENDUM

19970094

I. D. Number

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Applicant

, Peaks Island, ME

Applicant's Mailing Address

Peter Spencer/Waterman Marine

Consultant/Agent

888-729-4290

207-725-8136

Applicant or Agent Daytime Telephone, Fax

11/4/97

Application Date

Pier/Dock Peaks Island

Project Name/Description

Island Ave, Peaks Island

Address of Proposed Site

092-A-011

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- erosion control measures for disturbed areas within the property should conform to accepted state BMP's.

Planning Conditions of Approval

- see DRC's conditions

Inspections Conditions of Approval

Fire Conditions of Approval



Custom Docks, Ramps & Float Systems

24 November 1997

City of Portland
Planning Department
Attn: Cindy Talbot
389 Congress St.
Portland, ME 04101

Re: Mary Ann Sanford

Dear Ms. Talbot;

We are pleased to enclose our check in the amount of \$96.00 to cover Engineering fees for the above application. I trust this concludes requirements to obtain a building permit for construction.

Yours truly,

Peter F. Spencer

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 / Toll Free: 888-729-4290

Peter Spenser 725-8123

Waterman Marine

Mary-Ann Sanford

092-24-A

~~092-24-A~~ 635 Island Ave

vacant lot

small fixed pier

to high tide mark

Nov 4

DEP Permit rec'd.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: November 12, 1997

SUBJECT: Pier/Dock Site Plan
Mary Ann Sanford
Peaks Island

My comments are:

1. Erosion control measures for disturbed areas within the property should conform to accepted state BMP's.

CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM

Address of Proposed Site Island Ave, PI Date 11/7/97
Project Description Pier Job # _____
Applicant Mary Ann Sanford
Applicant's Mailing Address Peaks Island

Site Review
(Planning Department)

Right-of-Way Review
(Public Works Department)

Review Engineer: Jim Wender DHA1 Review Engineer: _____
Number of Estimated Hours: 2 Number of Estimated Hours: _____
Cost Per Hour: 48.00 Cost Per Hour: _____
Total Amount: \$ 96.00 Total Amount: _____

An engineering fee has been assessed in the amount of _____ for the review of your project located at _____.

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: _____

Office Use Only

Invoice Date: _____ Received: _____
date
Planning Revenue Code: _____
Public Works Revenue Code: _____

cc: Applicant - white
Planner - blue
Engineer - green
Public Works - yellow
Financial Officer - pink
Review/Inspection Fee File - golden



Alex

Custom Docks, Ramps & Float Systems

24 October 1997

City of Portland
Planning and Urban Development
389 Congress St.
Portland, ME 04101

**MARY ANN SANFORD, PEAKS ISLAND
PROPOSED DOCK SYSTEM**

Dear Sirs:

We are authorized to make application on behalf of Mary Ann Sanford for the construction of a dock system on the north side of Peaks Island. The following is a summary of the project:

1. It is proposed a dock system be constructed on Lot 24, Tax Map 029, Block A, which is owned by Ms. Sanford.
2. The intended usage is for private access by the user to water for boating.
3. The system is to be constructed on rock ledge with a fixed pier of pressure treated wood with dimensions of 5 ft x 26 ft; a ramp of pressured treated wood with dimensions of 32 ins x 32 ft, seasonal; a fully foamed float of pressure treated wood 10 ft x 20 ft, seasonal; and a set of ways 6 ins x 6 ins x 16 ft to be installed immediately east of the pier location above mean high water to provide winter storage for the float.
4. A DEP permit is required and has been obtained (copy enclosed) and regulatory approval of the City of Portland Planning and Urban Development is required.
5. A construction plan for the proposed project is enclosed.

No soil or overburden will be disturbed or removed during construction and no machinery or equipment will be used as the system will be built by hand.

We are pleased to enclose the following:

- a) 7 copies of a site plan showing the proposed system in profile and plan with appropriate dimensions, elevations and other data.
- b) 2 copies of the construction plan.
- c) 7 copies of an area map locating the proposed site.
- d) 7 copies of a portion of tax map #092, Peaks Island locating the lot(24), on which the pier is to be constructed.
- e) our check for \$300 to cover the cost of this application.
- f) Flood Hazard Development Permit with attachments and our check for \$50 to cover the cost of this permit.

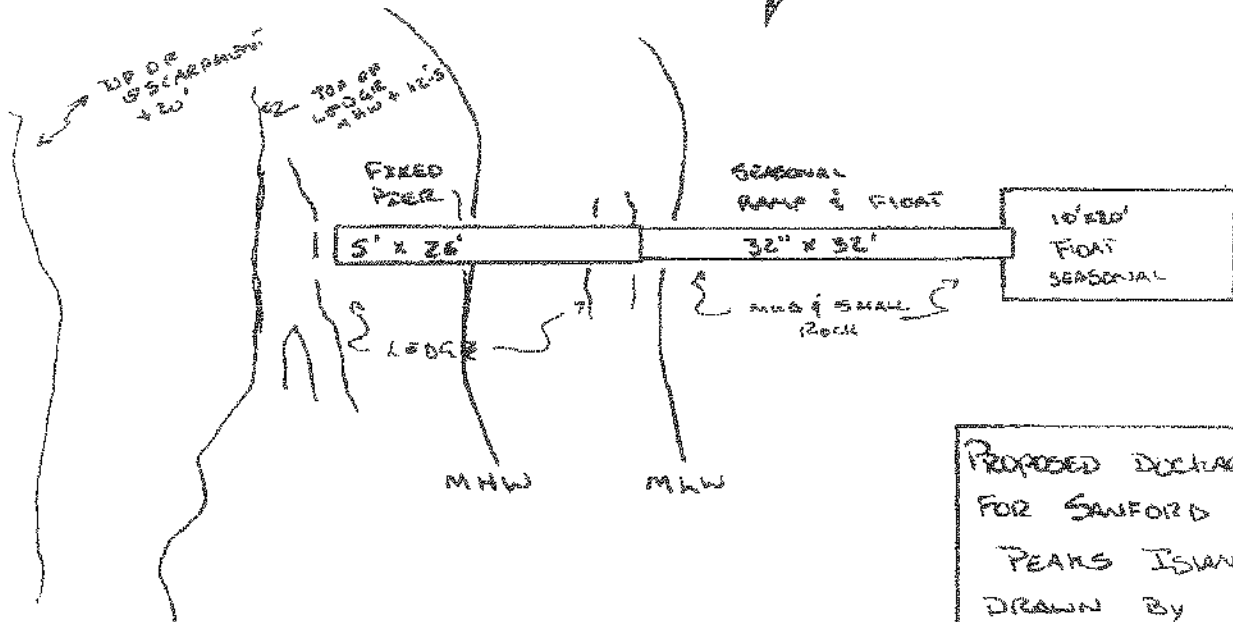
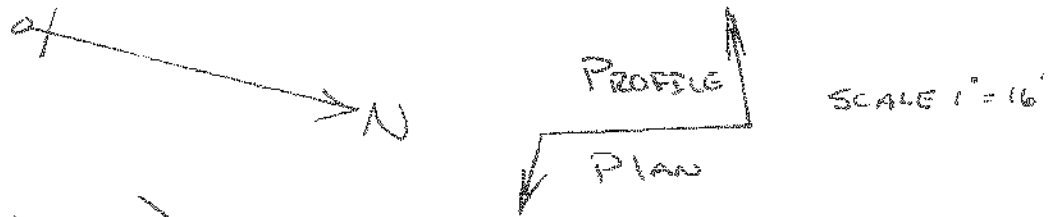
WATERMAN MARINE CORPORATION

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

(207) 725-8123 / Fax: (207) 725-8136 / Toll Free: 888-729-4290



Custom Docks, Ramps & Float Systems



PROPOSED DOCKAGE
 FOR SANFORD RESIDENCE
 PEAKS ISLAND ME
 DRAWN BY STEVEN HO
 FOR WATERMAN MARINE
 JULY 23, 1997.

WATERMAN MARINE CORPORATION

Mailing Address: RR #5, 2357-A • Brunswick, ME 04011 Street Address: Dingley Island Road, Hayswell, ME
 (207) 725-8123 / Fax: (207) 725-8136 / Toll Free: 888-729-4290

Proposed Dock for Mary Ann Sanford

Peaks Island

Construction Plan

1. Fixed Pier, 5' x 26'

6"x 6" posts, pressure treated, placed over 1 1/8" cold rolled pins drilled into rock ledge, with 4" x 6" headers, the whole taut chained to the ledge with ledge pins.

4" x 6" cross bracing of posts.

Walkway western red cedar, on 4"x 6" stringers with X frame trussed handrails and gallows frame, spiked & chained to headers. Headers, stringers & X frame truss' of pressure treated lumber, handrail of western red cedar. All hardware galvanized.

2. Ramp, 32"x 32'

4" x 6" stringers, 2" x 6", 2" x 4" cross bracing, pressure treated. X Frame truss' for handrails, pressure treated with handrails of western red cedar.

Steel pivot mounting hardware.

All other hardware galvanized.

To be stored on fixed pier in winter.

3. Float, 10' x 20'

Pressure treated, fully foamed for stability, heavy shoes for sitting on mud, wooden bollards for safe berthing of small boats, fendered on three sides. Outer end of float in c.2' of water at mean low water. Not in navigable water.

To be stored on ways on owners property in winter.

All hardware galvanized.

4. Ways

6"x 6" pressure treated pilings (x2), pinned & chained to rock ledge for winter float removal.

5. General

Fixed pier sits entirely on rock ledge. System installation involves no soil disturbance.

Submitted by Waterman Marine Corp. on behalf of Mary Ann Sanford.
14 October, 1997.

5/95

**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)

Name of Applicant:		PETER F. SPENCER		Name of Owner:		MARY ANN SANFORD	
Mailing Address:		Rt#5, Box 2357A		Town/City:		BRUNSWICK	
State:	ME.	Zip Code:	04011	Daytime Telephone No: (include area code)		725-8123	
Name of Wetland, Water Body or Stream:				PEAKS ISLAND, DIAMOND ISL. PASSAGE, CASCO BAY			
Detailed Directions to Site:				WEST SIDE PEAKS ISLAND, IN DIAMOND ISL. PASSAGE, APPROXIMATELY 300 YARDS SOUTH OF NORTH TIP OF PEAKS ISLAND			
Town/City:	PORTLAND	Map #:	092	Lot #:	BLOCK A 24	County: CUMBERLAND	
Description of Project:		FIXED PIER 26' X 5', CHAINED & PINNED TO LEAGE, WOOD RAMP 32' X 32" SEASONAL; FLOAT 10' X 20' SEASONAL ALL OF PRESSURE TREATED LUMBER					

(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 Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|--|--|
| <input type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (7) Riprap | <input checked="" type="checkbox"/> Sec. (13) Piers & Fillings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (8) Utility Crossing | <input type="checkbox"/> Sec. (14) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (9) Stream Crossing | <input type="checkbox"/> Sec. (15) Select Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (10) State Transportation Facilities | <input type="checkbox"/> Sec. (16) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Outfall Pipes | <input type="checkbox"/> Sec. (11) Restoration of Natural Areas | <input type="checkbox"/> Sec. (17) Maintenance Dredging |
| | <input type="checkbox"/> Sec. (12) Fish & Wild. Creation/Enhance | |

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 \$35 (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:		Date:	19 Sept/97
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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.

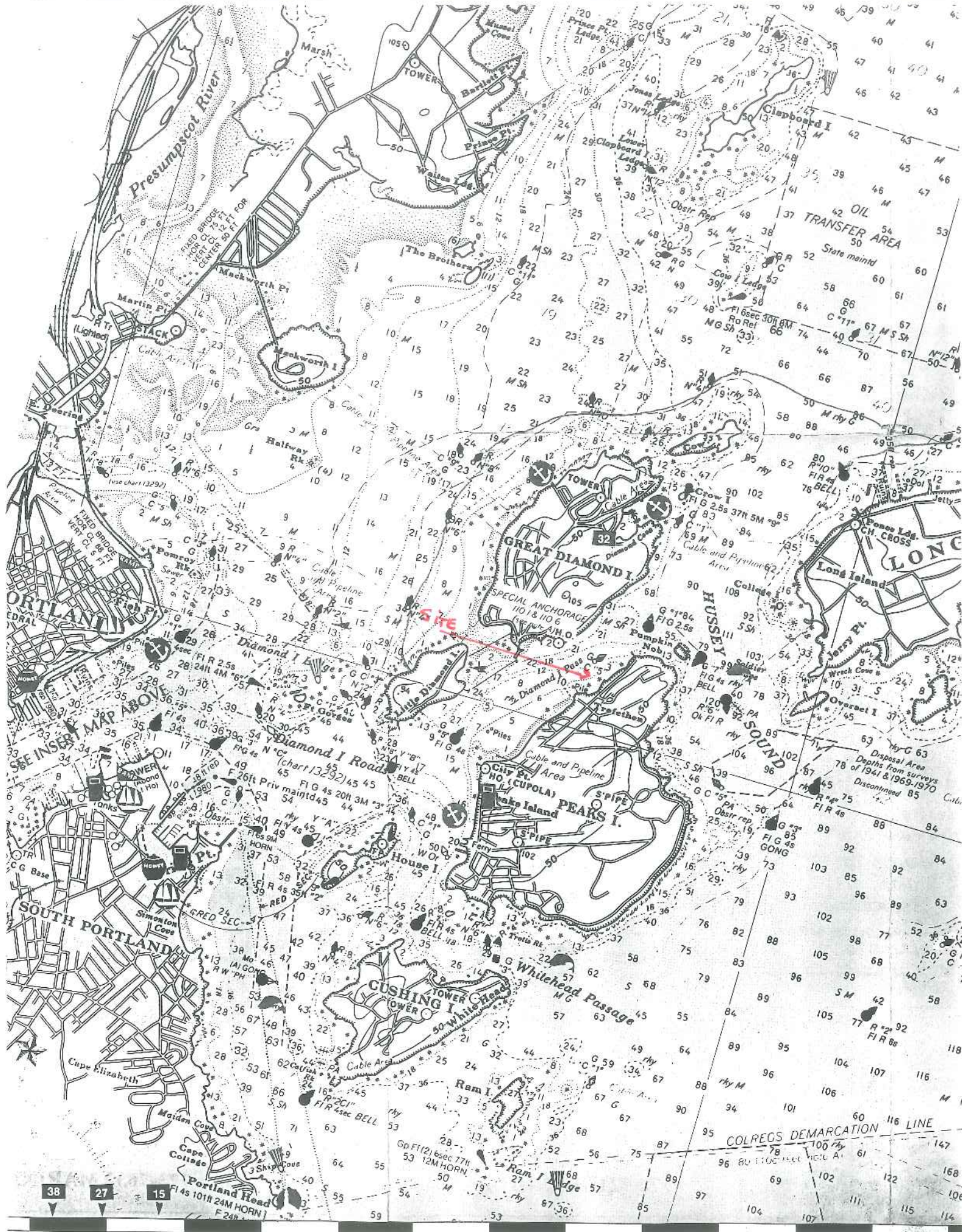
AUGUSTA DEP
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

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

PRESQUE ISLE DEP
1295 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	OK.#	Date	Staff 	Staff	After Photos
PBR #	FP		Acc. Date 9/18/97	Def. Date	

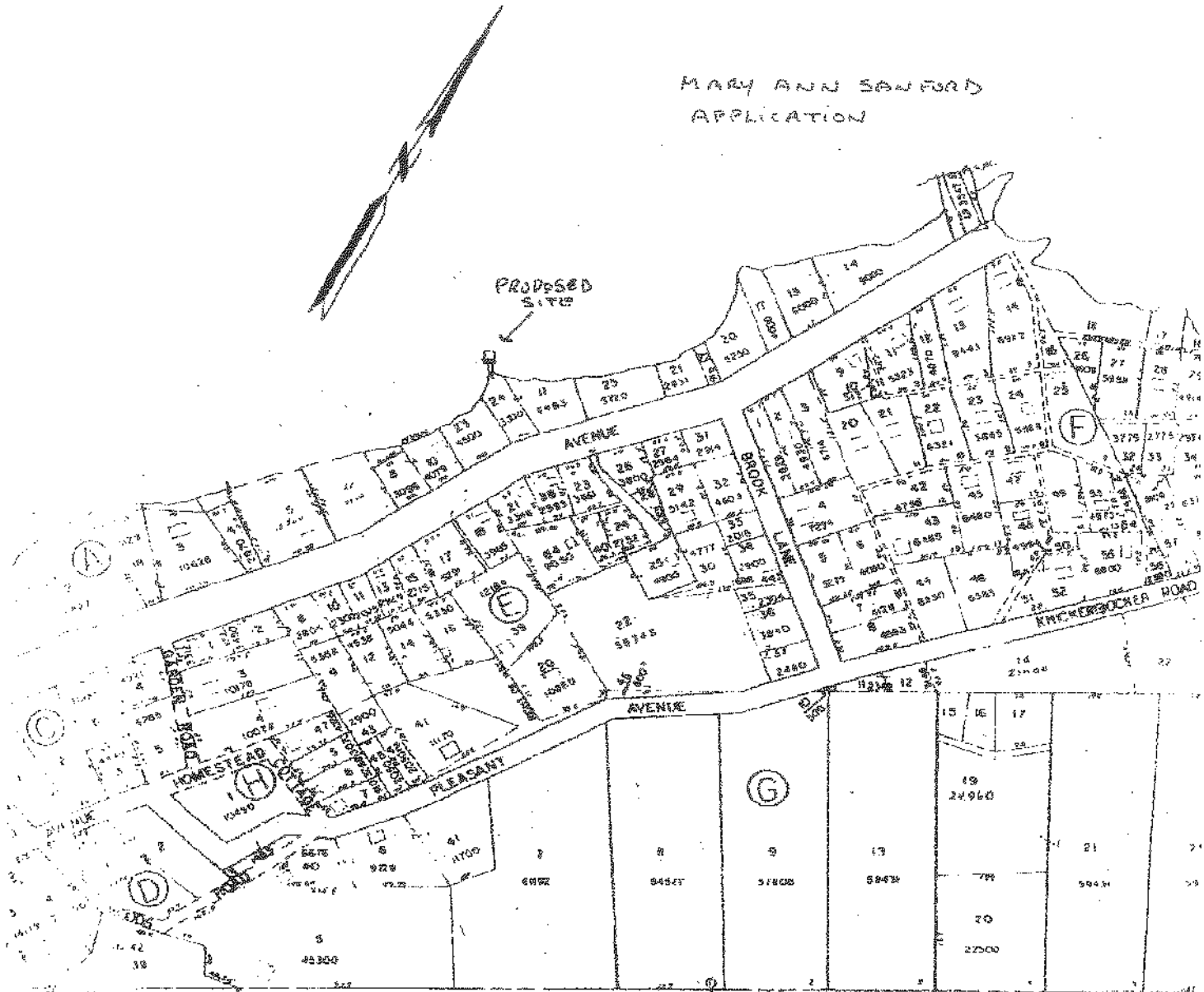


38 27 15

COLREGS DEMARCATION LINE
147
168
106
102
111
115
114

No 92 PEAKS ISLAND

MARY ANN SAUFORD
APPLICATION



SHEET 91 - B

NOTE FROM RECORDERS OFFICE: A ROAD IS RESERVED 20 FT. WIDE RUNNING LOCATED ON MOST CORNERS

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 100'
RETURNED TO



MARY ANN
STANFORD
APPLICATION

